

Local Plan – Regulation 24
First Tranche Consultation on Examination Library 8
Responses Received
Part 1 of 2 – Respondents 1 to 104
December 2020



Rossendale
BOROUGH COUNCIL

Table of Contents

Table Showing Actions, Policies & Allocations Addressed in Responses ...	1	Alan R Heyworth	90
Gary Cunliffe	8	P M Cadogan	91
Highways England	9	Edna Crowther	92
L Meigh	10	Sharon Simcock	93
Suzanne Haworth & Charles Firth	11	Angela Rawson	95
K Howieson	14	Lynn Cavanagh	97
Debbie Jordan	15	Kyle Hewitt	99
Elaine & Darren Ozard	17	Brian Walsh	100
Aldyth & Bill Kitchin	18	Judith Fletcher	101
Ann Doyle-Nicholls	19	Joanne Starbuck	
Claire Banfield	20	Ashton & Francois Kinowski	102
Jacquie Butler	21	Gianmarco	104
David Evans	23	John M T Howat	105
Stacey Dixon	25	Christine Balshaw	107
Mike Johnson	26	Janette Cassidy &	
David & Debbie Barlow	27	Garry Flynn	109
Greg Fitchett	29	Elizabeth Tighe	110
Caroline & Peter Holt	32	Susan Halliday	112
Stephen Holt	35	Martin	113
Stefanie Joesbury	40	Charles Ault	115
James Ellis	42	Sport England	118
Mr. C.K.Cadogan	43	HBF	120
Jan Dodgeon	46	Mark Frost	124
Kathryn Jones	47	Trevor Pritchard	125
Dr S Azfar	48	Joyce Livesey	126
Anne Bostock	52	Michael Shepherd	127
Mrs A J Heyworth	53	Tony Chilton	128
Kealey Dermody	54	Allyson Kyme	130
Sheila & Matt Goodwin	55	Linda Barker	131
Jeremy Schofield	56	Homes England	133
Alan and Sylvia Nutall	57	Andrew Kyme	135
Judith & David Lord	58	Lisa & Sean Vincent	137
Paul & Alison Nixon	59	Thomas Hobson	138
Julie Anne Harding	60	Save Townsend Fold	
Clare Round nee Thompson	62	Green Space	139
Julie Woodrup	63	Kathleen Seal	146
Sandra and Tom Navesey	64	David Parke	150
Ardelia Burke	65	Pete Ackerley	153
Historic England	66	Harold Lord	154
Mark Hannan	67	C.M. McDermott	155
Claire & Andy Walsh	68	Philip Hargreaves	158
Sue Styles	69	Ian & Patricia	
MCI Developments Ltd	70	Jacqueline Boswell	160
CR & E McGinley	81	J Hanson	161
Yvonne Peach	83	Gavin Bridge	162
Betty Hoyle	84	Bob Crawford	164
Bev Cook	85	Callum Bridge	165
Clare Atherton	86	Sarah Bridge	166
Celia Thomas & Jerry Dodd	87	Helen Cordingley	168
Sally McAdam	88	Gillian Fielding	170
Linda and Harry Dutton	89	Rossendale Civic Trust	172
		Kathy Fishwick	178

Will Firth	179	Daniel Connolly	415
Julie Walton	180	John McGuinness	416
Anne McKown	181	Max Derbyshire	417
Edenfield Community		Turley (Peel L&P)	419
Neighbourhood Forum	185	Heather Metcalf	429
John Newcombe (FOMBCC)	351	Pegasus (Taylor Wimpey Ltd)	430
Nigel Morrell (NAF)	353	Hollins Strategic Land	450
Hourigan Connolly (B&E BOYS Ltd) ...	356	Stuart Davies	563
Hourigan Connolly		Chris Dance	564
(Mr N. Teague and Mr K Skillin)	388	Patricia	566
Ian Francis	403	Mr and Mrs R Aindow	567
Alan Rawsterne	406	LCC School Planning Team	568
Manchester Airport	408	Sarah and John Goggins	573
B Mason	409	James A Attwood	574
Dr Chris Woods	410	United Utilities	575
Dr Falmai Binns	412	Table Showing Sumamry of Key Issues Raised from Responses Received	577
Nigel Dawson	414		

Table Showing Actions, Policies & Allocations Addressed in Responses

Comment Reference	Name	Status	Action Reference	Site Allocation or Policy Reference	Objection / Support
1	Gary Cunliffe	Resident	8.6	N/A	Object parcel 62/65 removal from GB
2	Highways England	Statutory Consultee	N/A	N/A	N/A
3	L Meigh	Resident	8.2 / 13.2	H69	Objection
4	Suzanne Howarth	Landowner / Developer / Planning Agent	15.9	NE4	Object allocating land
5	Ken Howieson	Landowner / Developer / Planning Agent	1.3; 8.7	Rejected Site	N/A
6	Debbie Jordan	Resident	15.9	NE4	Objection
7	Karen Dixon	Resident	15.9	NE4	Objection
8	Elaine & Darren Ozard	Resident	15.9	NE4	Objection
9	Aldyth & Bill Kitchin	Resident	15.9	NE4	Objection
10	Ann Doyle-Nicholls	Resident	15.9	NE4	Objection
11	Claire Banfield	Resident	15.9	NE4	Objection
12	Jacquie Butler	Resident	15.9	NE4	Objection
13	Gaynor Lawson	Resident	15.9	NE4	Objection
14	David Evans	Resident	15.9	NE4	Objection
15	Steve Entwistle	Resident	15.9	NE4	Objection
16	Stacey Dixon	Resident	15.9	NE4	Objection
17	Michael Johnson	Resident	15.9	NE4	Objection
18	David & Debbie Barlow	Resident	8.2 / 13.2	H69	Objection
19	Greg Fitchett	Resident	15.9	NE4	Objection
20	Caroline & Peter Holt	Resident	15.9	NE4	Objection
21	Steve Holt	Resident	15.9	NE4	Objection
22	Stephanie Joesbury	Resident	15.9	NE4	Objection
23	Olli Parkinson	Resident	15.9	NE4	Objection
24	James Ellis	Resident	15.9	NE4	Objection
25	Christopher Cadogan	Resident	15.9	NE4	Objection
26	Jan Dodgeon	Resident	8.10 / 15.9	NE4	Support
27	Kathryn Jones	Resident	8.10 / 15.9	NE4	Support
28	Dr Saj Azfar	Resident	15.9	NE4	Objection
29	Anne Bostock	Resident	15.9	NE4	Objection
30	Anita Heyworth	Resident	10.7	H39	Objection
31	Keyley Dermody	Resident	10.7	H39	Objection
32	Sheila & Matt Goodwin	Resident	10.7	H39	Objection

Comment Reference	Name	Status	Action Reference	Site Allocation or Policy Reference	Objection / Support
33	Jeremy Schofield	Resident	10.7	H39	Objection
34	Alan & Sylvia Nutall	Resident	15.9	NE4	Objection
35	Judith Lord	Landowner / Developer / Planning Agent	15.9	NE4	Objection
36	Paul Nixon	Resident	10.7	H39	Objection
37	Julie Harding	Resident	10.7	H39	Objection
38	Clare Round	Resident	10.7	H39	Objection
39	Julie Woodrup	Resident	15.9	NE4	Objection
40	Sandra & Tom Navesey	Resident	8.3 & 8.4 / 10.7	H39	Objection
41	Ardelia Burke	Resident	10.7	H39	Objection
42	Historic England	Statutory Consultee	N/A	N/A	N/A
43	Mark Hannan	Resident	8.3 & 8.4 / 10.7	H39	Objection
44	Clair & Andy Walsh	Resident	10.7	H39	Objection
45	Sue Styles	Resident	8.3 & 8.4 / 10.7	H39	Objection
46	MCI Developments	Landowner / Developer / Planning Agent	8.3 & 8.4 / 9.5	H18	Support
47	CR & Elaine McGinley	Resident	10.7	H39	Objection
48	Yvonne Peach	Resident	10.7	H39	Objection
49	Bev Cook & B Hoyle	Landowner / Developer / Planning Agent	15.9	NE4	Objection
50	Clare Atherton	Resident	15.9	NE4	Objection
51	Celia Thomas & Jerry Dodd	Resident	8.3 & 8.4 / 10.7	H39	Objection
52	Sally McAdam	Resident	15.9	NE4	Objection
53	Linda & Harry Dutton	Resident	10.8	H40	Objection
54	Alan Heyworth	Resident	10.7	H39	Objection
55	Pat Cadogan	Resident	15.9	NE4	Objection
56	Edna Crowther	Resident	10.7	H39	Objection
57	Sharon Simcock	Resident	15.9	NE4	Objection
58	Angela Rawson	Resident	8.3 & 8.4 / 10.7	H39	Objection
59	Lynn Cavanagh	Resident	8.3 & 8.4 / 10.7	H39	Objection
60	Kyle Hewitt	Resident	15.9	NE4	Objection
61	Brian Walsh	Resident	15.9	NE4	Objection
62	Judith Fletcher	Resident	15.9	NE4	Objection
63	Joanne Starbuck Ashton & Francois Kinowski	Resident	8.3 & 8.4 / 10.7	H39	Objection
64	Gianmarco Gratino	Resident	15.9	NE4	Objection
65	John Howat	Resident	15.9	NE4	Objection
66	Christine Balshaw	Resident	10.7	H39	Objection
67	Janette Cassidy & Garry Slynn	Resident	10.7	H39	Objection

