

SCHEDULE OF ACTIONS MATTER 8 (Action 8.6)

Evidence for Green Belt Parcels recommended for release

8.6	Provide evidence for all Green Belt (GB) parcels which were recommended for release in the GB study and the reasons why some were not fully assessed for potential development
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1 Introduction

1.1 A Borough-wide Green Belt Review was undertaken by Land Use Consultants (LUC) in 2016. The study assessed all the Green Belt parcels within Rossendale to understand their performance in relation to the five purposes of the Green Belt as set out in the National Planning Policy Framework. The study also concluded on the potential to release some parcels (or sub-areas) from the Green Belt and on the suitability to add new parcels to the Green Belt.

1.2 The study identified 21 parcels, or sub-area within a parcel, for potential release on 'Green Belt' terms. It is to be noted that the study did not assess the suitability of these parcels for potential development. The parcels or sub-areas assessed for potential release are described in table 4.4 of the Green Belt Review (please also see Appendix A of this note).

1.4 The assessment of sites for potential development was mainly driven by the promotion of land via the Call for Sites exercise and via Local Plan consultations. Council Officers also identified some other sites or broad locations. As a result, Green Belt parcels which were not promoted via these routes or identified by Council Officers for potential development would not have been assessed. Indeed, the Council aimed at minimising Green Belt releases as far possible, so if a site was not promoted for development, it would not have been included for assessment. Therefore, this note clarifies which of the 21 Green Belt parcels (or sub-areas) were assessed for potential development and provides reasons as to why the other parcels were not assessed.

2 Green Belt parcels assessment for potential development

2.1 Table 1 following lists the Green Belt parcels (or sub-areas) identified for release in the Green Belt Review (2016) and discusses whether they have been assessed for potential development and if not, the reasons why.

2.2 Information is also provided about whether the parcel was appraised in the landscape assessment [Examination Library Reference EB025], the Strategic Housing Land Availability Assessment (SHLAA) [EB004], the Employment Land Review (ELR) [EB017], the Sustainability Appraisal (SA) [SD037, SD005 and SD005.1], the Heritage Impact Assessment [EB034] or the Strategic Flood Risk Assessment [EB032].

Table 1. Green Belt parcels and sub-parcels identified for potential release in the Green Belt Review (2016)

Parcel ref	Assessment undertaken prior to the Local Plan Examination	Comments	Emerging Local Plan proposal	Next steps
Sub-area of Parcel 01	No assessment for potential development has been undertaken.	The land had not been promoted by the landowner via the Call for Sites or previous Local Plan consultations. It is not known whether the land is available for development.	The sub-area has not been proposed for Green Belt release.	Further assessments have been undertaken including a SHLAA assessment (please see Appendix B), an SA (please see SA Addendum 2020) and a Heritage Impact Assessment (Appendix C).
Parcel 03	No assessment for potential development has been undertaken.	The land had not been promoted by the landowner via the Call for Sites or previous Local Plan consultations. It is not known whether the land is available for development.	The sub-area has not been proposed for Green Belt release.	Further assessments have been undertaken including a SHLAA assessment (please see Appendix B), an SA (please see SA Addendum 2020) and a Heritage Impact Assessment (Appendix C).
Sub-area of Parcel 06	A large part of the sub-area identified for release has been assessed in the SHLAA (SHLAA16347), ELR (ADD3), Heritage Impact Assessment, SFRA and SA.	The land was submitted during a Call for Sites.	The sub-area has not been proposed for Green Belt release.	Please see action 8.7.

Parcel ref	Assessment undertaken prior to the Local Plan Examination	Comments	Emerging Local Plan proposal	Next steps
Sub-area of Parcel 08	<p>The sub-area has been assessed as part of two ELR sites (EMP23 and ADD4) and in the landscape study. Also, a large part of the sub-area was assessed in the SHLAA (SHLAA16342) and SFRA (SFRA243). The SA assessed the area to the south and a small part of the sub-area.</p>	<p>The sub-area had been promoted for development by the landowner during the Local Plan process.</p>	<p>The sub-area has been proposed for Green Belt release because as stated in the Green Belt Review "The sub-area is almost entirely developed and lacks rural character, consequently its release would not be considered an encroachment of the countryside." The sub-area has not been allocated for a specific use, although it would facilitate future development. The ELR assessment (EMP23) suggested that the site could be allocated for employment uses as it is supported by existing infrastructure and in an attractive employment location. The SHLAA considered that the site was not available for residential use, as at the time of the assessment, the landowners expressed an interest for employment or retail uses.</p>	<p>Please see action 8.7.</p>

Parcel ref	Assessment undertaken prior to the Local Plan Examination	Comments	Emerging Local Plan proposal	Next steps
Parcel 17	The eastern part of the parcel has been assessed for potential housing use (SHLAA16232).	The eastern part of the parcel had been promoted via a Call for Sites.	The parcel is proposed to be released from the Green Belt. The eastern part of the parcel is proposed to be added into the urban area while the western part is proposed to become countryside. The proposed change is to ensure that the Green Belt boundary is defined clearly on the ground, recognisable and permanent. The SHLAA assessments consider that the sites are not suitable for development due to their strong gradient, unsuitable vehicular access and tree cover.	Further assessments have been undertaken including a SHLAA assessment for the western part (please see Appendix B), an SA (please see SA Addendum 2020) and a Heritage Impact Assessment (Appendix C).

Parcel ref	Assessment undertaken prior to the Local Plan Examination	Comments	Emerging Local Plan proposal	Next steps
Parcel 21	The parcel has been assessed in the SHLAA (SHLAA16248), ELR (H23), SFRA (SFRA130 and SFRA303), Heritage Impact Assessment, Landscape Study and SA.	The site has been promoted by developer during the Local Plan process.	The parcel is not proposed to be released from the Green Belt. It is considered that the number of dwellings which the site could potentially accommodate does not justify the release of the land from Green Belt. The developer is also promoting a larger area to the south of the parcel which has not been identified for release due to its strong contribution to the Green Belt.	Please see action 8.7.
Sub-area of Parcel 22	The parcel has not been assessed for potential development.	The sub-area contains Clod Lane Play Area and amenity greenspace. It is not considered suitable for development.	The parcel is not proposed to be released from the Green Belt. It is identified as a Recreation Area on the Policies Map.	Please see new SHLAA assessment in Appendix B.
Parcel 26	The parcel has been assessed for potential development in the ELR (EMP10), SHLAA (SHLAA16276), Heritage Impact Assessment, SFRA (SFRA167) and SA.	The parcel was promoted for development by the landowner via a Call for Sites.	The parcel is proposed to be released from the Green Belt. It is part of the proposed employment allocation NE1 – Extension to Mayfield Chicks, Ewood Bridge.	No further assessments undertaken.
Parcel 29	The parcel has been assessed in the SHLAA (SHLAA16277) and SA.	The parcel was promoted for development by the landowner via a Call for Sites.	The parcel is not proposed to be released from the Green Belt. The site is identified as a Recreational Area on the Policies Map.	No further assessments undertaken.

Parcel ref	Assessment undertaken prior to the Local Plan Examination	Comments	Emerging Local Plan proposal	Next steps
Sub-area of Parcel 30	Part of the sub-area which was promoted via the Call for Sites has been assessed for potential development in the SHLAA (SHLAA18384 and SHLAA16380) and a Heritage Impact Assessment was undertaken.	Part of the sub-area was promoted via a Call for Sites. The remaining area was not promoted so was not assessed.	The Green Belt parcel is not proposed for release. The area promoted for development was proposed for housing allocation at Regulation 18 but not carried forward due to availability concerns (e.g. not all the landowners agreed to release the site for development). The remaining part of the site is not available, nor suitable for development.	Further assessments have been undertaken including a SHLAA assessment (please see Appendix B) for the remaining part of the site, and an SA for the whole area (please see SA Addendum 2020).
Sub-area of Parcel 31	Part of the sub-area has been assessed in the SHLAA (SHLAA16380) and SA.	The site was identified by a Planning Officer as a broad location for potential development.	The Green Belt parcel is not proposed for release. The SHLAA assessment considers the site not suitable for residential use due to the presence of play facilities, well-used allotments and A Biological Heritage Site. There are also flood risk issues associated with the site. The remaining part of the sub-area is not considered available as already occupied by existing properties or at risk of flooding.	Please see action 8.7.