Comment Reference	Name	Status	Action Reference	Site Allocation or Policy Reference	Objection / Support
68	Elizabeth Tighe	Resident	10.7	H39	Objection
69	Susan Halliday	Resident	10.7	H39	Objection
70	Martin Yates	Resident	11.1	H47	Objection
71	Charles Ault	Resident	8.3 & 8.4 / 10.7	H39	Objection
72	Sport England	Statutory Consultee	17.1		Support
72	Sport England	Statutory Consultee	11.3	H52	Objection
73	Home Builders Federation	Landowner / Developer / Planning Agent	4.2	HS8	Objection
74	Mark Frost	Resident	8.3 & 8.4 / 10.7	H39	Objection
75	Trevor Richard	Resident	10.7	H39	Objection
76	Joyce Livesey	Resident	15.9	NE4	Objection
77	Michael Shepherd	Resident	10.7	H39	Objection
78	Tony Chilton	Resident	10.7	H39	Objection
79	Allyson Kyme	Resident	15.9	NE4	Objection
80	Linda Barker	Resident	15.9	NE4	Objection
81	Homes England	Statutory Consultee	N/A	N/A	N/A
82	Andrew Kyme	Resident	15.9	NE4	Objection
83	Lisa & Sean Vincent	Resident	10.7	H39	Objection
84	Thomas Hobson	Resident	13.2	H69	Objection
85	Save Townsend Fold	Resident Association	15.9	NE4	Objection (Petition)
86	Kathleen Seal	Landowner / Developer / Planning Agent	15.9	NE4	Objection
87	Christopher Cadogan (duplicate of 25)				
88	David Parkes	Resident	15.9	NE4	Objection
89	Pete Ackerley	Resident	8.3 & 8.4 / 10.7	H39	Objection
90	Harold Lord	Resident	10.7	H39	Objection
91	CM McDermott	Resident	13.2	H69	Objection
92	Phil Hargreaves	Resident	15.9	NE4	Objection
93	Ian & Patricia Boswell	Resident	10.7	H39	Objection
94	J Hanson	Resident	10.7	H39	Objection
95	Gavin Bridge	Resident	10.7	H39	Objection
96	Bob Crawford	Resident	15.9	NE4	Objection
97	Callum Bridge	Resident	8.3 & 8.4 / 10.7	H39	Objection
98	Sarah Bridge	Resident	8.3 & 8.4 / 10.7	H39	Objection
99	Helen Cordingley	Resident	15.9	NE4	Objection
100	Gillian Fielding	Resident	15.9	NE4	Objection

Comment Reference	Name	Status	Action Reference	Site Allocation or Policy Reference	Objection / Support
101	Rossendale Civic Trust	Resident Association	15.9/ 10.7	NE4/ H39	Objection/ Objection
102	Will Firth	Resident	15.9	NE4	Objection
103	Julie Walton	Resident	10.7	H39	Objection
104	Anne McKown	Resident	16.2	ENV7	N/A
105	Edenfield Community Neighbourhood Forum ECNF	Neighbourhood Forum	1.2	N/A	Objection
105	ECNF	Neighbourhood Forum	1.3	N/A	Objection
105	ECNF	Neighbourhood Forum	5.3	EMP2	Objection
105	ECNF	Neighbourhood Forum	8.1	H72	Object to H72
105	ECNF	Neighbourhood Forum	8.3 & 8.4	H72	Object to H72
105	ECNF	Neighbourhood Forum	8.5	H72	Neutral
105	ECNF	Neighbourhood Forum	8.6	H72	Object to H72
105	ECNF	Neighbourhood Forum	8.7	HS2	Object to H72
105	ECNF	Neighbourhood Forum	8.10	H72	Objection
105	ECNF	Neighbourhood Forum	8.12	HS2 and EMP2	Objection
105	ECNF	Neighbourhood Forum	19.6	Housing Trajectory / Housing Land Supply	Object
105	ECNF	Neighbourhood Forum	19.7	Housing Trajectory / Housing Land Supply	Support
106	John Newcombe - The Friends of the Moorlands Bury & Rochdale	Resident Association	16.2	ENV7	N/A
107	Nigel Morrell - Norden Area Forum	Resident Association	16.2	ENV7	N/A
108	Hourigan Connolly (B&E Boys)	Landowner / Developer / Planning Agent	11.3	H52	Objection
108	Hourigan Connolly (B&E Boys)	Landowner / Developer / Planning Agent	8.1 and 15.5	M3	Objection
108	Hourigan Connolly (B&E Boys)	Landowner / Developer / Planning Agent	8.1, 8.7 and 1.3	SHLAA16253 - Riverside Business Park Extension	Objection
108	Hourigan Connolly (B&E Boys)	Landowner / Developer / Planning Agent	8.1 and 8.7	EE30	Objection
109	Hourigan Connolly (Mr Teague & Mr Skillin)	Landowner / Developer / Planning Agent	8.1 and 8.7 / 8.12	SHLAA16268 - Land at Elm Street	Objection
110	Ian Francis	Resident	10.7; 8.3 / 8.4	H39	Objection
111	Alan Rawsterne - Member of Rooley Moor Neighbourhood Forum	Neighbourhood Forum	16.2	ENV7	Neutral
112	Manchester Airport	Business	N/A	N/A	N/A
113	B Mason	Resident	10.7	H39	Objection
114	Dr Chris Woods	Resident	8.2/ 16.1 / 16.2	ENV9/ ENV7	N/A

Comment Reference	Name	Status	Action Reference	Site Allocation or Policy Reference	Objection / Support
115	Dr. Falmai Binns - The Friends of the Moorland for Rossendale, Rochdale & Bury	Resident	16.2	ENV7	N/A
116	Nigel Dawson	Resident	10.7	H39	Objection
117	Hourigan Connolly (Chis Stafford)	Landowner / Developer / Planning Agent	10.8	H40	Support
117	Hourigan Connolly (Chis Stafford)	Landowner / Developer / Planning Agent	19.8	H43	Support
118	John McGuinness	Resident	15.9	NE4	Objection
119	Max Derbyshire	Resident	N/A	H6	Objection
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	N/A	N/A	Neutral
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	2.3	SS	Object
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	N/A	EMP1	Neutral
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	N/A	HS1	Object
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	N/A	N/A	Neutral
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	N/A	ENV7	Neutral
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	1.2	N/A	Support
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	1.3		Object
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	4.2		Object
120	Turley (Peel L&P)	Landowner / Developer / Planning Agent	8.1 and 8.7	SHLAA16395	Object
121	Turley (Peel L&P)	Landowner / Developer / Planning Agent	8.1 and 8.7	SHLAA16258	
122	Turley (Peel L&P)	Landowner / Developer / Planning Agent	8.1 and 8.7	SHLAA16249	Object
122	Turley (Peel L&P)	Landowner / Developer / Planning Agent	8.5	N/A	Neutral
122	Turley (Peel L&P)	Landowner / Developer / Planning Agent	8.6	N/A	Neutral
122	Turley (Peel L&P)	Landowner / Developer / Planning Agent	8.10	N/A	Support
122	Turley (Peel L&P)	Landowner / Developer / Planning Agent	8.12	N/A	Object
123	Turley (Peel L&P)	Landowner / Developer / Planning Agent	16.1	ENV1	Object
123	Turley (Peel L&P)	Landowner / Developer / Planning Agent	16.2	ENV7	
123	Turley (Peel L&P)	Landowner / Developer / Planning Agent	19.7	N/A	Support
121	Heather Metcalf	Resident	10.7	H39	Objection
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	1.3		Support
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	4.2	HS8	Object
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	8.3 & 8.4		Support
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	8.5		No comment
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	8.10		No comment
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	8.12		Support
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	16.1		Object
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	18.1		Support
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	19.6		Support
122	Pegasus (Taylor Wimpey)	Landowner / Developer / Planning Agent	19.7		Support

Comment Reference	Name	Status	Action Reference	Site Allocation or Policy Reference	Objection / Support
123	Hollins Strategic Land	Landowner / Developer / Planning Agent	1.3	H13	Neutral
123	Hollins Strategic Land	Landowner / Developer / Planning Agent	8.1	H13	Neutral
123	Hollins Strategic Land	Landowner / Developer / Planning Agent	8.2		Object
123	Hollins Strategic Land	Landowner / Developer / Planning Agent	8.12		Object
124	Stuart Davies	Resident	16.2	ENV7	Support
125	Christopher Dance	Resident	19.8	H42/ H43	Objection
126	Patricia Dance	Resident	19.8	H42/ H43	Objection
127	Mr & Mrs Aindow	Resident	15.9	NE4	Objection
128	LCC Education	Statutory Consultee	1.2	N/A	Neutral
129	Sarah & John Goggins	Resident	10.7	H39	Objection
130	James Attwood (LATE)	Resident	10.7	H39	Objection
132	United Utilities (LATE)	Landowner / Developer / Planning Agent	8.6 / 8.2 / 8.10 /13.2	H69	Support

hi in regards to the land in shawfort,

plot 62.

the land on the side of old lane which you have identified to release isn't big enough to have housing on when you factor in the fill in that was placed when it was landscaped years ago to hide the old quarry face, on top of that you have badgers, rabbits and deer living in the wooded area you would have to impact on as well as the fact the land is semi boggy most of the year as it acts as a sponge for the run off from the hills. it would be a bad idea to release this as well as dangerous when you factor in people parking on the road changing a slim two lane highway down to one.

plot 65

ok to be blunt half of this parcel of land isn't usable for starters as its a steep hill running off from the old railway line (now cycle way) which has already suffered a large land slip a few years ago due to water run off.

now at the bottom of old lane the lowest section of land running along the side of cowmn st, floods a lot, and the land running alongside the main road acts as another natural sponge for run off, building on there would mean a lot more water being dumped in to the tiny river as well as causing dangerous parking possibility on the main road depending on placement of the potential houses. as well as accidents due to the fact people speed up and down this stretch of the road in excess of 70mph.

as for the land in between the cycle way/old railway line and old lane it isn't usable for new homes due to the total lack of access and the make up of the ground being land scapped in the late 80's it is now full of wildlife, many mammals including rabbits, badgers and deer. as well as various nesting birds.

Overall neither of these parcels should be released due to ecological and the potential of accidents due to even more cars being crammed into a village with a big problem with parking now.

gary cunliffe.

REDACTED

Dear Sir / Madam,

Thank you for notifying us of this.

We note that so far, the Council has not yet responded to any of the Actions set out by the Inspector on matters that Highways England is involved with. Consequently, we have no comments at this stage in response to this particular consultation.

Please contact me if you would like to discuss anything about this email.

Kind regards,

Warren Hilton, Assistant Spatial Planner

Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD

Web: www.highwaysengland.co.uk.

The proposed plans for houses to be built are concerning as there are quite a lot of underground pipes in the area which supply water to Whitworth. The ground at this time of year is saturated coupled with the possibility of an accident as with Whaley Bridge MUST be considered. At times the overflow from Cowm Reservoir is very active & runs to the River Spodden. Flooding has happened. I'm glad there is a substantial wall & the overflow between my home and the reservoir. In addition these houses would be another burden to Whitworth's overstretched amenities & traffic would help to overburden Tong End. It's seems wrong that a beauty spot will lots of trees & wildlife be spoiled. My view is that Whitworth has plenty of empty buildings which could be brought back to life & areas such as this left for ALL to enjoy.

Regards

L. Meigh
REDACTED

Sent from my iPad

REDACTED

28th October 2020

Nathaele Davies
The Business centre
Futures Park
Newchurch Road
Bacup
OL13 OBB

Dear Nathaele,

RE: NE4 Extension of New Hall Hey

Thank you for your letter requiring a response as to our ownership of land and if we are willing to allocate the land for development.

We do own the pockets of land shown on your map plus an area which was not accounted for. Kathleen Seal our neighbour also owns the area that I have shaded in black.

We are not willing to allocate our land for development.

It is heart-breaking that you want to destroy this picturesque area of Rossendale for development. An area which was protected green belt land to prevent the exact thing you want to do: 'urban sprawl'. This area should be protected and not used for development.

This area is the only accessible bit of open countryside for all the residents in Townsend Fold. The scenic path to Rawtenstall is used by hundreds daily including people with prams and bikes.

I believe Rawtenstall is trying to be classed as a 'tourist area'. This area is an asset to the open countryside of Rawtenstall. The number of people who have used this path during lock down has been staggering. It promotes health and well-being by getting people walking instead of driving.

I do hope that if any development goes ahead that you will respect this area of beauty and maintain some openness and countryside for Townsend Fold people to continue to enjoy.

Yours sincerely,



Suzanne Haworth and Charles Firth

LAND OWNERSHIP
NEW EMPLOYMENT SITE ALLOCATION

NE4 EXTENSION OF NEW HALL HEY, RAWTENSTALL

Rossencwe VaHey

Hor•oe-GSs•

Flo-co

0

3/ 90 o

Land ownership
REDACTED

sher

(c)

Crown copyright and
database

0.08647

kilometres

[2020] os [100023294Jûl Scale: 112.502

c,.f.xe_ s-eœ-,k

Hi,

as the owner of Land to the west of Burnley Road Loveclough Rossendale Lancashire BB4 8QY, I find it difficult to understand why this piece of land has not been at least included in the @assessment of reasonable alternative sites' when :

1. I asked it to be,
2. when the site behind the Glory Pub has been considered
3. On previous SHLAA assessments it has scored extremely high.

Please explain why it was not included.

I feel at this stage I have no alternative but to make a complaint as I feel victimised due to a previous planning application, the local LVRA are against it and the head of Rossendale Council is the ward Councillor for the area and she is against it - all of which is no reason not to include it as the land should be at least considered on the basis of the other sites selected and accept or dismissed under the review.

Please respond before the end of the consultation period 01/12/2020.

Regards

K Howieson

REDACTED

Hi

I'm writing to strongly object to the extension of the new hall hey industrial site.

The impact of the extension upon the beautiful riverside walk will be awful.

The area is a haven for wildlife.. I often see herons.. Kingfishers and wagtails on my walks.

The path has been there as long as I can remember.. Its well used by walkers and cyclists of all ages.

In these difficult times I have walked by the river daily and these walks are vital to my well being. And I'm sure to the well being of all the people who I pass by on this popular walk.

Please reject this application.. This little oasis loved by many people.

Regards

Debbie Jordan

Sent from my Huawei phone

Please accept this email as an objection to the subject proposed above.
The land and footpath by the river around the proposed extension is a well used area with
walkers, dog walkers and cyclists. This is an erosion of the countryside for financial gain as a
result of increased consumerism.
This area should be protected and reinstated as part of the Irwell Trail. A nice cafe area would
do well as a local enterprise.

Don't do it RBC
REDACTED

Get [Outlook for iOS](#)

On Sun, 8 Nov 2020, 10:12 Elaine O, <REDACTED> wrote:

We oppose the extension to the new hall hey business park as the area outlined for building on is a well walked and utilised public area. Any development on this site would not enhance the local area but would be an eyesore on one of the main entrances to Rawtenstall as well as adding more traffic to a very busy road and surrounding area. In normal times, without a pandemic, Rawtenstalls roads are an overcrowded nightmare and it can take ages to get from one area of Rawtenstall to another.

Why take away the green areas that people use to walk on and enjoy local wildlife when the old Kwik Save building, amongst others in Rawtenstall, are being left to rot? It doesn't make economic sense unless more money can be made by removing trees, which are strongly needed to help with air pollution, than by reusing empty existing buildings, mills and shops. We think this should be reconsidered and leave us with our lovely walks and countryside which by the way, people also travel here to see, which in turns helps the local economy.

Elaine & Darren Ozard

REDACTED

----- Forwarded message -----

From: Aldyth Kitchin **REDACTED**
Date: Sun, 8 Nov 2020 at 13:34
Subject: Proposed extension to the New Hall Hey Industrial Park
To: forward.planning@rossendalebc.gov.uk <forward.planning@rossendalebc.gov.uk>

I wish to put forward an objection to this proposal on the grounds that this is a very well-used 'public' place with opportunities for walking very local to the town centre. So many people use this area as it is so accessible, often people who don't drive or don't necessarily wish to walk very far. We have got to the point where our countryside and rights of access are being continually eroded. Lets have some councillors/etc who are willing to consider the people rather than the financial gain for a change!!!

Yours sincerely, Aldyth & Bill Kitchin **REDACTED**

Sent from [Mail](#) for Windows 10

I would like to object to this extension of the industrial estate due to the destruction of the very popular riverside path/walk as this is green belt land. The public have had access to this land for years and should continue.

Regards
Ann Doyle-Nicholls

Sent from my iPhone

Comments to RBC on the proposed extension plans to New Hall Hey Industrial Park

I would like to voice my **objection** to these plans.

The footpath which runs by the river is one of the few flat, accessible places to walk. Many people, young and old, use this footpath. During the first lockdown, the walkers helped to clear the washedup debris along the banks of the river, as well as starting one of the popular stone/pebble snakes by the side of the path, showing how much they value and care for this walkway.

I use this footpath frequently walking my dog. With the current closure of our gyms and sports centres, and the government's assertion that it cares about our mental health, I find it incredibly short-sighted that RBC is **putting money before the welfare** of its constituents.

I have seen deer and kingfishers on my walks along this path: they, too, will be badly served by RBC's proposed extension plans.

I would ask you to rethink your proposals and leave the footpath alone.

Claire Banfield

Dear sirs

I am writing to appeal against any proposal for this area of land to be developed. There has already been a massive amount of development around this area and any further development should be declined.

This area of land is frequented by an inordinate amount of dog walkers, walkers and runners and is unique in its safety due to there being little incline.

I myself have used this land on numerous occasions and have witnessed every time a large number of other people enjoying the area. I have also seen wildlife such as deer, owls, bats and a kingfisher along the river which runs at the edge of the land.

To develop this land would be a travesty and would at the detriment to the local people and the local wildlife.

Kind regards

Jacquie Butler
REDACTED

Get [Outlook for Android](#)

I am alarmed that this path is to be considered to be incorporated into the retail park.
As our Borough council you must reject this and save what's left of one of our few escapes on
foot from the valley in countryside. Please...have some vision!

I wish to object to Extension to New Hall Hey Industrial Park on the grounds that The extension would result in the loss of the open field area where the popular riverside path runs from The Holme to Riverside Gym. This beautiful, popular area, which is green belt, would be destroyed and the existing PRoW along the river should be retained and enhanced, particularly to strengthen links between the site and the wider Green Belt. This could include additional planting along the routes, particularly to screen the new development. Opportunities to create a continuous footpath link along the river should be explored, particularly to connect with the riverside walk to the south of the site, as well as creating or enhancing existing paths following the river to the east of the allocation.

Yours truly
David Evans (Council Tax payer)

I wish to object to the proposed extension that would see the popular riverside path built upon between New Hall Hey and Holme Lane. I regularly use the path and it is a lovely countryside walk forming part of the sculpture trail walk along the River Irwell between Bacup and Bury. To lose this would lose one of the more accessible walks from Rawtenstall town centre and further inhibit availability of accessible and free leisure, exercise and countryside to local people.

Sent from my iPhone

Good Evening

I would like to voice concern over planned development of the land in rawtenstall known best as the Groundwork. I truly believe this would upset a large number of people in the area.

I have grown up playing in this area and now older regularly walking there. Its a beautiful place to walk and take in the scenery. I often use the grounds as a short cut to the industrial estate to take a more scenic route than Bury Road.

This is one of the only local areas in Rawtenstall other than Whitaker Park, which isn't as open spaced and full of kids playing...to be able to exercise and enjoy time outside in nice surroundings.

There are residents in the area that would be impacted significantly by the work needed, machinery needed and disruption caused to a great degree. Not to mention Holmswood Park who overlook the area at the moment, what would they have to look on to with the development? Would it affect their house prices? Would it make it a less desirable place to live? Those using lancs railway would no longer be able to take in Rawtenstall scenery as they go by, instead looking on to something industrial and unappealing.

All age groups use this land for enjoyment or easy commute and it is a real shame to remove that land and build on it. There is lots of wildlife there, deer and foxes and the Herons and where would they now go? They have homes there. Why is the council intent on destroying the beautiful scenery of the rossendale valley to build on it and bring chain after chain of supermarket, fast food and clothing? Is it needed? No. Bury and Manchester are within very reasonable distance and local businesses provide boutique experiences that get shattered when the council brings these chains.

I ask this is reconsidered along with the impact to the local people that love and use the area, visitors that come far and wide to ride east lancs railway and enjoy the area, the wildlife that live there that would be destroyed and home owners that would potentially see devalue in their properties as a result of the view.

Money would be better spent improving the walkway, cleaning Irwell River, and revamping the places to sit and enjoy the view as you walk through.

Please please please listen to the local people and dont take away another open space in Rawtenstall.

Kind regards
Stacey Dixon
REDACTED

Get [Outlook for Android](#)

Rossendale Borough Council are proposing to develop on Groundworks, and currently accepting comments on the extension in their forward plan. The extension would result in the loss of the open field area where the popular riverside path runs from The Holme to Riverside Gym. This beautiful, popular area, which is green belt would be destroyed. The amount of people that use this path is staggering and it would be a huge loss to the area.

I wish to object to the proposed development.