Parcel ref	Assessment undertaken prior to the Local Plan Examination	Comments	Emerging Local Plan proposal	Next steps
Parcel 32	The parcel has not been assessed for potential development.	The parcel contains an active sewage treatment work. The landowner has not promoted the site during the Local Plan process, therefore the site is not considered available for development.	The Green Belt parcel is not proposed to be released.	A SHLAA assessment has been undertaken which can be viewed in Appendix B.
Parcel 33	The parcel has been assessed in the SHLAA (SHLAA16278), ELR (EMP27) and SA.	The site was promoted via a Call for Sites.	The Green Belt parcel is proposed to be released and added into the Urban Boundary. It forms part of proposed housing allocation H70 – Irwell Vale Mill.	Please see action 14.1.
Parcel 35	The parcel has not been assessed for potential development.	The land had not been promoted via the Call for Sites or previous Local Plan consultations. It is not known whether the land is available for development.	The Green Belt Parcel is not proposed to be released.	Further assessments have been undertaken including a SHLAA assessment (please see Appendix B) and a Heritage Impact Assessment (please see Appendix C).
Parcel 39	The parcel has been assessed in the SHLAA (SHLAA16256), ELR (EMP77), SA, SFRA (SFRA183), Heritage Impact Assessment and Landscape Study.	The site was promoted during a Call for Sites.	The parcel is proposed to be released from the Green Belt. It forms part of proposed housing allocation H72 – Land west of Market Street.	Please see action 14.3.

Parcel ref	Assessment undertaken prior to the Local Plan Examination	Comments	Emerging Local Plan proposal	Next steps
Parcel 43	The parcel has been assessed in the SHLAA (SHLAA16262), ELR (EMP78), SA, SFRA (SFRA184), Heritage Impact Assessment and Landscape Study.	The site was promoted during a Call for Sites.	The parcel is proposed to be released from the Green Belt. It forms part of the proposed housing allocation H72 – Land west of Market Street.	Please see action 14.3.
Parcel 44	The parcel has been assessed in the SHLAA (SHLAA16263), ELR (EMP79), SA, SFRA (SFRA182), Heritage Impact Assessment and Landscape Study.	The site was promoted during a Call for Sites.	The parcel is proposed to be released from the Green Belt. It forms part of the proposed housing allocation H72 – Land west of Market Street.	Please see action 14.3.
Sub-area of Parcel 62	The sub-area has not been assessed for potential development.	The site was not promoted by a call for Sites or during the Local Plan process.	The sub-area is not proposed to be released from the Green Belt.	A new SHLAA assessment has been undertaken for the sub-area of Parcel 62 and Parcel 65 (please see Appendix B), as well as an SA (please see SA Addendum 2020).
Parcel 65	Part of the parcel was previously assessed in the SHLAA (SHLAA16026), Heritage Impact Assessment and SFRA (SFRA194).	The site was identified as potential development site by a Planning Officer.	The parcel is not proposed to be released from the Green Belt.	A new SHLAA assessment has been undertaken for the sub-area of Parcel 62 and Parcel 65 (please see Appendix B), as well as an SA (please see SA Addendum 2020).

Parcel ref	Assessment undertaken prior to the Local Plan Examination	Comments	Emerging Local Plan proposal	Next steps
Parcel 69	Part of the parcel has been assessed in the SHLAA (SHLAA16016), ELR (EMP32), Heritage Impact Assessment, SFRA (SFRA299) and SA.	The site was promoted during a Call for Sites.	The parcel is proposed to be released from the Green Belt. Part of the parcel is proposed to be added to the Urban Area and the remainder to become countryside. Part of this forms proposed housing allocation H69 – Cowm Water Treatment Works.	Please see action 13.2.
Parcel74	The sub-area has not been assessed for potential development.	The site was not promoted during a Call for Sites.	The parcel is not proposed to be released from the Green Belt.	Further assessments have been undertaken including a SHLAA assessment (please see Appendix B), Heritage Impact Assessment (please see Appendix C) and SA (please see SA Addendum 2020).

3. Conclusion

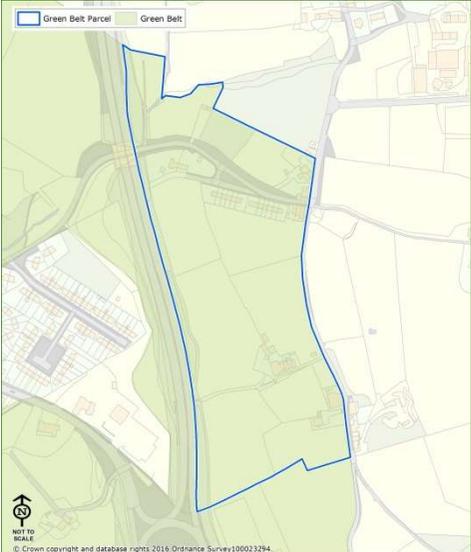
3.1 Amongst the 21 parcels (or sub-areas) identified for potential release in the Green Belt Review, 14 had previously been assessed in the Evidence Base studies (either in their entirety or in parts). Further assessments are provided in Appendix B and C of this note, for parcels which had not been looked at previously or not in their entirety.

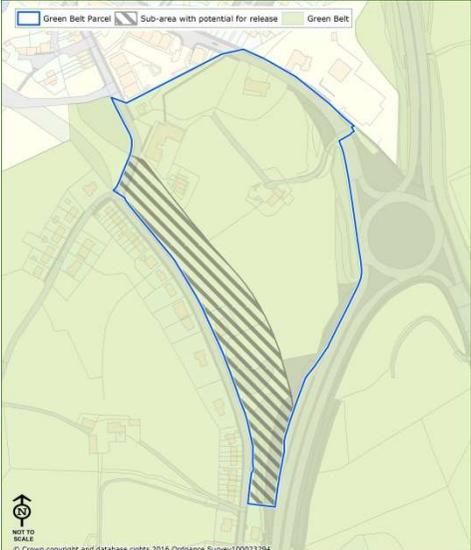
3.2 Further work is being undertaken within Matter 8 on the approach to site allocations and Green Belt release.

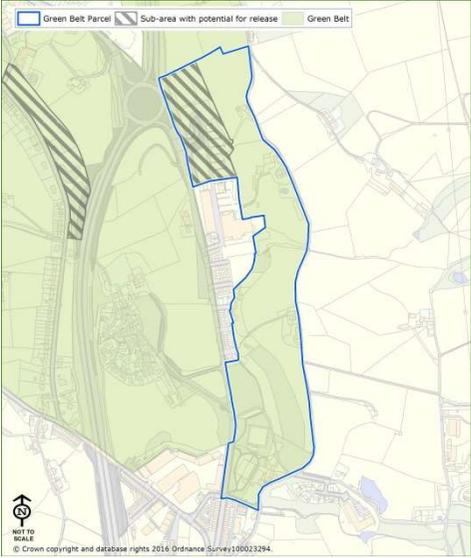
APPENDIX A

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
01	High		<p>This parcel of Green Belt land does not lie adjacent to the defined 'large built up area' as considered under Purpose 1, therefore it is rated as not applicable against purpose 1a and 1b. The parcel performs strongly against purpose 2, moderately against purpose 3 and makes no contribution to purpose 4. The key function of this parcel in Green Belt terms is to prevent neighbouring settlements of Rising Bridge and Higher Baxenden (part of Accrington) merging into one another. Release of this parcel from the Green Belt would compromise the physical, visual separation between the two settlements by significantly reducing the existing area of open Green Belt between them. Its release would also negatively affect the performance of the Green Belt to the north-west (located within Hyndburn district) in providing physical and perceptual separation between the two neighbouring towns. A secondary issue would be the effect that releasing the parcel would have on the large area of open countryside that adjoins to the north. This area is not designated as Green Belt therefore the release of the parcel could leave it vulnerable to urban encroachment.</p> <p>A small sub-area within this parcel has been identified along the settlement edge to the north of Back Lane. The sub-area performs less-well under purpose 2 as it does not lie directly between Rising Bridge and Higher Baxenden, therefore its release is unlikely to lead to perceptions of the two settlements merging. The sub-area also performs less-well under purpose 3 as it is a relatively small pastoral field that is strongly influenced by the adjoining settlement edge and lacks a strong and intact rural character. Furthermore the sub-area is contained by woodland and the site of a disused quarry and is relatively disconnected to the remaining land within the parcel. It is considered that releasing the sub-area is unlikely to have a detrimental effect on the integrity of the wider Green Belt, however it should be noted that its realisation may lead to uneven settlement edge.</p>	Yes (sub-area)

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
03	Low		<p>This parcel of Green Belt land does not lie adjacent to the defined 'large built up area', therefore it is rated as not applicable against purpose 1a and 1b. The parcel performs weakly against purpose 3 and makes no contribution to purpose 2 and purpose 4. Releasing this parcel from the Green Belt would have a very limited effect on the performance of neighbouring Green Belt parcels, and is considered unlikely to have a detrimental effect on the integrity of the wider Green Belt. ==</p>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
04	Medium		<p>This parcel of Green Belt land does not lie adjacent to a defined 'large built up area', therefore it is rated as not applicable against purpose 1a and 1b. The parcel rates moderately against purpose 3 as there is a sense encroachment caused by the bounding A56 dual-carriageway and settlement located within it. It makes no contribution to purpose 2 or purpose 4. If released from the Green Belt a key issue would be the detrimental effect to the large area of open countryside that adjoins the parcel to the east. This area of countryside is not designated as Green Belt, therefore releasing the parcel would leave it vulnerable to encroachment. It is therefore concluded that releasing the parcel will have a detrimental effect on integrity of the wider Green Belt by reducing its ability to safeguard the countryside from encroachment.</p>	No