1. The increased traffic will present major problems to an already congested area
2. Green belt area should not be damaged
3. Thousands of people including myself and family members use this for close daily exercise with a rural feeling and ability to have fresh air which will be closed if this development goes ahead.
4. I fear an increased danger of flooding if alterations are made to the surrounding area to the river where our houses on Holme bank have already been subject to flooding

Mike Johnson

REDACTED

REDACTED

The Forward Planning Team
The Council Offices
Futures Park
Bacup
OL13 0BB

12th November 2020

Re: H69 – Emerging Local Plan – Cowm Water Treatment Works, Whitworth

To whom it may concern

Again, we are writing to you as a matter of concern having been informed of potential development to Cowm Water Treatment Works and would like to express our objections to any plans being considered.

There are a number of reasons for our objections:

1. In the wake of events at *Whaley Bridge, Derbyshire and the problems with the dam wall, would it be such a wise decision to start interfering with the structure around the base of the reservoir as this could interfere greatly with the whole infrastructure. Also beneath the land intended for development is an underground reservoir and also two huge open settlement tanks. What would become of these!! and in view of annual complaints of water, why is it not being considered to re-open Cowm Reservoir, as a working one.*

The land in question sits at the base of step moorland and is a natural soak away for any rainwater coming off the hillside. We ourselves live at the base of the hillside and the land drains situated there are not maintained and consequently water comes off the hillside and comes under the road surface making them crumble (not maintained very well. Potholes filled with a blob of tarmac which comes away due to residue water & leaving gaps between pavement & road) and gardens constantly saturated. This proposed development would only add to the problem.

What is proposed to happen with the overflow from the reservoir and the adjoining tributary, which joins a stream between the back of houses on the Cowm Park Estate and eventually becomes the River Roch??

2. The proposed area is Green Belt land and is classed as a “Natural Area of Beauty” with many people visiting. Government Planning Policy is supposed to protect Green Belt Land, except for exceptional circumstances. What are the exceptional circumstances in this case, other than United Utilities wanting to sell off the land to some developers and build houses. There are buildings within the vicinity that are listed and would be affected by this. Also, there is an area of land which contains “Tree for Life” where people have had a tree planted as a memorial to loved ones who have passed away and visit them as an act of remembrance. This area is next to what may be the entrance to the proposed development and is only very narrow with a small bridge which wouldn’t be strong enough or wide enough for a constant stream of heavy traffic and equipment.
3. As an area of Great Natural Beauty, there is a haven of wildlife which are protected species i.e. Deer, Badgers, Bats, Herons and certain birds on the red list. Also growing are extremely

rare English Bluebells. Any development on this land would be devastating to the wildlife, some of which are in decline.

4. As a Valley, the infrastructure is already stretched. Schools & Doctor's Surgeries struggle for spaces and appointments. There is only one main road through Whitworth, which at peak times is congested & even more so when there are major roadworks. This will not be helped by further housing and subsequent traffic using it.

We know houses have to be built, but there must be more appropriate places to do this than on an area of Natural Beauty with all the problems associated with the reasons mentioned above. It is for these reasons that we strongly object to the proposed plan regarding Cowm Water Treatment Works.

Yours faithfully

David & Debbie Barlow

GREG FITCHETT

REDACTED

Email: - **REDACTED**

Mobile:- **REDACTED**

Rossendale Borough Council

Forward Planning Team

Bacup

Lancashire

30th November 2020

BY email to: - <mailto:forwardplanning@rossendalebc.gov.uk>

Dear Sirs,

I refer to the proposed change in use of the Forward Planning Proposal for the area by Harman Mill / Townsend Fold Rawtenstall (NE4 and area 18)

The proposed change to employment land is based on the proposal provided by your retained consultants that state since the development at New Hall Hey has progressed, this would allow easier access to the main A56.

In essence this may be true. However, the route through the industrial estate being constructed would reduce dramatically car parking and current vehicle access to the site. Proposed development along the side of the riverbank would require the further destruction of woodland. Further with the main Gas / Power pipelines below this field potentially 30% of the space proposed could not be used. Additionally, the power cables coming to / from the substation on Townsend Fold would potentially need raising again creating an eye sore for the community.

You will be aware that since November 11th the local community have started to raise the profile of our concerns and this has created an IMMENSE response in support of our actions.

The area in question is the last GREEN AREA between Rawtenstall and the A56. The creation of an employment area on the proposed land I do accept would bring LIMITED employment to the area. The current units have, to the best of my knowledge created SEVEN JOBS and those are in Screw Fix. The other operational site relocated (and it could be said they would have located out of the borough if they could not find suitable accommodation) and have not created any further additional rolls. The new construction I understand to again be companies from within the valley relocating and again NEW employment will be limited. Again, I accept during construction tradesman have been employed however I confident in saying most will live outside the Borough. This could therefore be suggested on any new construction if the land was re assessed as employment land.

The area in question will see the destruction of public walkways, seriously impact the remaining area which as seen by Mr Jake Berry MP on Friday November 27th when he met with me and visited the site saw the number of people actively using the walks.

Should permission be changed, construction of ANY building on NE4 would have a dramatic, costly and environmental impact on those living, like myself on Holmeswood Park. As this site is raised above our ground level, the construction would TOWER over our homes. Irrespective of any planting of trees to screen any potential development, as we can see TODAY the new construction can be clearly seen with the loss of leaves at this time of year. Therefore for at least 6 months the views we will all endure would be of "building".

As for the recreational benefits, and as we have seen in the report the wellbeing of families in the Borough is well below the national average, this destruction of valuable walking and pleasure areas will be detrimental to many families in your borough.

With muted comments that a bridge would need to be constructed from other side of the river towards the A56 to gain access to NE4 will again SERIOUSLY impact the views, particularly as you walk up the Public Footpath which forms part of the Irwell River Walk towards Harman Mill.

So, we now move on the specifics: -

Item;1 Light Pollution

The land between Hardman Mill & the power station, on the West side of the River. Holmeswood Park is a residential site & as such it enjoys the environmental standards of minimal light pollution levels, which are likely to be breached by the constant presence of high strength floodlights & intermittent variations of individual lights.

Item;2 Air Pollution & Quality

There is almost a certain probability of degradation of atmospheric standards of air quality, with the probability of pulsing of peaks & troughs ranging from the ubiquitous presence to unpredictable surges of irritating levels & even occasional hazardous events.

We now live in times of universally acknowledged degenerating standards of air quality and are even informed routinely by the media of levels of the quality of the air we breathe. These levels are even injurious to health for some people.

The prevailing South Westerly winds will relentlessly dominate us with irritants that we are aware of and are not aware of - including traffic fumes.

Item;3 Rivers

With monotonous regularity we read in the newspapers of the pollution of our rivers - the proposed proximity of this industrial development is obviously going to be close to the river.

Item;4. Sound Pollution

There is a huge potential for sound pollution & even for catastrophic occurrences such as the gas explosion in the year 2008 that resulted in the reports in the Rossendale Free Press & the Manchester Evening News newspapers.

This was quoted as a blast that shot flames of 50ft into the air & started a huge fire that knocked out the electricity & gas supplies to huge areas of Rossendale & forced the closure of the A56 bypass. 17,000 homes were left without electric & 18,000 homes without gas. More than 200 homes were evacuated while the blaze was tackled.

Item;5 Leisure & Health

People who frequently take advantage of park activities have fewer doctor visits, lower body mass index and lower systolic blood pressures than those who don't. It follows, therefore, that the denial of the long-time used recreational area, which is the land in question, will be detrimental & injurious to the health of the people in the immediate vicinity who do actually exercise there.

I therefore in the strongest possible way appeal to you and your advisors to not behold to the pressure of the companies that will financially benefit and truly consider the needs of your community.

Yours sincerely

Greg Fitchett.

[REDACTED]

29 November 2020

Forward Planning
Rossendale Borough Council

Re Local Plan /NE4

Dear Sirs

I am writing to strongly object and voice my concerns over the proposed emerging local plan and new employment allocation NE4. I am appalled that having lived in Rossendale all my life and for over 25 years at my current address that I have only just found out about this proposal. I understand that “alleged consultations” occurred in 2018 however being so local to the proposed development I would have expected to have received some notification to this matter. I have not received any correspondence nor seen any public notices displayed on the area concerned. This would appear to be a very underhand and biased way of consulting local residents, in fact even the local landowners have not been communicated with appropriately. The area has significant benefit to the local community and as I am sure you are aware has gained a very strong local support to oppose any such development. I have been using that land since 1994 both as an individual, with my family and friends. Having seen the recent developments at New Hall Hey I can not comprehend how the Council wish to continue with such expansion and destroy one of the remaining green areas that is widely used and valued by many people. Having examined your documentation, I wish to record my following observations.

In point 6.9 though the proposed release of the Green Belt is NOT supported by the Green Belt Study (18) and ALSO this in part by the LANDSCAPE STUDY. However, it is in the opinion of the reporting body that these issues are outweighed by the need to provide suitable employment land close to the A682 / A56. In RBC reports it is first recognised that life expectancy in the borough is well below the National Average – therefore the incentive to retain OPEN AND GREEN SPACES for the wellbeing and health benefits to the community is vital. We have seen in recent months with the COVID-19 pandemic the need of open space for the wellbeing of society. This area in question is used daily by a significant number of individuals, families and groups. At weekend these figures

multiply exponentially and many people from all overuse this area to walk and access the town centre and New Hall Hey shops.

In respect of the need for suitable employment land specifically in close proximity to the A682/A56 though understandable is putting increased pressure on the infrastructure already in place. In reports it is deemed that the creation of the first “industrial estate” has opened the corridor for further development. The creation of the first two units has created to the best of our knowledge 5 positions at Screw Fix. The other unit was used to assist the relocation from other areas within the borough. The current construction of two further units are again to assist in the relocation of companies already established in the borough and we do not expect to see any significant employment growth due to this construction.

In addition, as the site is next door to the Retail Park, the increase in road traffic has already made the junction between New Hall Hey and the A56 Roundabout a traffic hazard. Indeed, this location is recognized as a Road Accident Hot spot with numerous incidents and injuries due to the layout of this road scheme.

In the main, we already have an established footpath that is used as part of the Irwell Trail. The suggestion that the sight is “screened” should it be developed would create a closed walkway and reduce significantly the open vista we enjoy. As we know this area is prone to flooding. We have already seen that with the current construction of the two new warehouses the increase in water running off the site causing the footpath to become exceptionally “muddy”. Further construction we suggest will only add to this.

The suggestion you make to reduce the impact on wildlife will do little for the wild deer that frequently roam the area. The loss of area 18 to any proposed development will reduce their habitat. This area is also of immense flood risk and if anything is the first area to flood after heavy rain. This would render the area unusable and during recovery from flood damage inaccessible.

The East Lancashire Railway is one of our largest investors in tourism in the area. Travelling into Rawtenstall would be greatly impacted with visitors looking at a significant Industrial warehouse operation with a number of “trees planted” to hide the destruction they have caused and the loss of Green Open Spaces.

The walkways and open grass lands are a valued addition to the local area enjoyed by many. We care so much that recently the community established teams to clear up the debris and waste in and around the river in the section from Groundwork down to Irwell Vale. We do this because we care for our environment.

With the suggestion that the area NE4 being used for an Employment area, it is recognized that the only access to this would be by the construction of a bridge. This bridge will obviously cross over the river. We would suggest construction of a bridge suitable to take the weight of the largest HGV vehicle would be substantial and in the design a modern concrete “carbuncle” that would not be fitting with the view down the river towards Hardman Mill. Again, another blot on our green landscape.

The additional disruption to the local families living by this proposed site, that chose this area due to the green spaces and open views will be taken for ever. **For what ????????**

There is within the borough numerous brown field sites that have already the road infrastructure. We do not need to take more green space away from our borough and our communities.

As you will have seen, the local community have established a group that since its creation November 11th, 2020 have taken great steps to raise the awareness of the way this process has been managed. Our activities can be seen on Facebook site **SAVE TOWNSEND FOLD GREENBELT** In less than a week we have over 1200 people signing our petition and over 695 active and supportive members. We will not and cannot accept these proposals to further destroy our Green Belt and impact the wellbeing of many residents of the borough.

In summary, the vast majority of the local community is totally against any plans to reclassify this area for what would be limited numbers of employment opportunities against the values and impact of those who live within and enjoy the area today.

Yours faithfully
Caroline and Peter Holt

Stephen Holt
REDACTED

1st December 2020

Dear Planning

I write to confirm my total objection to the change of use intended in the plan.

Rossendale Local Plan (2019 - 2034) - Consultation on Examination Library 8 (First Tranche)

Having only recently finding out about this proposed change, in my opinion the advertising over two years ago regard "roadshows etc" was proved to show at that time limited response and uptake.

I am now taking this opportunity to register my deep concern regarding these plans.

You will be aware that the local community has in a very short time raised the awareness of this situation and in writing I would hope that you listen to mine and the wider communities concerns regarding this proposed change.

Yours sincerely

Your Name

Re:- NE4 - Extension of New Hall Hey

GB Parcel 18

High degree of harm

Not recommended for release

6.9 The land at New Hall Hey west of the river (the east side of the river is not Green Belt) is not recommended for release in the Green Belt Study (Parcel 18) and this part is also not supported by the Landscape Study. This is considered to be outweighed by the need to provide suitable employment land close to the A682 and A56 corridor acting as a Gateway site to Rossendale's town of Rawtenstall.

MY REPSONSE

In point 6.9 though the proposed release of the Green Belt is NOT supported by the Green Belt Study (18) and ALSO this in part by the LANDSCAPE STUDY. However, it is in the opinion of the reporting body that these issues are outweighed by the need to provide suitable employment land close to the A682 / A56.

We have to challenge this vigorously.

In RMBC reports it is first recognised that life expectancy in the borough is well below the National Average – Therefore the incentive to retain OPEN AND GREEN SPACES for the wellbeing and health benefits to the community is VITAL.

We have seen in recent months with the COVID PANDEMIC the NEED of open space for the wellbeing of society. This area in question is used DAILY by a SIGNIFICANT number of individuals, families and Groups. At weekend these figures multiply exponentially.

In respect of the need for suitable employment land specifically in close proximity to the A682/A56 though understandable is putting increased pressure on the infrastructure already in place. In reports it is deemed that the creation of the first “industrial estate” has opened the corridor for further development. The creation of the first two units has created to the best of our knowledge 5 positions at Screw fix. The other unit was used to assist the relocation from other areas within the borough.

The current construction of two further units are again to assist in the relocation of companies already established in the borough and we do NOT expect to see ANY significant employment growth due to this construction.

In addition, as the site is next door to the Retail Park, the increase in road traffic has already made the junction between New Hall Hey and the A56 Roundabout a traffic hazard. Indeed this location is recognized as a Road Accident Hot spot with numerous incidents and injuries due to the layout of this road scheme.

We further detail our response below.....

Potential compensatory measures:

Theme	Measure	Opportunities
-------	---------	---------------

Access Enhance links to cycle way and PRoW The existing PRoW along the river should be retained and enhanced, particularly to strengthen links between the site and the wider Green Belt. This could include additional planting along the routes, particularly to screen the new development. Opportunities to create a continuous footpath link along the river should be explored, particularly to connect with the riverside walk to the south of the site, as well as creating or enhancing existing paths following the river to the east of the allocation.

Enhancements to the PRoW and other paths through the existing Greenlands/green infrastructure to the east could also be sought; this should include ensuring there are direct links from the allocation to this area on foot. Contributions to the proposed cycle routes to the South of Rawtenstall could be considered to improve the accessibility of these employment areas and link to the wider Green Belt to the south.

In the main, we already have an established footpath that is used as part of the Irwell Trail. The suggestion that the sight is “screened” SHOULD it be developed would create a closed walk way and reduce significantly the open vista we enjoy.

As we know this area is prone to flooding. We have already seen with the current construction of the two new warehouses the increase in water running of the site causing the footpath to become exceptionally “muddy” Further construction we suggest will only add to this.

For the area to the east of the River Irwell, the Landscape Study recommended the following mitigation measures:

- **Creation of a new area of public open space alongside the East Lancashire Railway - if done sensitively this could have a positive impact locally.**

Although not within the Green Belt, this could include developer contributions for enhancements to recreational use of the existing Greenlands/ green infrastructure to the north east of the site and to providing direct links to this from the allocation.

Biodiversity and wildlife corridors **Enhance biodiversity corridors** The areas closest to the river should be retained and kept open as a wildlife corridor, ensuring that enhancements are made to this within and beyond the site allocation, for example to the woodland to the south of the site adjacent to the sewage works and to the green infrastructure to the east and north of the allocation. This suggestion will do little for the Wild Deer that frequently roam the area. The loss of area 18 to any proposed development will reduce their area. This area is also of immense flood risk and if anything is the first area to flood after heavy rain. This would render the area unusable and during recovery from flood damage inaccessible.

The biodiversity value of the River Irwell could be enhanced through developer contributions. As we know, the loss of any bio diversity take years to be reclaimed. The damage caused will last a generation with what are now established green areas taking years to redevelop.

Landscape and visual amenity **Retain and enhance existing landscape features** **For the area to the east of the River Irwell, the Landscape Study recommended the following mitigation measures:**

- **Creation of a new area of public open space alongside the East Lancashire Railway - if done sensitively this could have a positive impact locally; This is an interesting point. The East Lancashire Railway is one of our largest investors in Tourism. Now travelling into Rawtenstall will now enjoy looking at a significant Industrial warehouse operation with a number of “trees planted” to HIDE the destruction they have caused and the loss of Green Open Spaces.**
- **New layout should accommodate long views east west across the site, and avoid screening off the railway;**
- **Planting to the south east of the site should screen out the unsightly substation;**

- Protection and retention of existing trees bounding the site, ensuring robust tree protection measures are used during site works.

Existing trees and woodland within the site should be retained as far as possible and enhanced where possible (particularly where it could link to existing woodland outside the site); this will help to enhance the visual quality of the development and screen new buildings. The visual amenity benefits of the riverside location should be enhanced as far as possible to make a landscape feature of the river.

7 Conclusion

7.1 All of the compensatory improvements suggested as part of the report could be delivered through the usual planning mechanisms, such as conditions or Section 106 Agreements. One of the off-site improvement and compensation is located on land which is owned by the local authority, in existing recreation use, so improvements should be straightforward.

7.2 The Council considers that the approach taken in the plan accords with the guidance set out in the PPG and as such is justified and effective in its ability to deliver compensatory Green Belt improvements. As stated in the introduction, the Council will collaborate with other bodies which will help to identify and secure potential schemes and mechanisms for funding.

You will have seen the community is totally and fundamentally against any further development in the Townsend Fold / Groundwork area.

The walk ways and open grass lands are a valued addition to the local area enjoyed by many. We care SO MUCH that recently the community established teams to clear up the debris and waste in and around the river in the section from Groundwork down to Irwell Vale. We do this because we CARE for our environment

You will see daily many many people enjoying the open spaces.

With the suggestion that the area NE4 being used for an Employment area, it is recognized that the only access to this is by the construction of a bridge. This bridge will obviously cross over the river. We would suggest construction of a bridge suitable to take the weight of the largest HGV vehicle would be substantial and in the design a modern concrete “carbuncle” that would not be fitting with the view down the river towards Hardman Mill. Again, another blot on our Green Landscape.

The additional disruption to the local families living by this proposed site, that chose this area due to the green spaces and open views will be taken for ever. For what ????????

There is within the borough numerous Brown Field sites that have already the road infrastructure. We do not need to take more Green Space away from our Borough and our communities.

As you will have seen, the local community have established a group that since its creation November 11th 2020 have taken great steps to raise the awareness of the way this process has been managed. Our activities can be seen on Facebook site SAVE TOWNSEND FOLD GREENBELT In less than a week we have 1000 people signing our petition and over 550 active and supportive members. We will not and cannot accept these proposals to further destroy our Green Belt and impact the wellbeing of many many residents of the borough.

We recognise (NOW) that the RMBC has tried to communicate with the residents. It is clear, very clear however that the activities executed failed to obviously connect with those who the RMBC are here to protect. You MUST consider this in your future plans.

You are assured that we have all registered now for the updates regarding planning, so perhaps this is a positive step !

In closing and simply putting it, the vast majority of the local community is TOTALLY against ANY plans to reclassify this area for what would be limited numbers of employment opportunities against the values of those who live within and enjoy the area today.

Hi,

I am writing this email in regards to the development plans for the Townsend Fold greenbelt.

I moved to Rawtenstall 2 years ago with my partner and our 2 dogs. We moved here because of the amazing scenery, walks, people and pubs. We have seen it slowly become more industrial and it is ruining what was once a beautiful town. Rawtenstall has become a thriving town and this development plan is only going to ruin this.

My family and I, frequently visit this area every day for dog walks. Groundwork has been a favourite place of ours during lockdown, and before, to walk along the river for miles. It is a wonder place for families, children, dogs, everyone!