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
06	Medium		<p>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, weakly against purpose 3 and makes no contribution to purpose 4. It is considered that, due its visual prominence, particularly on the higher ground, releasing the entire parcel may have a detrimental effect on neighbouring parcels by creating a sense of encroachment and reducing the sense of openness. A sub-area has been identified along the western boundary, this is a lower-lying area that is less visible from neighbouring Green Belt areas. Releasing this area is less likely to lead to a sense of encroachment on neighbouring areas of Green Belt and will not have a significant detrimental effect on the integrity of the wider Green Belt. .</p>	Yes (sub-area)

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
08	High	 <p>The map shows a parcel of land outlined in blue, with a smaller area within it shaded with diagonal lines. The surrounding area is green, indicating it is Green Belt land. A legend at the top left identifies the symbols: a blue outline for 'Green Belt Parcel', diagonal lines for 'Sub-area with potential for release', and green for 'Green Belt'. A north arrow and 'NOT TO SCALE' are at the bottom left. Copyright text at the bottom left reads '© Crown copyright and database rights 2016 Ordnance Survey 100023294'.</p>	<p>This parcel of Green Belt land does not lie adjacent to the defined 'large built up area', therefore it is rated as not applicable against purpose 1a and 1b. The parcel performs strongly against purpose 2, moderately against purpose 3 and makes no contribution to purpose 4.</p> <p>The key function of the southern area of this parcel in Green Belt terms is to prevent neighbouring settlements of Rising Bridge and Haslingden merging into one another. Releasing the entire parcel from the Green Belt would compromise the physical and perceptual separation between the two settlements by significantly reducing the existing area of open Green Belt between them. Its release would also negatively affect the performance of neighbouring parcels P09 and P10 under purpose 2. Additionally releasing the parcel would have a detrimental on the large area of open countryside that adjoins to the east. This area is not designated as Green Belt therefore releasing the parcel could leave it vulnerable to urban encroachment.</p> <p>A smaller sub-area within this parcel has been identified that encompasses a car park and an area of hardstanding associated with Winfields Mill Shop. The sub-area performs less-well under purpose 2 as it does not lie directly between the settlements of Rising Bridge and Higher Baxenden; therefore its release is unlikely to lead to perception of the two settlements merging. The sub-area is almost entirely developed and lacks rural character, consequently its release would not be considered an encroachment of the countryside. Releasing the sub-area is unlikely to have a detrimental effect on the integrity of the wider Green Belt.</p>	Yes (sub-area)

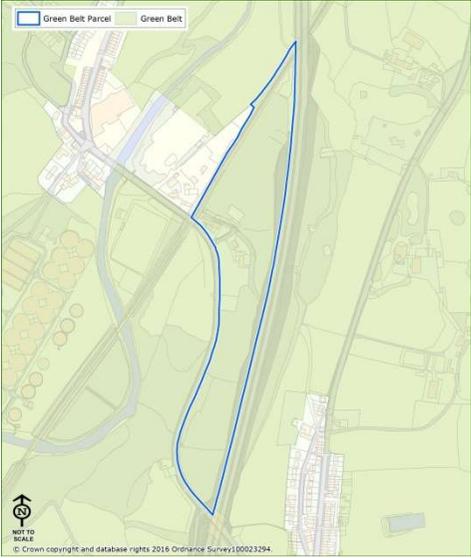
Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
17	Medium		<p>This parcel of Green Belt land does not lie adjacent to the defined 'large built up area', therefore it is rated as not applicable against purpose 1a and 1b. The parcel performs moderately against purpose 2, and weakly against purpose 3 and purpose 4. If released from the Green Belt a key issue would be the possible reduction of the physical gap between the settlements of Haslingden and Rawtenstall. However, due to the parcels relatively small size and position, it is not considered its release would have a substantial negative affect of the performance of the neighbouring parcels or integrity of wider Green Belt in providing separation between the two towns.</p>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
21	Low		<p>This parcel of Green Belt land does not lie adjacent to the defined 'large built up area', therefore it is rated 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. The parcel does not perform strongly against any of the Green Belt purposes; and its removal from the Green Belt is not likely to have a substantial negative effect on neighbouring parcels or the integrity of the wider Green Belt.</p>	Yes

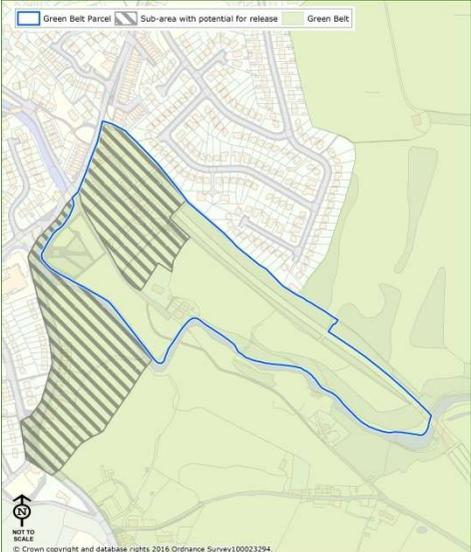
Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
22	Medium		<p>This parcel of Green Belt land does not lie adjacent to the defined 'large built up area', therefore it rates as not applicable against purpose 1a and 1b. The parcel performs moderately against purpose 2, weakly against purpose 3 and makes no contribution to purpose 4.</p> <p>Removal of the entire parcel from the Green Belt would compromise the physical separation between Haslingden/Helmshore and Rawtenstall as well as Haslingden/Helmshore and Edenfield. Its release is also likely to increase the importance of the neighbouring P23 parcel under purpose 2. The west of the parcel contains the built development of Haslingden High School and Broadway Primary School, whereas the east remains open. Further development within the parcel, particularly the area of woodland along the eastern boundary, is likely to have a substantial adverse effect on the openness of the neighbouring P23 parcel. A sub-area has been identified within the far north-eastern extent of the parcel. This small sub-area consist of amenity grassland and a children's play area, it is enclosed by woodland to the south, settlement to the north and west and school buildings to the east. The sub-area performs less-well under purpose 2 and purpose 3, its release from the Green Belt is considered unlikely to have a substantial negative effect on the performance of neighbouring parcels or the integrity of the wider Green Belt.</p>	Yes (sub-area)

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
26	Medium		<p>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. Removal of this parcel from the Green Belt is likely to compromise the physical and perceptual separation between Haslingden/Helmshore and Rawtenstall. However, the parcel does not lie within the critical gap directly between the towns and does not adjoin the settlement edge. Therefore any new development within the parcel will not be perceived as the growth of one town leading it to merge into another. The release of this parcel will increase the importance of the neighbouring parcel P24, and to a lesser degree parcels P23 and P19, under purpose 2. If P26 was to be released, retaining the openness of P24 would be critical in preventing the perception of Haslingden/Helmshore and Rawtenstall merging. Additionally P26 has a strong visual connection with P24 therefore its release is likely to weaken the rural character of this neighbouring parcel and adversely affect its performance under purpose 3. However, this parcel is already affected by the visual influence of the A56, consequently the effect of releasing P26 is likely to be relatively limited. Parcel P26 is contained by the strong boundaries of the A56 dual-carriageway to the north, a railway line to the east, and the River Irwell to the west. There are no strong boundary features to the south. Consequently the releasing this parcel would provide an opportunity to create a stronger boundary to the Green Belt. It is considered that releasing this parcel is unlikely to have a substantial detrimental effect on the integrity of the wider Green Belt.</p>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
27	Medium		<p>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.</p> <p>This is relatively large parcel and occupies a good proportion of the settlement gap between Helmshore and Rawtenstall, and Helmshore and Edenfield, and Helmshore and Stubbins. The parcel does not form part of a critical gap between these settlements; however its removal would substantially increase the importance of surrounding parcels P23, P24, P36 and P45 under purpose 2. The release of this parcel would also lead to the perception of Helmshore merging with the small settlement of Irwell Vale, although Irwell Vale is not considered a town under purpose 2 (this has not therefore had a bearing on the conclusions reached). Additionally, releasing the parcel is likely to adversely affect the openness of the neighbouring P23, P36 and P30 parcels and their function as Green Belt under purpose 3. It is considered that realising this parcel from the Green Belt would have a substantial adverse effect on the integrity of the wider Green Belt.</p>	No

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
28	Medium		<p>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, weakly against purpose 3, and makes no contribution to purpose 4.</p> <p>Removal of this parcel from the Green Belt is likely to compromise the physical and perceptual separation between Haslingden/Helmshore and Rawtenstall, and Helmshore and Edenfield. The parcel does not form part of a critical gap between the towns and does not adjoin the settlement edge. However due to its close proximity any new development within the parcel may be perceived as the growth of Edenfield, reducing the gap between the settlements. Releasing the parcel would also reduce a critical gap between Edenfield and the small settlement of Ewood Bridge, however Ewood Bridge is not considered a town assessed under purpose 2. The release of this parcel would increase the importance of the neighbouring P26 and nearby P23 and P24 parcels under purpose 2. Development within the parcel is also likely to weaken the rural character of the neighbouring P25 parcel and adversely affect its performance under purpose 3. It is considered that releasing this parcel is likely to have a substantial detrimental effect on the integrity of the wider Green Belt.</p>	No

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
29	Medium		<p>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, weakly against purpose 3, and makes no contribution to purpose 4.</p> <p>Removal of this parcel from the Green Belt may compromise the physical and perceptual separation between Haslingden/Helmshore and Rawtenstall, and Helmshore and Edenfield. However, the parcel does not form part of a critical gap between the towns and does not adjoin the settlement edge. Therefore any new development within the parcel will not be perceived as the growth of one town causing it to merge into the other.</p> <p>It is a small parcel occupied by a football club and a derelict building; it does not perform strongly against any of the Green Belt purposes. The removal of the parcel from the Green Belt is not considered to have a substantial negative effect on neighbouring parcels or the integrity of the wider Green Belt.</p>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
30	Medium	 <p>The map shows a parcel of land outlined in blue. A legend at the top identifies 'Green Belt Parcel' (blue outline), 'Sub-area with potential for release' (hatched area), and 'Green Belt' (green area). The parcel is situated between a residential area to the north and a larger green area to the south. A hatched sub-area is located in the north-eastern part of the parcel. A north arrow and 'NOT TO SCALE' are present in the bottom left corner. Copyright information at the bottom reads: '© Crown copyright and database rights 2016 Ordnance Survey 100023294'.</p>	<p>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 weakly against purpose 2, moderately against purpose 3, and makes no contribution to purpose 4.</p> <p>The north of this parcel contains built development and is affected by urban encroachment whereas the south is relatively free of development and displays a rural character. Removing the entirety of this parcel from the Green Belt would weaken the rural character of the neighbouring P42 parcel and would have a negative effect on its function as Green Belt under purpose 3. A sub-area has been identified in the north-east of this parcel. The sub-area performs less-well under purpose 3 as it is affected by urban encroachment; its release from the Green Belt is considered unlikely to have a substantial negative effect on the performance of neighbouring parcels or the integrity of the wider Green Belt. However it should be noted there are no strong boundaries containing this sub-area from the remaining Green Belt land within the parcel.</p>	Yes (sub-area)

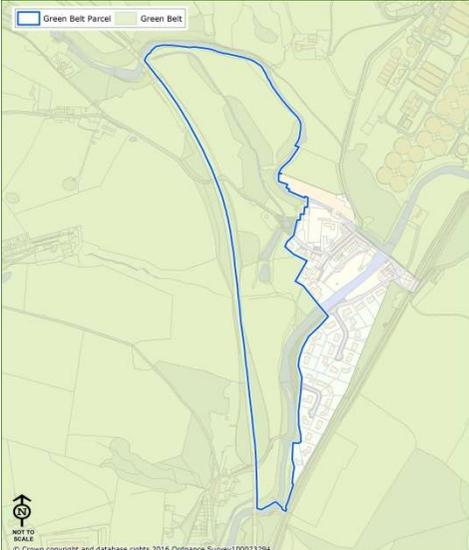
Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
31	Medium	 <p>The map shows a parcel of Green Belt land (shaded light green) with a sub-area outlined in blue and hatched, indicating potential for release. The sub-area is located in the north and west of the parcel. The surrounding area includes residential development and other Green Belt land. A legend in the top left identifies the Green Belt Parcel, Sub-area with potential for release, and Green Belt. A north arrow and 'NOT TO SCALE' are in the bottom left. Copyright information is at the bottom: © Crown copyright and database rights 2016 Ordnance Survey 100023294.</p>	<p>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 weakly against purpose 2, moderately against purpose 3, and makes no contribution to purpose 4.</p> <p>The north and west this parcel contains rows of housing, equestrian facilities and a densely packed block of allotments; whereas the south and east are relatively free of development and display characteristics of the open countryside. Removal of the entirety of this parcel from the Green Belt would weaken rural character of the neighbouring P42 parcel and its function as Green Belt under purpose 3. However, releasing the identified sub-area within the west of the parcel is unlikely to have a substantial negative effect on neighbouring parcels or the integrity of the wider Green Belt. It should be noted there are no strong boundaries containing this sub-area from the remaining Green Belt land within the parcel.</p>	Yes (sub-area)

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
32	Medium		<p>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, weakly against purpose 3, and makes no contribution to purpose 4.</p> <p>Removal of this parcel from the Green Belt may compromise the physical and perceptual separation between Haslingden/Helmshore and Rawtenstall, and Helmshore and Edenfield. However, the parcel does not form part of a critical gap between the settlements and does not adjoin the edges of these settlements. Therefore any new development within the parcel will not be perceived as the growth of one town causing it to merge into another. Furthermore the parcel is fully developed, containing a large water treatment works, consequently any new development is unlikely to have a substantial negative effect on the performance of neighbouring parcels under purpose 3.</p> <p>This parcel 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 on the integrity of the wider Green Belt.</p>	Yes

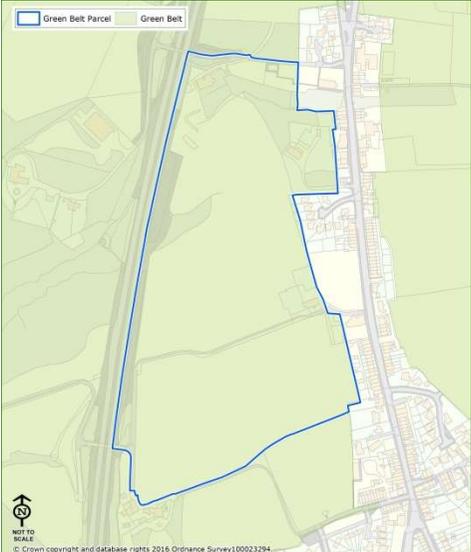
Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
33	Low		<p>This small parcel of land does not lie adjacent to the defined 'large built up area', therefore it rates as not applicable against purpose 1a and 1b. The parcel performs weakly against purpose 2 and purpose 3, and makes no contribution to purpose 4.</p> <p>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.</p>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
34	Medium		<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.</p> <p>Release of this parcel from the Green Belt would push development further north which would not relate well or form a coherent extension to the current settlement edge. Development within the north of the parcel would introduce an element of sprawl and would negatively impact on the openness of the neighbouring parcel of P25. Removal of this parcel from the Green Belt would make the neighbouring P25 vulnerable to further ribbon development along Bury Road as developers may wish to 'fill in' the gap between the northern tip of the parcel and the road. Releasing this parcel is likely to have a negative effect on the performance of neighbouring parcels and the integrity of the wider Green Belt.</p>	No

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
35	Medium		<p>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 weakly against purpose 2, moderately against purpose 3, and makes no contribution to purpose 4. This parcel contains little urban development, but has a weakened rural character as it is surrounded by built development and a rail line.</p> <p>This parcel 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.</p>	Yes

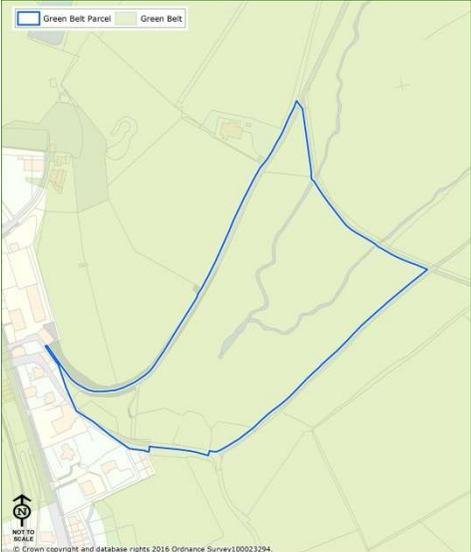
Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
36	High		<p>This parcel of Green Belt land does not lie adjacent to the defined 'large built up area', therefore it rates as not applicable against purpose 1a and 1b. The parcel performs moderately against purpose 2, strongly against purpose 3, and makes no contribution to purpose 4.</p> <p>The parcel contains little urban development and has a strong rural character. Releasing the entire parcel would have a negative impact on the neighbouring P42 and P45 by weakening their rural character and functions as Green Belt under purpose 3. Its release is considered to substantially compromise the integrity of the wider Green Belt.</p>	No