This is greenbelt, please do not ruin this lovely place. It is only going to drive more and more people away from this town.

Kind regards
Stefanie Joesbury
REDACTED

How can this even be considered. This is greenbelt land. If I had bought this land there is no way I would have been allowed to develop this. I moved to Rawtenstall because of how rural it is, to be more in the countryside. I regularly walk this whole area and see deers, foxes, herons and more recently a kingfisher. I have fished for Trout in the river I have also fished further down near K steels and the condition of the river at this point is only what will become of townsend fold... Littered an polluted.

I love walking this area and seeing the train go past, waving at the people on the ELR. Imagine their view on the way in to Rawtenstall full of industrial units I'm sure all the people who buy a ticket for the ELR will appreciate the change in scenery!

How much are you getting paid to develop this land because someone is making some money.

If this happens I am sure all the change that has happened in Rawtenstall all this up and coming status will be hit hard. I would certainly be reconsidering my residency here.

Please do not make this mistake

Sent from my Huawei phone

To whom it may concern.

I have recently learnt that Rossendale BC are attempting to change the designation of the green belt land at Townsendfold so it can be developed for industrial use.

I object to this in the strongest possible terms. The land in question is beautiful and enjoyed by hundreds of local residents and also by people from further afield. The land is also a habitat for many wild animals including deer, badgers, bats, kingfishers, sand Martin's, kestrels, buzzards and foxes.

It would seem that a decision has been made by someone at Rossendale borough council to apply for the change of designation of this land. Under the Freedom of Information Act please supply the details of the individual who has authorised this application.

Yours sincerely

James Ellis

REDACTED

Sent from my iPhone

Mr. C.K.Cadogan
REDACTED

The Forward Planning Team,
Rossendale Borough Council,
Futures Park,
Bacup, OL13 OBB

14th November 2020

Re: NE4-Extension of New Hall Hey, Rawtenstall

Dear Sir,

it's clear to me the Rossendale Valley is becoming a much sought after region in the North West, and will become even more so when we're part of the Northern Powerhouse. Rossendale's green belts and riverside walks are an important asset that make it an attractive area to live in. If you build over them you'll make Rossendale just another drab industrial northern town.

I've walked along the riverside between Townsend Fold and Rawtenstall nearly every day for years and years, it's hugely important to me. I can see for myself just how popular this walk is with locals and with visitors. It's part of a beautiful countryside walk accessible to the very young and the elderly all the way to Ramsbottom. It's an asset not to be lost. I've recently retired and the exercise is now of much importance to me. I'm sure just spending a short time in the countryside is good for all of our mental well being,

These days I have the good fortune to walk with my little granddaughter through a stretch of countryside all the way to the children's playground in Whitaker Park. I so hope she'll be able to do the same with her children.

Yours sincerely,
Christopher K Cadogan

Mr. C.K.Cadogan
REDACTED

The Forward Planning Team,
Rossendale Borough Council,
Futures Park,
Bacup, OL13 OBB

14th November 2020

Re: NE4-Extension of New Hall Hey, Rawtenstall

Dear Sir,

it's clear to me the Rossendale Valley is becoming a much sought after region in the North West, and will become even more so when we're part of the Northern Powerhouse. Rossendale's green belts and riverside walks are an important asset that make it an attractive area to live in. If you build over them you'll make Rossendale just another drab industrial northern town.

I've walked along the riverside between Townsend Fold and Rawtenstall nearly every day for years and years, it's hugely important to me. I can see for myself just how popular this walk is with locals and with visitors. It's part of a beautiful countryside walk accessible to the very young and the elderly all the way to Ramsbottom. It's an asset not to be lost. I've recently retired and the exercise is now of much importance to me. I'm sure just spending a short time in the countryside is good for all of our mental well being,

These days I have the good fortune to walk with my little granddaughter through a stretch of countryside all the way to the children's playground in Whitaker Park. I so hope she'll be able to do the same with her children.

Yours sincerely,
Christopher K Cadogan

Hi Nathaele

I am writing in respect of the proposals regarding this parcel of land, to say that I understand the issues facing local councils due to the government pressure for house-building, and the subsequent need to provide industrial sites for employment opportunities. I also understand the content of the independent reports commissioned by RBC which refer to the most desirable industrial development taking place to the south of the town where motorway access is possible. I do hope that one day rail access may be possible also.

As a local resident, I would wish to dissociate myself from the majority of the strident adverse reaction to any possible development, and to reassure RBC that not everyone who lives here is a "NIMBY". I have every sympathy with the land owner, who has allowed access to her private land for decades, when she could have not unreasonably fenced it off. I have enjoyed this land myself, and appreciate that this is a privilege, not a right.

I also understand the "re-greening" requirements that accompany development, and would welcome these, especially if this were to include the installation of paved walkways and the removal of Japanese Knotweed and Himalayan Balsam from the riverbank, where it is of course spreading. Indeed I can foresee that these projects in themselves might provide future employment, were funding ever to be available. As implied above, I would like to request that any development plans should take into account the possibility of future Manchester Metro extension or even connection to the national railway network – either of these would be of immense benefit to the town.

Finally, just to extend my sympathies to your hard-working department and to RBC who I know do their best for the community. I am sure you will make rational decisions and do what is best for the Valley.

Best wishes
Jan Dodgeon
REDACTED

Dear Forward Planning Team

I refer to the documents in Examination Library 8 which were recently issued by Rossendale Borough Council for consultation.

It is disappointing to note that an area of Green Belt at New Hall Hey has been recommended for redesignation to Employment Site status along with the area of non Green Belt farmland on the eastern side of the river. I have, however, read the council's Employment Land Review and Site Selection Evidence and appreciate the efforts that have gone into finding appropriate sites and the pressure that the council is under from central government.

If the redesignation does go ahead and development proposals are brought forward then I trust that every effort will be made to mitigate the impact via some or all of the proposals set out in document EL8.008.10 Action 8.10 Compensatory Measures for Green Belt Release. I would just like to comment on a couple of issues.

1. I agree that it will be important to maintain and enhance the biodiversity and wildlife corridor along the river. At present the river bank between New Hall Hey and Townsend Fold is quite neglected. Although this is generally good for the wildlife the river bank is suffering badly from invasive species, the most pernicious of which is Japanese Knotweed. There are also large amounts of Himalayan Balsam. Can I ask that any plan for enhancing the riverside area should include a requirement at the very least to remove the Japanese Knotweed? The removal of Himalayan Balsam would require consideration of replanting with native species to provide food for insects. Would it be possible to encourage occupiers of any new premises to seed any open spaces as wildflower areas rather than mown grassed areas?
2. It would certainly enhance the eastern side of the river if the current path was established as a PRoW and an area alongside the railway was established as an area of public space. Hopefully this would be done with more sensitivity to the landscape than the tarmac strip created between the retail park and the railway at New Hall Hey. My main comment regarding this is that the area should be wide enough to future proof the railway line against such time as the powers that be might finally find a way to establish a rail/tram link to Rawtenstall and, hopefully, beyond as this seems to be the most obvious route.

Thank you for your time.

Regards

Kathryn Jones

REDACTED

Dear Planning

I write to confirm my total objection to the change of use intended in the above plan.
To quote the document:

GB Parcel 18

High degree of harm

Not recommended for release

6.9 The land at New Hall Hey west of the river (the east side of the river is not Green Belt) is not recommended for release in the Green Belt Study (Parcel 18) and this part is also not supported by the Landscape Study. This is considered to be outweighed by the need to provide suitable employment land close to the A682 and A56 corridor acting as a Gateway site to Rossendale...

MY RESPONSE

In point 6.9 though the proposed release of the Green Belt is **not** supported by the Green Belt Study (18) nor by the landscape study, it is the opinion of the reporting body that these issues are outweighed by the need to provide suitable employment land close to the A682 / A56.

We have to challenge this vigorously on the following grounds:

In RMBC reports it is first recognised that life expectancy in the borough is well below the National Average – Therefore the incentive to retain open and green spaces for the wellbeing and health benefits to the community is vital. This area in question is used daily by a significant number of individuals, families and groups, including local people and those who come from further afield to enjoy the Irwell Valley Sculpture Trail, of which this area forms a significant part, bringing tourism to the Valley.

In respect of the need for suitable employment land specifically in close proximity to the A682/A56 though understandable is putting increased pressure on the infrastructure already in place. In reports it is deemed that the creation of the first “industrial estate” has opened the corridor for further development. The creation of the first two units has created to the best of our knowledge 5 positions at Screw fix. The other unit was used to assist the relocation from other areas within the borough.

The 2 units currently under construction are again to assist in the relocation of companies already established in the borough and we do not expect to see any significant employment growth due to this construction.

In addition, as the site is next door to the Retail Park, the increase in road traffic has already made the junction between New Hall Hey and the A56 Roundabout a traffic

hazard. Indeed this location is recognized as a Road Accident Hot spot with numerous incidents and injuries due to the layout of this road scheme.

I also note the potential compensatory measures proposed:

The existing PRoW along the river should be retained and enhanced, particularly to strengthen links between the site and the wider Green Belt. This could include additional planting along the routes, particularly to screen the new development.

Opportunities to create a continuous footpath link along the river should be explored, particularly to connect with the riverside walk to the south of the site, as well as creating or enhancing existing paths following the river to the east of the allocation.

Enhancements to the PRoW and other paths through the existing Greenlands/green infrastructure to the east could also be sought; this should include ensuring there are direct links from the allocation to this area on foot. Contributions to the proposed cycle routes to the South of Rawtenstall could be considered to improve the accessibility of these employment areas and link to the wider Green Belt to the south.

In the main, we already have an established footpath that is used as part of the Irwell Trail. The suggestion that the site is “screened” would create a closed walk way and reduce significantly the open vista it enjoys. This proposal is also contradictory to the statement further on in the document:

The areas closest to the river should be retained and kept open as a wildlife corridor...

We believe that reducing the width of the existing green space either side of the river would reduce the amount of space available to existing wildlife, as this would be reluctant to inhabit areas close to the footpaths. The wild deer seen in the area tend to keep to the areas of the available space with the least footfall.

As we know this area is prone to flooding. We have already seen with the current construction of the two new warehouses the increase in water running off the site causing the footpath to become exceptionally “muddy”. Further construction we suggest will only add to this. More importantly, the proposed development, along with other nearby housing and industrial development proposals would significantly increase the risk of flooding further downstream at Irwell Vale, where homes have already been flooded in recent years.

The document then states:

The biodiversity value of the River Irwell could be enhanced through developer contributions.

As we know, the loss of any bio diversity take years to be reclaimed. The damage caused will last a generation with what are now established green areas taking years to redevelop.

Creation of a new area of public open space alongside the East Lancashire Railway - if done sensitively this could have a positive impact locally

The East Lancashire Railway is one of our largest investors in Tourism. Under the proposals, people using it to travel into Rawtenstall would see a significant Industrial warehouse operation with a number of “trees planted” to HIDE the destruction they have caused and the loss of Green Open Spaces. The screening of the site would also make it impossible to comply with the following recommendation in the document:

New layout should accommodate long views east west across the site, and avoid screening off the railway;

You will have seen the community is fundamentally against any further development in the Townsend Fold / Groundwork area.

The walk ways and open grass lands are a valued addition to the local area enjoyed by many. The local community established teams to clear up the debris and waste in and around the river in the section from Groundwork down to Irwell Vale even before they were aware of these proposals because they value this aspect of their environment so much.

With the suggestion that the area NE4 being used for an Employment area, it is recognized that the only access to this is by the construction of a bridge. This bridge will obviously cross over the river. I would suggest that construction of a bridge suitable to take the weight of the largest HGV vehicle would be substantial and would not be fitting with the view down the river towards Hardman Mill, further destroying the heritage character of the area.

There is within the borough numerous Brown Field sites that also the road infrastructure. We do not need to take more Green Space away from our Borough and our communities.

As you will have seen, the local community have established a group that since its creation November 11th 2020 taken great steps to raise the awareness of the way this process has been managed. Our activities can be seen on Facebook site SAVE TOWNSEND FOLD GREENBELT. In less than a week we have had over 1000 people signing our petition and over 550 active and supportive members. We will not and cannot accept these proposals to further destroy our Green Belt and impact the wellbeing of many many residents of the borough.

We recognise that the RMBC has tried to communicate with the residents. It is very clear however that the activities executed failed to connect with those who the RMBC are here to protect.

We strongly insist that you consider this in your future plans.

Dr S Azfar
REDACTED

I am registering a strong objection to the proposal which would allow building on the land at New Hall Hey which is currently designated as green belt. This is a very popular open area - one of the few that is easily accessible to people of all ages. There are many other brown field sites and existing empty commercial buildings which could be used instead.

There is already very strong resistance to this proposal which I'm sure will greatly increase if it is given serious consideration.

Anne Bostock

Sent from my iPad

Dear sir/madam

I live on **REDACTED** in Bacup & have been informed that you are proposing a planning application for over 80 homes to be built off Cowtoot Lane.

The access to this site from Burnley Road will be from the roads up the hill of Gordon Street, Stanley/Abby Street or Cooper Street.

It was only 12 years ago that there was a proposal made by the council to demolish my house on **REDACTED** due to historical subsidence & run down dwellings. So now being told that heavy machinery will be brought past my house & an additional (possibly) 100+ cars to access these new homes, has created extreme concern, anger & anxiety.

The impact on the embankment that my house is positioned on will not only have to endure the cars going up & down, but will also have to absorb masses of water flow that will not be absorbed by land/trees that the proposed site naturally absorbs. These homes suffer from significant damp as the cellars fill often with rainfall. If land above us cannot absorb this rain, then all the properties down the hill from this site will be put at risk.

I wish to formally complain against this proposal & ask that monies approved to improve the housing in the area are used instead of destroying the ground & embankment that my home sits on.

Mrs A J Heyworth
REDACTED

Sent from my iPhone

Hello my name is Kealey Dermody and I live at [REDACTED]. I have lived here for nearly 2 years and have loved every minute of this.

The 84 houses being built behind my home would be very dangerous because the only access is up Gordon Street. I'm objecting this as this road is very narrow and there is a children's park at the bottom of Gordon Street. The constant traffic there will be an accident! The corner at the bottom of Gordon Street is a blind spot already but with lots more traffic using this with very narrow roads is too dangerous. My children who are 8 and 13 often play out but I wouldn't allow this because it would be too busy the road.

This is such a shame if this goes ahead. I am 100% objecting this.

Kindly
Kealey Dermody

Dear Sirs

We have only just learnt that you are wanting to give planning permission to building a vast housing estate on land off Cowtoot Lane Bacup. I wish to place an objection against this planning.

We have lived on Gordon Street for over 30 years have found traffic problems increasing over the years.

To use Gordon Street as an access road for this development is truly insane! To turn off Burnley road and take a sharp left onto Hammerton Street can be a feat on its own as many people park here on the left side of this road so only one vehicle can move at once then another sharp right up Gordon Street. All vehicles parked on the right side again only allowing one vehicle at once to continue.

In winter months when it snows there can be a number of cars trying to get up the street (as using Cooper Street is not an option) in snow and they get stuck on Gordon Street on the school run, so many times I have had to wait until they get onto Blackthorn Lane before I can actually set off for work.

To expect heavy plant traffic initially to use the road would be an accident waiting to happen!! The road continually gets potholes with the flow of traffic now so the road would break down even faster.

Then on completion of the houses the traffic would be unbearable estimating up to another 150 new cars coming and going on these streets is really not feasible..... The park on the left hand side has a lot of children playing on it and they enjoy the park and it is at the moment a safe place for them but to add all this new traffic would be a disaster for them, I for one would not allow them to go on their own if this traffic flow was added to.

Also you have said that you have considered the flood aspect which I would challenge last year two houses in the square were flooded because someone altered the water flow above on this meadow, if it's not handled correctly I do believe that it would cause major problems for the houses already here.

If you lived in Bacup you would know that no one is considering the impact on the traffic from Bacup to Rawtenstall it can take over half an hour to do this journey on a good day adding more cars on this route can only cause more traffic jams and delays.

I truly hope you will consider the arguments put forward by us and understand you are not taking into account people's lives and homes who are already here.

Lastly I was also informed that the land you are selling has been used for many years as farm land this is green belt land if you have taken time to walk above the land you are planning to put houses on you would see that Bacup is a beautiful area with its moors and hills. We walk this area frequently in all weathers and it is truly beautiful.

Please consider hard and long as there are a lot better places to build homes for the future without disturbing a nice quiet community who love where they live.

Yours Sincerely

Mrs Sheila Goodwin & Mr Matt Goodwin

REDACTED

Sent from my iPad

In reference to the plans to develop new homes on the Greenfield Site at the top of Gordon Road, Bacup. I would like to submit and objection to the proposed development.

As a resident of [REDACTED] which leads onto Hammerton Street, we are already experiencing significant difficulties with traffic and parking in the area, along with other difficulties created by obstructed roads caused by the addition of parking restrictions and displaced parking on what would be access streets to the proposed site.

We already miss deliveries, some bin collections and the access roads are never gritted in winter, because of limited access on streets that were never designed for modern vehicular use by families that already reside in the area. This is destined to become significantly more difficult during the development of the site using the existing access roads.

Whilst I don't object to the idea of new housing on the site, I think the plans are only feasible if the development of new access roads, are included as part of the development proposal.

Yours truly

Jeremy Schofield
[REDACTED]

Mr and Mrs Nuttall

REDACTED

22/11/2020

Dear Planning

I write to confirm my total objection to the change of use intended in the plan.

Rossendale Local Plan (2019 - 2034) - Consultation on Examination Library 8 (First Tranche)

Having only recently finding out about this proposed change, in my opinion the advertising over two years ago regard "roadshows etc" was proved to show at that time limited response and uptake.

I am now taking this opportunity to register my deep concern regarding these plans.

You will be aware that the local community has in a very short time raised the awareness of this situation and in writing I would hope that you listen to mine and the wider communities concerns regarding this proposed change.

Yours sincerely

Alan and Sylvia Nuttall

In point 6.9 though the proposed release of the Green Belt is NOT supported by the Green Belt Study (18) and ALSO this in part by the LANDSCAPE STUDY. However, it is in the opinion of the reporting body that these issues are outweighed by the need to provide suitable employment land close to the A682 / A56.

We have to challenge this vigorously.

In RMBC reports it is first recognised that life expectancy in the borough is well below the National Average – Therefore the incentive to retain OPEN AND GREEN SPACES for the wellbeing and health benefits to the community is VITAL.

We have seen in recent months with the COVID PANDEMIC the NEED of open space for the wellbeing of society. This area in question is used DAILY by a SIGNIFICANT number of individuals, families and Groups. At weekend these figures multiply exponentially.

In respect of the need for suitable employment land specifically in close proximity to the A682/A56 though understandable is putting increased pressure on the infrastructure already in place. In reports it is deemed that the creation of the first "industrial estate" has opened the corridor for further development. The creation of the first two units has created to the best of our knowledge 5

With regard to the land that we own Site Allocation NE4, we feel that it would be better allocated as housing. After reading the Free Press this week we learn that there has been a 900 signature petition signed by local residents. They would probably not object if it was housing.

Regards
Judith & David Lord

Dear planning officer,

I'm writing to object to the building proposals for Gordon St and the Blackthorn farm area of Bacup.

Gordon St. is narrow with parked cars most of the way down and has a children's playground. I believe from the letter that has been circulated that the access to the new builds would be via Gordon St., Hammerton St. and Blackthorn lane. These are already very busy especially at school times, with Thorn school and nursery just around the corner.

Furthermore, for the council to be trying to evict my father in law from the house he was born in 83 years ago at Blackthorn Farm is nothing more than a scandal. There are legal matters ongoing regarding this so i won't say anymore on this.

Also the land to the rear of the farm used to be the entrance for Old Meadows drift mine and also had a lodge in the middle. I would imagine it is like a rabbit warren under there.

In my opinion, before any major building projects in Bacup get under way maybe a look at improving transport to the area should be more of a priority. Newchuch Rd. / Bacup Rd towards the M66 is especially a problem at rush hour.

Regards

Paul & Alison Nixon

REDACTED

Sent from [Mail](#) for Windows 10

REDACTED

24.11.20

Dear Planning Officer,

**Reference : My Comments concerning “Local Plan Schedule of Actions 8.3,8.4,
Identification of Site Density Optimisation of Density”.**

I wish to object strongly to elements in and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference H39, Land off Cowtoot Lane, Bacup.