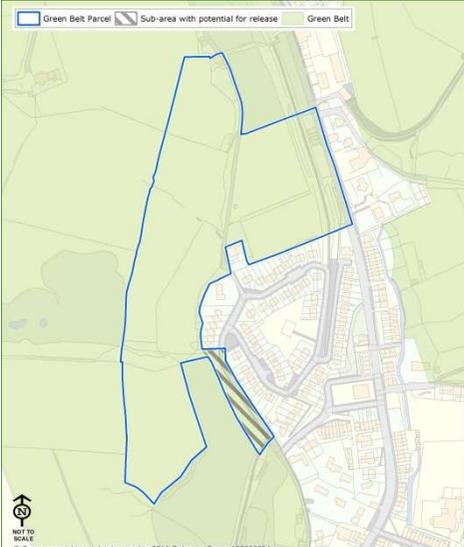
Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
39	Medium		<p>This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. The parcel performs moderately against purpose 1a and 1b, weakly against purpose 2, moderately against purpose 3 and makes no contribution to purpose 4.</p> <p>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>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
43	Medium		<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.</p> <p>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>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
44	Medium		<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.</p> <p>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 a 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>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
57	Medium		<p>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 makes no contribution to purpose 2, performs moderately against purpose 3, and weakly against purpose 4. The parcel contains areas of open pastoral land; it displays characteristics of the open countryside but has a weak rural character. Releasing the parcel would have a negative impact on the neighbouring P61 by weakening its rural character and functions as Green Belt under purpose 3. Releasing this parcel is likely to have a negative effect on the integrity of the wider Green Belt.</p>	No

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
60	Low		<p>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 makes no contribution to purpose 2, performs weak against purpose 3 (as it contains hard standing and a steep bank of disturbed ground), and weak against purpose 4. The parcel contains areas of open pastoral land and displays some characteristics of the open countryside, but has a weakened rural character. Releasing the parcel would have a negative impact on the neighbouring P59, P63 and P66 by weakening their rural character and functions as Green Belt under purpose 3. Releasing this parcel is also likely to have a negative effect on the integrity of the wider Green Belt.</p>	No

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
62	Medium		<p>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 weakly against purpose 2, moderately against purpose 3 and makes no contribution to purpose 4. Releasing the entire parcel would have a negative impact on the neighbouring P61 by weakening its rural character and functions as Green Belt under purpose 3. A small sub-area within this parcel has been identified on the settlement edge to the south, adjacent to properties along Old Lane. Releasing this sub-area is unlikely to have a substantial negative effect on neighbouring parcels or the integrity of the wider Green Belt.</p>	Yes (sub-area)

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
63	Medium		<p>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 makes no contribution to purpose 2, performs moderately against purpose 3, and makes no contribution to purpose 4. Releasing this parcel from the Green Belt would push development further east which would not relate well to the current linear settlement form. Development within the parcel would not form a coherent extension to the current settlement edge and would introduce an element of sprawl which would negatively impact on the neighbouring parcels P64 and P66. The parcel contains areas of open pastoral land; it displays characteristics of the open countryside but has a somewhat weakened rural character. Releasing the parcel would have a negative impact on the neighbouring P64 and P66 by weakening their rural character and functions as Green Belt under purpose 3. Releasing this parcel is likely to have a negative effect on the integrity of the wider Green Belt.</p>	No

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
64	Medium		<p>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 makes no contribution to purpose 2, performs moderately against purpose 3, and makes no contribution to purpose 4. The parcel contains areas of open pastoral land and displays characteristics of the open countryside, but has a somewhat weakened rural character, however its releasing would have a negative impact neighbouring parcels P63 and P66 by weakening their rural character and functions as Green Belt under purpose 3. It is considered that releasing the parcel is likely to have a substantial negative impact the integrity of the wider Green Belt.</p>	No

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
65	Medium		<p>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 weakly against purpose 2, moderately against purpose 3 and makes no contribution to purpose 4. This parcel contains little urban development, but it is a narrow parcel comprising steep land with areas of open green space and semi-mature woodland; it displays some of the characteristic of the open countryside but lacks an intact and strong rural character. It is considered that releasing the parcel is unlikely to have a substantial negative impact on the neighbouring parcels or the integrity of the wider Green Belt.</p>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
69	Medium		<p>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.</p>	Yes

Parcel ref	Degree of Harm	Parcel (and sub-parcel where relevant) map	Commentary on Green Belt Performance	Potential for release (GB terms only)
74	High		<p>This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. The parcel performs strongly against purpose 1a and 1b, makes no contribution to purpose 2, performs strongly against purpose 3 moderately against purpose 4. Releasing the entire parcel from the Green Belt would push development further west which would not relate well to the current linear settlement form. Development within the parcel would not form a coherent extension to the current settlement edge and would introduce an element of sprawl. The parcel contains areas of open pastoral land and displays strong characteristics of the open countryside and has a relatively intact rural character. Releasing the entire parcel would have a negative impact on the neighbouring P71 parcel by weakening its rural character and functions as Green Belt under purpose 3. Releasing the entire of parcel and a subsequent loss of openness would also negatively affect the setting of the historic settlement of Whitworth Square. A sub-area within the parcel has been identified along the settlement edge of Hallfold in the north. Releasing this sub-area is unlikely to have a substantial negative effect on neighbouring parcels the historic settlement or the integrity of the wider Green Belt.</p>	Yes (sun-area)

Appendix B – New assessments using the Strategic Housing Land Availability Assessment methodology (2018)

Contents

SHLAA20437 Land north of Back Lane, Rising Bridge (Sub-area of Parcel 03).....	1
SHLAA20438 Land west of A56, Rising Bridge (Parcel 03).....	4
SHLAA20433 Land between Haslingden Road and A682 (Parcel 17).....	7
SHLAA20434 Sunnybank Social Club, Station House and land at rear, Helmshore (Sub-area of Parcel 30).....	11
SHLAA20435 Land north of Aitken Street, Irwell Vale (Parcel 35).....	14
SHLAA19026 Land south of Quarry Street, Shawforth (update of SHLAA16026 assessment following the site’s boundary changes) (Parcel 65 and sub-area of Parcel 62).....	17
SHLAA20436 Land off Hill Street and Wall Bank Lane (Sub-area of Parcel 74).....	20
SHLAA20439 Sewage Treatment Works, Irwell Vale (Parcel 32).....	23
SHLAA20440 Clod Lane Play Area, Haslingden (Sub-area of Parcel 22).....	26

GENERAL INFORMATION

Site Ref **SHLAA20437** Most Recent Source **Green Belt Review 2016** Site Gross Area (ha) **0.76**

Site Name **Land north of Back Lane. Rising Bridge**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **N/A**

Area available for development **0.76** Net Development Area (ha) **0.68** Density **30 dwellings per hectare**

Yield calculated **20** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **unknown ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The intentions of the landowner are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a pronounced gradient on site, with the land being at a higher level than Back Lane (approximately 1m dro)**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Poor access. Back Lane is a narrow single lane. There is a drop of between the lane and the land.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Less than 1km to A56 junction with Blackburn Road**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 100m to bus stop on Blackburn Road with access to 464 and X41**

Access to primary school **access within 500m (0.31 miles)**

Comments	Approximately 450m to St John's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Approximately 2km to The Hollins Technical College
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 1.5km to Dr Wallworth & Partners
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Approximately 300m to Post Office
Access to a park or play area	access within 300m (0.18 miles)
Comments	Approximately 300m to play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and no surface water flood risk identified
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Within a grassland and woodland corridor and adjoining a grassland and woodland Steppign Stone Habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath along the northern edge of the site. Site is surrounded by an electric fence.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	No listed buildings in the vicinity of the site
Landscape value	high landscape impact
Comments	Moorland Fringe / Upland Pasture Landscape Character Type. The site is also in a prominent location.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	Three quarters of the site are within a Mineral Safeguarding Area.
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	Lanxess Urethanes Ltd is situated in Rising bridge, however the site is not within any of the HSE consultation zones

Bad neighbour **site in residential or retail area**

Comments Residential properties to the east and south east. Open land to the south and north, woodland to the west.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Extra costs associated with creating a suitable vehicular access.

Market are **medium value market area (£170/sqm)**

Comments Attractive views from the site

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are not known. The site is not currently available, but can become available in the future.

Suitability summary **Not suitable**

Justification Vehicular access is a significant issue for this site. A potential access could be created from Back Lane which is a single narrow lane, accessed via steep streets (e.g. Hazel Street). Furthermore, the land is situated approximately 1 m higher from the lane and has a retaining stone wall along its southern boundary. The site is however accessible via public transport and is situated in proximity to local services. Potential development of the site is likely to have a significant landscape impact as the site is situated in a prominent location and within the Moorland Fringe / Upland Pasture Landscape Character Type. Part of the site is also situated in a mineral safeguarding area.

Due to the significant vehicular access issues and potential impact on the landscape, the site is not considered suitable for residential use.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is considered to be marginally viable due to the costs associated with creating a suitable vehicular access and its location within a medium value market area.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered to be developable due to a significant vehicular access constraint and a potential significant impact on the landscape.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA20438** Most Recent Source **Green Belt Review 2016** Site Gross Area (ha) **1.48**

Site Name **Land west of A56, Rising Bridge**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Mainly grassland and woodland / shrub area.**

Characteristics of the site reducing the development area **Wooded area and strong gradients**

Area available for development **0.33** Net Development Area (ha) **0.33** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**

Comments **Since the site adjoins the A56, it is likely that the embankments might be in the ownership of Highways England.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There are various gradients on the site**

Vehicular access **access requires improvements**

Comments **Potential access from Northfield Road although currently via a gate for a single vehicle.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Within 700m to A56 junction with Blackburn Road**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Approximately 315m to bus stop with services 464 and X41**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Approximately 540m to St John's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Approximately 2.4km to The Hollins Technology College
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 2km to Dr Wallworth & Partners Surgery
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Approximately 330m to Post Office
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 200m to play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1. However, high risk of surface water flood risk on Northfield Road.
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Northern part of the site within woodland corridor. Also, woodland Stepping Stone Habitat within the vicinity.
Recreational value	no recreational value
Recreational value comment	Site is fenced and not accessible by members of the public
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	The Rectory is a listed building situated off Blackburn Road
Landscape value	high landscape impact
Comments	Moorland Fringe / Upland Pastures
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination within the northern part of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	Southern tip of the site within a Mineral Safeguarding Area
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within middle or outer HSE consultation zones
Comments	The site is within a middle HSE consultation zone.

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Close to the A56 which generates noise. The southern part of the site is close to a petrol station and McDonald's.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Extra costs to provide a suitable vehicular access and land engineering works to flatten the site

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown. The site is not currently available but could become available in the future.

Suitability summary **Suitable in medium to long term**

Justification The site is situated in relatively close proximity to local services. It is also located in a sensitive landscape character type and although the site is not in a prominent location, development could have a negative impact on the landscape. Since there are trees and shrub present on site as well as various gradients, the area available for development has been reduced to 0.33ha. Another issue to be highlighted, is the close proximity to the A56 which continuously generates noise. In conclusion, it is considered that the developable area could be suitable for residential use subject to the findings of a landscape impact assessment.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs to the development have been identified such as creating a suitable vehicular access and flattening the land. Since the site is within a medium value market area, the development is considered to be marginally viable.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not currently available but could become so in the future. The developable area identified (0.33ha) could be developable subject to the creation of a suitable vehicular access off Northfield Road and the findings of a landscape impact assessment and a noise impact assessment. Overall, the area could be developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA20433** Most Recent Source **Green Belt Review 2016** Site Gross Area (ha) **2.59**

Site Name **Land between Haslingden Road and A682**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Woodland / schrub area, private garden and grassland.**

Characteristics of the site reducing the development area **Woodland Stepping Stone Habitat (0.74ha) including an area protected via a TPO. Area to the east not accessible (0.47ha) from Haslingden Road. Area at high risk of surface water flooding (0.04ha).**

Area available for development **1.34** Net Development Area (ha) **1.21** Density **30 dwellings per hectare**

Yield calculated **36** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **multiple ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **One landowner expressed an interest to develop a plot of land during the Regulation 19 consultation (0.98ha). The intentions of the other landowners are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a pronounced gradient on the site.**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Poor access from Haslingden Road. Oakley Street is a single non-tarmacked lane.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 3km from Oakley Street to A56 and A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments	Bus stop on Haslingden Road with services to 481, 464, 998, 844, 864. The 464 being an half-hourly or more frequent service.
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	Within 300m to two special schools and within 1.5km from two primary schools.
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Within 500m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 1.3km to Rawtenstall Primary Care Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Within 800m from proposed Ratenstall Town Centre Boundary (Local Plan Submission version)
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 300m from Whitaker Park
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Within Flood Zone 1 but a medium risk of surface water flooding along the southern boundary of the site.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland Stepping Stone Habitat and trees protected by TPO situated within the site. An area of 0.74ha has therefore been excluded from the area available for development.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpaths 313, 314 and 316 situated within the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Two listed buildings are present in the vicinity of the site: Criden House School (Grade II) and Hardman's Mill (Grade II)
Landscape value	medium landscape impact
Comments	The site is within the Settled valleys Landscape Character Type, however it is in a prominent location and constitutes a gateway site to Rawtenstall. Good landscaping to create a buffer between the A682 and the site would be required.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	The southern part of the site is situated within a Mineral safeguarding Area.

Land instability **if no known issues and situated in a low risk development area**

Comments Within the development low risk area of the Coal Authority.

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north, woodland area to the east, A682 to the south with a retail park and employment units beyond the A682, and school situated to the west.

Constraints due to utilities **no known utilities infrastructure on site**

Comments There are small water mains in close proximity to the northern part of the site and sewers bordering the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement of the access points from Haslingden Road will need significant work. Land engineering works due to the strong gradient on site.

Market are **high value market area (£190 to £210/sqm)**

Comments Within a high market value area.

CONCLUSION

Availability summary **Available now**

Justification A part of the site is available now (0.92ha), while the intentions of the landowners are unknown for the remaining parts of the site that are available for development (excluding the woodland areas).

Suitability summary **Not suitable**

Justification Constraints have been identified on the site (e.g. strong gradient, potential landscape impact, ecological value of the woodland area, recreational value with the presence of footpaths, presence of a Mineral Safeguarding Area). In particular, the vehicular access is a significant issue, as Oakley Street would not be a suitable access for a large number of new dwellings. The site is not considered suitable for a large residential development.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high value area, however some constraints have been identified. Development of the site for residential use is considered achievable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Part of the site is currently available for development (0.92ha), while the remaining part of the site (excluding the woodland area and isolated field to the east) could be available in the future (0.46ha). The site has several constraints, in particular no vehicular access appears suitable, therefore the site is not considered

suitable for a large residential scheme.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA20434** Most Recent Source **Green Belt Review 2016** Site Gross Area (ha) **0.68**

Site Name **Sunnybank Social Club, Station House and land at rear, Helmshore**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Social Club, Bowling Green, Residential properties and private gardens**

Characteristics of the site reducing the development area **None of the area is available for development**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant **0** Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**

Comments **The landowners have not expressed an interest in changing the use of the land.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Gentle sloping gradient**

Vehicular access **access requires improvements**

Comments **Potential access via Holme Vale or via a lane leading to The Stables and Tor View Lodge**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 1.8km to A56 junction with Manchester Road**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Site adjoins bus stop with hourly service to Haslingden and Rawtenstall (bus 11)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Approximately 700m to St Veronica's Roman Catholic Primary School and 800m to Helmshore Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.2km to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 2.3km to Haslingden GP surgery
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approximately 750m to local shops on Broadway
Access to a park or play area	access within 300m (0.18 miles)
Comments	Site adjoins a play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Within flood zone 1. Small parts of the site are at medium and low risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland Stepping Stone Habitat in the northern and eastern part of the site (0.39ha). Ogden valley Biological Heritage Site adjoining the eastern boundary of the site
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Bowling Green and Sunnybank Social Club present on site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Helmshore War memorial Clock Tower (Grade II) and Snig Hole Cottages (Grade II) are in the vicinity of the site
Landscape value	low landscape impact
Comments	The site is within the Settled Valley Landscape Character Type. Several buildings are present within the site.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	A former landfill is adjoining the site to the south. There is another area of potential land contamination near Station House but mainly situated on the other side of Helmshore Road.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	Within the Coal Authority Low Risk Development Area

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north west and north east, field, memorial ground and play area to the south, fields and woodland to the east.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification Landowners have not come forward to change the existing use fo the land, therefore the site is not considered available for development.

Suitability summary **Not suitable**

Justification Part of the site is in recreational use (e.g. social club and bowling green), while the rest of the site is occupied by residential properties some of them having an extended curtilage.

Viability and achievability summary **Not achievable**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA20435** Most Recent Source **Green Belt Review 2016** Site Gross Area (ha) **1.47**

Site Name **Land north of Aitken Street, Irwell Vale**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Stables**

Characteristics of the site reducing the development area **Flood zone 3 and 2 (whole site)**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **unknown ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Aitken Street**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 2km to A56 junction with Manchester Road**

Access by public transport **no bus services within 400m (or 0.24 miles)**

Comments **No public transport available in Irwell Vale. The closest bus stops are situated in Edenfield or Ewood Bridge approximately 1km away.**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	Approximately 2.5km to Broadway Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Approximately 1.7km to Haslingden High School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	Approximately 3.5km to Haslingden GP surgery
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	Approximately 2.3km away from shop parade at Broadway, Helmshore and 1.7m to Edenfield Local Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	100m to an open pspace area and approximately 1.7km to Clod Lane play area
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Most of the site is situated within flood zone 3 (more than 90%) and the whole site is within flood zone 2.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Located within a Woodland corridor. Blackburn Road pasture is a BHS situated to the east of the site.
Recreational value	no recreational value
Recreational value comme	The site is fenced and gated which means it is no accessible by members of the public. A footpath goes along the southern and eastern edge of the site.
Heritage assets	site within or adjoins a Conservation Area
Comments	The site adjoins Irwell Vale Conservation Area. Several listed buildings are situated on Aitken Street and Bowker Street.
Landscape value	low landscape impact
Comments	Within the Settled Valley Landscape Character Type.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	There is potential land contamination at this site.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	The northern part of the site is within a Mineral Safeguarding Area
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in an industrial or employment area**

Comments There is a sewage water treatment plant located to the north of the site on the other side of the River Irwell which can generate strng smell.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Flood defence

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowners have not expressed an interest to develop the site and therefore it is not considered available now. However, it can become available in the future.

Suitability summary **Not suitable**

Justification The site is almost entirely situated within a zone at high risk of flooding (flood zone 3) and is isolated from services. The site is therefore not considered suitable for residential use.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is within a high market value area but significant extra costs would be required to ensure the safety of potential users in terms of flood risk.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is almost entirely situated within a zone at high risk of flooding (flood zone 3). The site is therefore not considered suitable for residential use.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA19026** Most Recent Source **Green Belt Review 2016** Site Gross Area (ha) **2.35**

Site Name **Land south of Quarry Street, Shawforth**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Garage colony, grassland and wooded /shrub area**

Characteristics of the site reducing the development area **Wooded areas (1.16ha) Flood zone 3 (0.08ha). Steep slopes**

Area available for development **0.37** Net Development Area (ha) **0.37** Density **30 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **multiple ownership**

Comments **Partly in public ownership (Lancashire County Council)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments **Topography unsuitable, very steep in parts, may affect cycle path**

Vehicular access **good access or adjacent to road**

Comments **Access off Old Lane. The lane is within a medium risk area of surface water flooding.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.7km to A58 /A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **360m to bus stop with 2 services 446 (hourly) and 464 (every 15 minutes)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	530m to St John's with St Michael Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.4km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.3km to Whitworth Medical centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.3km to The Co-operative shop on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	355m to Knowsley Crescent play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Part of the site is within flood zone 3 and 2. This area at high risk of flooding has been excluded from the area available for development. Surface water flood risk on the roads and lanes surrounding the site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Large part of the site is wooded or occupied by shrub. Also trees have ben planted along the road within amenity areas.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Cycleway to run along the western boundary of the site. Amenity space along Market Street and Old Lane with tree planting.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	Site within Settled valleys, also partc of the site is in a prominent location.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the east, north and south, wooded area to the west

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Utilities constraints in the vicinity of the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination survey required.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landownership is unknown and the intentions of the landowners are unknown. The site is not available now, but can become available in the long term.

Suitability summary **Not suitable**

Justification The topography of the site is very steep in parts and there is also a significant cover of trees and shrubs. The area of land which is flatter along Market Street is situated in proximity to the River Spodden and is likely to have amenity value. Also, the relatively flat but narrow area along Old Lane has a line or mature trees and is therefore not considered suitable. Overall the site is not considered suitable for residential development.

Viability and achievability summary **Achievable now**

Justification Extra costs for land contamination assessment and potential remediation. The site is in a medium market value area and therefore development could be viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available, nor it is suitable for residential development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA20436** Most Recent Source **Green Belt Review 2016** Site Gross Area (ha) **1.12**

Site Name **Land off Hill Street and Wall Bank Lane, Whitworth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Fields and stables**

Characteristics of the site reducing the development area **N/A**

Area available for development **1.12** Net Development Area (ha) **1** Density **30 dwellings per hectare**

Yield calculated **30** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments A vehicular access to the northern parcel of the site has been granted permission in May 2019 (2019/0098). The remaining part of the site is used as grazing land by owners of Lower Fold Head Farm (Regulation 18 comment) and the landowner objected to the removal of the land from Green Belt.

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments There is a gradient present on site.

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments Potential access off Wall Bank Lane which is a narrow lane with the site is situated at a higher level. Another potential access is off Hall Street, but again this is a narrow lane with a strong gradient and in poor condition.

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments More than 5km to A58

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments Within 300m to bus stop with services R3 and R13 to Rochdale (6 services per day)

Access to primary school	access within 500m (0.31 miles)
Comments	Within 200m to St Bartholomew's Church Of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Within 500m to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 1.3km to Whitworth GP surgery
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approximately 1.3km to Whitworth Local Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 800m of Tonacliffe Play Area (near former Albert Mill)
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood Zone 1. Small area of site at low risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	There is a bridleway going through the site and a footpath along its eastern edge.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	One listed building (Grade II) in the vicinity
Landscape value	high landscape impact
Comments	Within the Moorland Fringe Landscape Character Type and in a prominent location.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination to the north of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	Part of the site is within a Mineral Safeguarding Area
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the west, north and east. Field to the south.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown, therefore the site is not considered available now but could become available in the future

Suitability summary **Not suitable**

Justification The site is in a prominent location and within the Moorland Fringe Landscape Character Type. It is considered that development of the site for residential use would have a significant negative impact on the landscape. Vehicular access to the site is also a significant issue and would not be suitable for a large number of new dwellings.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in a medium market value area and no extra costs have been identified, therefore the development is considered viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA20439** Most Recent Source **Green Belt Review (2016)** Site Gross Area (ha) **12.75**

Site Name **Sewage Water Treatment Works, Irwell Vale**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Sewage Water Treatment Works, solar panels, woodland areas.**

Characteristics of the site reducing the development area **Sewage Water Treatment Works, solar panels, woodland areas.**

Area available for development **0.24** Net Development Area (ha) **0.24** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant **0** Current planning permission

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AVAILABILITY

Land ownership **unknown ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowners have not promoted the site for residential use.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Potential acces from Irwell Vale Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.4km to A56 / Manchester Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **150m to bus stop with services 842 and X41**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.5km to St Veronica's Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1km to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.9km to Haslingden Health Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.6km to local shops on Broadway in Helmshore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Approximately 1km to Clod Lane Recreation Area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Parts of the site along the Rivers Irwell and Ogden are within flood zone 3. Also, part of the developable area is within flood zone 3 along the River Irwell.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Parts of the site are within the woodland and grassland stepping stone areas, including the northern half of the developable area.
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins Irwell Vale Conservation Area and several listed buildings.
Landscape value	low landscape impact
Comments	The site is within the Settled Valley Landscape Character Type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	There is potential land contamination.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	The whole site is within a Mineral Safeguarding Area.
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments The site is surrounded by residential properties to the north, the East Lancashire Railway to the east, a mixture of residential and employment use to the south and open fields and farms to the west. The developable area adjoins the sewage works.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification It is not known whether the site is currently available as it was not promoted for development during the call for sites and Local Plan public consultations. The site might become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification Due to the constraints identified in terms of the use of the land (e.g. sewage treatment works and solar panels in existing uses) and physical constraints (e.g. presence woodland areas and flood risk), only a small area of approximately 0.24ha at the northern tip of the site is considered suitable for development. This is subject to a land contamination survey and flood risk assessment.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is considered viable and achievable as the site is situated within a high market area and no extra costs have been identified.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Currently, it is not known whether the site is available for development. A small area at the northern tip of the site could be suitable for residential development subject to a land contamination survey and flood risk assessment. The site is situated within a high value market area and therefore it is considered that a scheme would be viable. Overall, due to the uncertainty regarding the availability of the site for development, it is not currently considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA20440** Most Recent Source **Green Belt Review (2016)** Site Gross Area (ha) **0.69**

Site Name **Clod Lane Play Area, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **Recreation Area**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Recreation Area including Clod Lane Play Area**

Characteristics of the site reducing the development area **Recreation Area including Clod lane Play Area and Wooded Area**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant **0** Current planning permission

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AVAILABILITY

Land ownership **unknown ownership**

Comments **The site is likely to be within the Council's ownership.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The intentions of the landowner are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Potential access from Thirlmere Avenue and Clod Lane. Although Clod Lane is narrow in that section.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Within 500m to A56 and Manchester Road junction from access point at Thirlmere Avenue.**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **380m to bus stops on Manchester Road with access to services 842, 998 and X41. The latter being an hourly service during the day and half-hourly service in mornings and evenings.**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Within 650m to Broadway Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Approximately 800m to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	Within 2km to GP surgery on Warner Street in Haslingden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approximately 1.3km to local shops on Broadway
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Access to Cricket ground within 600m. Approximately 1.4km to The Orchard open space.
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Within flood zone 1 but at high, medium and low risk of flooding form surface water.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comme	Designated Recreation Area including Clod Lane Play Area
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Partly suburban and partly within the Settled Valleys Landscape Character Type.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contaminated land along the southern edge of the site.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	In proximity to an area with previous land slippage history.
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments The site is a designated recreation area comprising of Clod Lane Play Area. If the site is to be developed for residential use, a replacing recreation area of similar quality should be provided within the local area.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The site is likely to be owned by the Council and is currently used as a recreation area.

Suitability summary **Not suitable**

Justification The site is a designated Recreation Area including Clod Lane Play Area. Despite being within flood zone 1, there is a high risk of surface water flooding along the southern boundary of the site. The site is not considered suitable for residential use due to its current use as a recreation area.

Viability and achievability summary **Achievable in medium to long term**

Justification For a residential scheme to be developed on site, a new recreation area of similar quality should be provided within the local area. This is likely to increase the cost of development.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Due to its current designation as a Recreation Area and the presence of children's play area. The site is not considered suitable for a residential development.

Delivery (next 5 years) 0 Delivery (6 to 10 years) 0 Delivery (11 to 15 years) 0

Appendix C – New Heritage Impact Assessments

Contents

Land North of Back Lane, Rising Bridge – Green Belt release – Sub Parcel 01	2
Land west of A56, Rising Bridge – Parcel 03	3
Parcel 17 - Land between Haslingden Road and A682 including Land at the rear of 198 Haslingden Rd, Rawtenstall	4
Land north of Aitken Street, Irwell Vale – Green Belt release – Parcel 35	5
Land off Hill St and Wall Bank Lane, Whitworth – Sub Parcel 74.....	9

Site	Land North of Back Lane, Rising Bridge – Green Belt release – Sub Parcel 01
Description of site	
Heritage assets potentially affected	No predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land west of A56, Rising Bridge – Parcel 03
Description of site	
Heritage assets potentially affected	No predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Parcel 17 - Land between Haslingden Road and A682 including Land at the rear of 198 Haslingden Rd, Rawtenstall
Description of site	The site a long linear strip which runs between the A682 and Haslingden Road to the North. The site lies to the East of the centre of Rawtenstall and is directly opposite the New Hall Hey Industrial Park and Hardman's Mill
Heritage assets potentially affected	Grade II Hardman's Mill Grade II Cribden School House
Significance	<p>GV II</p> <p>Cotton mill, later C19. Dressed sandstone, flat roof (detached chimney q.v.). Long rectangular plan, 20 x 4 bays. Four storeys with Lombard frieze to parapet; south front has projecting 5-bay centre (offset slightly to right) with secondary parapets to left and right lettered in relief respectively HARDMAN BROTHERS; flat-headed 20-pane windows on all floors, basket archway at right (east) end leading through from rear. Rear has in the centre a latrine turret (3 latrines on each open deck) and another turret with windows (probably stair turret), and next to the archway at the east end a single-storey engine house with pavilion roof.</p> <p>6/201 Cribden House School - - II</p> <p>Large house, formerly known as Brynbella, for Whitehead family, later C19, now school. Sandstone ashlar (rock-faced rear), hipped slate roof. Double-pile 4-bay plan. Two storeys, in classical style, with rusticated quoins (vermiculated at ground floor), string courses on 2 levels, modillioned cornice. Symmetrical garden front (east) with 2-bay centre breaking forwards, 4 French windows at ground floor, all with panelled jambs, consoles and pediments, those in the centre segmental, and at 1st floor 4-pane sashes with lugged architraves. Two-bay left return wall matches centre of garden front. Re-entrant angle with service part to rear (also to drive) contains square porch with channelled rustication, round headed doorway in one side and matching window in other side, and balustraded parapet. Interior: staircase and decorations contemporary with building.</p>
Contribution site makes to significance	The setting forms an immediate part of the setting to the Grade II Hardman's Mill and also the wider setting of the Grade II School House
Possible impact of loss of site and development on significance of asset	The site does form a part of the setting of the Mill and also as noted the School House. While there is acceptance that there has been the existing development at New Hal Hey, this would see the

	linking up of site. The site also has a substantial number and band of mature trees which offer screening for the row of houses off Haslingden Road and also the Listed School House
Secondary effects e.g. increased traffic movement	This would see further increase of traffic to area on a road network which is already at capacity.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	The line of development would need to be pulled in from the west so that the line is past Oakley Street. Any development would not be permitted to be of a standard form. Large scale box units would not be acceptable. Materials will need to be well considered, ensuring that the use of large scale steel sheeting or cladding are not permitted. The layout would also need to ensure that it is well divided and the massing broken up.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The development should ensure that it is located to the mid band of the plot. The existing trees on the site should be retained at all costs as they assist with natural buffering with views looking onto the Conservation Area. Any trees which are required to be removed shall be replaced with semi-mature trees of a native species. Additional planting will be required along the road frontage
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable subject to, line of development would need to be pulled in from the west so that the line is past Oakley Street. Any development would not be permitted to be of a standard form. Large scale box units would not be acceptable. Materials will need to be well considered, ensuring that the use of large scale steel sheeting or cladding are not permitted. The layout would also need to ensure that it is well divided and the massing broken up. The development should ensure that it is located to the mid band of the plot. The existing trees on the site should be retained at all costs as they assist with natural buffering with views looking onto the Conservation Area. Any trees which are required to be removed shall be replaced with semi-mature trees of a native species. Additional planting will be required along the road frontage
Site	Land north of Aitken Street, Irwell Vale – Green Belt release – Parcel 35
Description of site	The site is located to the north east of the hamlet of

	<p>Irwell and immediate east of the water treatment plant. There is a narrow strip of mature trees to the southern boundary. The site is constrained by the River Irwell to the west of the site.</p>
<p>Heritage assets potentially affected</p>	<p>Irwell Vale Conservation Area</p>
<p>Significance</p>	<p>The Irwell Vale Conservation Area was first designated in 1974 with the area being recognised for its special significance historically, architecturally and socially. The area had an Article 4 Direction instated to positively manage the area. Within the Conservation Area there are two rows of Terraces Cottages which are group Listed at Grade II:</p> <p><i>5/86 Nos. 2 to 24 (even) - GV II</i></p> <p><i>Includes Nos. 7 to 11 Aitken Street. Row of 12 millworkers' cottages, c.1833, with returned end including 3 others on Aitken Street; restored. Coursed sandstone, slate roof with ridge chimneys. Each cottage has board door with plain surround, one top hung casement window on each floor (imitating sashes), except No.12 which has altered doorway with side window, and No.8 which has 2 windows at 1st floor; and No.10 a doorway altered as a window. Some tie plates in the middle of the two. Return wall of No.2 has 3 other small windows, otherwise this part matches the rest. Item forms group with matching row facing on other side of street (Nos. 1 to 21, q.v.).</i></p> <p><i>5/85 Nos 1 to 21 (odd) - GV II</i></p> <p><i>Includes Nos. 1 to 5 Aitken Street. Row of eleven millworkers' cottages, dated 1833 on datestone of No.1, with returned end including 4 others on Aitken Street; restored. Coursed sandstone, slate roof with ridge chimneys. Each cottage has board door with plain stone surround, one sashed window on each floor, moulded stone gutter brackets. No.1 (shop) has larger ground floor window with coupled top hung casements imitating sashes, and at 1st floor above the door a datestone inscribed IRWELL VALE. No. 1 to 5 Aitken 1833 Street have top-hung casements imitating sashes. Item forms group with matching row facing on other side of street (Nos. 2 to 24, q.v.).</i></p> <p>The site also site borders the historic railway line of which holds high significance to the area.</p>

Contribution site makes to significance	The site as noted is the to the north east of the Conservation Area, however the site does in part fall into the Conservation Area and border it. The site does fall into important views and site lines.
Possible impact of loss of site and development on significance of asset	The site is developed would have the potential to impact upon the setting of the Conservation Area. As set out site falls into important views and site lines.
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	The site would not be developable to the southern side of the plot (see appendix mapping) and would be restricted to the northern end only. Housing would be restricted to two stories only, no use of dormer or roof extensions. The houses should look to the local vernacular for examples and should ensure that the materials are appropriate making use of natural stone and natural slate. The layout should ensure that it does not form the layout of a modern housing cul-de-sac development as this would appear alien in situ.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	As noted development would be restricted to the north of the site to protect the important views out of the Conservation Area. There will need to be a detailed landscaping plan for the site, including a landscaping buffer to the south of the development line to ensure that the built form is softened.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	<p>Could be acceptable so long as the mitigation is adhered to. The site would not be developable to the southern side of the plot (see appendix mapping) and would be restricted to the northern end only. Housing would be restricted to two stories only, no use of dormer or roof extensions. The houses should look to the local vernacular for examples and should ensure that the materials are appropriate making use of natural stone and natural slate. The layout should ensure that it does not form the layout of a modern housing cul-de-sac development as this would appear alien in situ.</p> <p>As noted development would be restricted to the north of the site to protect the important views out of the Conservation Area. There will need to be a</p>

	detailed landscaping plan for the site, including a landscaping buffer to the south of the development line to ensure that the built form is softened.
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Site	Land off Hill St and Wall Bank Lane, Whitworth – Sub Parcel 74
Description of site	
Heritage assets potentially affected	No predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	