A. I understand the need for affordable housing but the types of properties currently taking over the landscape are large 3-4 bedroom properties with high price tags on them. Bacup is an area of high deprivation with very few local residents being able to afford the prices of current developments in the area. If properties must be built I would suggest only building in the lower part of the development and creating social modern housing for local residents such as they do in wealthy places such as the Lake District and the Forest of Bowland. The top area is much used by local people for their own wellbeing due to its easy access.

B. My great concern are the plans for the access roads. The roads here are single lane due to the householders cars parked on one side of the road. Building traffic will make the access here the same as it is with the school traffic. Also during the school run the roads get gridlocked with cars double parked over both sides of the road. I myself will not return home from work during the school run as I will not be able to access my home. If there was to be an emergency up here during the school run the emergency services would not be able to access the houses. The same will happen with the building machinery. It would constantly be getting stuck and holding up traffic making homes in-accessible. A road directly from Burnley Road should be built by the housebuilders for machinery and the new residents. I cannot over stress how bad the roads here are at present, more heavier traffic will cause chaos. I would suggest you visit during the afternoon school run to understand what I mean. These are small roads built when few people had cars, they are bendy and narrow. With a new development of 82 houses, possibly 160 cars I feel the roads will be in a constant school run.

Bacup itself is not a very accessible area. The roads are full of potholes and utility services are always doing repairs. Different roadworks appear every day, it doesn't matter what

direction you are going in. In the valley on the whole the roads are not up to the heavier traffic volume. Housebuilding is needed in areas like Rawtenstall which have good road networks to the shops, Manchester, Burnley and beyond. We don't need more traffic in Bacup.

C. This is a large development which will take away the lands natural ability to absorb rainwater. The lack of absorbtion which the grassy lands provide may cause flooding in the river Irwell, then leading to Bacup centre which is already an area of flood risk. One could question already whether the current house building is having environmental effects on the area.

I would be grateful if you would take on board my objections, my concerns and my observations in the Planning Inspector's ongoing examination and decision making. I am not a NIMBY as I am planning to move myself next year from Bacup but I have lived in this property for 17 years and understand what Bacup needs and another expensive housing development is not it.

Yours faithfully

Julie Anne Harding

To whom it may concern,

Having been a resident up on **REDACTED** for the past 43 years, I vehemently oppose the construction of anymore housing being built around our vicinity. What was once a beautiful and peaceful place to live was turned upside down a few years ago with the housing erected at the side of us, the extension of Windemere Road and Pendle Avenue. We were horrified on completion of this last building project as our access lane was compromised by the building firm who without any consent from the people residing on West View took down the dry stone walling boundary on one side of our lane and replaced it with cheap out of character wooden fencing that looks horrendous. In the process they also took away our grit box that was provided to us by the council and also took away a small piece of land that we use to park our cars on, that we had done for many many years, thus putting even more pressure on West View residents having to park their cars at the top of the lane due to inadequate parking spaces. We cannot park at the bottom of the lane due to the school and also receiving parking fines even though we are residents. This however doesn't seem to apply to other non residents when its school days and we have no access to our homes due to parents double parking and even parking in the mouth of our drive. Heaven knows what would happen if there were ever a fire !!!! The nature of the design of Pendle Avenue left no access for parents to walk their children to school from that area thus extra damage has been done by those residents to the reminder of the dry stone walling to create "footpaths", the beautiful scenic countryside which promoted my family to purchase this once very sought after residence has been decimated by cheap building projects. The lack of proper thought and planning for walkable school access has forced the residents from Pendle avenue etc to walk up and down the lane leading to our homes, to the school etc, scratching our vehicles, letting their dogs fowl our lane and gardens, letting their children run amok till all hours in the land at the side of our home. My husband and I took over this property from my parents and thought this would be our forever home where we could enjoy retirement after working all our lives and my husband could relax more due to him getting over leukaemia. Now it appears, after looking at you plans our home is going to be situated smack bang in the middle of a building site that we are going to be looking over for the next 4+ years .The thought of this new housing project is causing great anguish to my husband who is shielding from covid at the moment, due to being high risk. Often on a evening we both sit outside and enjoy the wildlife around our home, the trees where we park next to our home ,is home to a large family of bats. We also used to have a number of owls nesting but they disappeared after the last Pendle Avenue building project and all West View residents have noticed the negative impact on the surrounding wildlife. We cannot understand who would like to destroy such beautiful views and countryside with cheap out of character housing compromising more of our endangered wildlife. The negative effect on our surrounding environment will also be added to the fact that the existing road access network to our homes is already at full capacity without any more added vehicles using Blackthorn Lane and surrounding roads to gain access to the proposed property sites. It has been estimated that after completion of the proposed building plans there could be up to 500 extra car journeys using these access roads. We are all for new development and moving forward but this needs to be done where wildlife and scenic countryside is not ruined. Me and my husband completely oppose this building project, and are horrified at the prospect of having to endure living in the middle of a building site, then after that, the permanent loss of our natural unspoilt views.

yours sincerely

Clare Round nee Thompson

Dear Jake Berry,

Please accept this correspondence as my objection to the development of the New Employment Site Allocation NE4 - Extension of New Hall Hey. As our MP I hope for your full support in this matter.

Not only is it detrimental to the aesthetics of the area but it goes against the recently published Ten Point Plan for a Green industrial Revolution. It especially makes a mockery of Points 5 and 9.

Point 5 (paraphrasing), Encouraging cycling and walking - which people do in this area, from day visitors to the valley, to residents and the local athletics club.

Point 9 Nature - Protecting and restoring our natural environment. This includes the deer and other wildlife regularly seen in this area.

Yours sincerely,

Julie Woodrup

REDACTED

Subject: ; Comments concerning "Local Plan, Schedule of Actions 8.3, 8.4. Identification of Site Density/ Optimisation of Density".

We have just been made aware of the proposed housing development of 84 houses on land off Cowtoot Lane , Bacup.

We appreciate that more housing may be needed in Bacup, but there must be more appropriate sites available.

1. The planned access to the site for a development of 84 houses is completely unviable and dangerous both during any building stage with heavy trucks and plant transiting and when occupied when up to 160 residents' vehicles plus commercial vehicles will be using the roads.

Proposed access is via effectively single lane roads because of road narrowness and parking by residents. Several of roads have steep inclines and are hazardous in the icy weeks of winter. During school transport times and 'rush hour' the roads around Blackthorn Lane are already choked with traffic that comes to a standstill.

2. A development of 84 houses on the top areas of the valley will destroy the rural valley environment, landscape and skyscape as viewed from all directions for all time. Ideally none would be built, but if an estate is built, a lower density of building further down the valley side would alleviate this landscape and skyscape problem to some extent and especially so if only low visual impact bungalows are built, as they mostly were on visible points of the Windermere Road estate.

3. The proposed site is already waterlogged due to normal rainfall and possibly worsened by flooded, shallow drift mine workings. this land is a natural rainwater absorption area that slows down rainwater runoff and and shallow mine workings water escape. Building 84 houses with roads will significantly increase the volume of quick rainwater runoff into the River Irwell with consequential worsened flooding in Bacup and also down river in the valley.

Please ensure that our comments are presented to the Planning Inspectorate and we request an acknowledgment of receipt of this e-mail. Thank you.

Sandra and Tom Navesey

REDACTED

Dear Planning Officer,

I wish to object strongly to elements in and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference H39, Land off of Cowtoot Lane, Bacup.

The proposed access roads are inadequate and already too crowded with parked cars making them single lane and too narrow to support the traffic from such a high density development of 82 houses. The proposed access roads are minor residential streets, designed and built during times when cars were not owned by many, if any people.

Schools on Blackthorn Lane and a playground on Gordon Street would represent major danger points as would blind right-angled corners.

I would be grateful if you would take these deep concerns into full account in the Planning Inspector's ongoing examination and decision making.

Yours faithfully,

Ardelia Burke

REDACTED

Dear Sir, Madam

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Thank you for consulting Historic England on the above document. At this stage we have no comments to make on its content.

If you have any queries or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Stephen Boyle
Business Officer
North West
REDACTED

Dear Planning Officer,

Reference; My Comments concerning "Local Plan, Schedule of Actions 8.3, 8.4. Identification of Site Density/ Optimisation of Density".

I wish to object strongly to elements in and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference 1-139, Land off of Cowtoot Lane, Bacup.

A. The historic and beautiful landscape of the valley from all directions will be badly and irreparably damaged by the presence of houses at the top of the valley side. Ideally no building should take place on this site at all. If building does eventually get approval, then properties should be low profile bungalows, of stone appearance, not cheap bricks, and built at a lower density much lower down the valley side where it would not be so obtrusive.

B. The proposed access roads are inadequate and already too crowded with parked cars making them single lane and too narrow to support the traffic from such a high density development of 82 houses. The proposed access roads are minor residential streets, designed and built during times when cars were not owned by many, if any people. Schools on Blackthorn Lane and a playground on Gordon Street would represent major danger points as would blind right-angled corners.

C. Any building of an estate at all, but particularly at the high density of 30 houses per hectare, would prevent natural ground rainwater absorption and ensure fast transit of the rain water into the River Irwell, further contributing to flooding problems in Bacup and further down the valley.

I would be grateful if you would take these deep concerns into full account in the Planning Inspector's ongoing examination and decision making."

Yours faithfully,

Mark Hannan

REDACTED

Dear Sir/Madam,

My husband and I live at [REDACTED] and it is already a nightmare regarding traffic at certain times, school time is ridiculous along Blackthorn Lane and we have even come home to cars blocking our drive and gate which isn't ideal when my husband is a veteran with a spinal injury. We have noticed since lockdown Copper Street is just one side of parked cars so that is tricky to get up and down and also in the winter because the access to most houses is up hill the cars tend to park on the bottom road which makes it tricky to manoeuvre. I feel with the homes already here plus the school, football club and cricket club we are at breaking point already so adding potentially another 160 cars to that is madness. Needless to say we are definitely against these new houses being built.

Kind regards

Claire & Andy Walsh

To whom it might concern

Local Plan, Schedule of Actions 8.3, 8.4. Identification of Site Density/Optimisation of Density

I am writing to record my concerns with the density of the proposed development on green field land off Cowtoot Lane, Bacup. I note that this lies within the proposed urban boundary but it is on the edge of open countryside that is characteristic of this area. My concerns are as follows.

1. The proposed number of dwellings (currently 82) on this site will present problems with relation to the existing infrastructure and services, particularly sustainable travel modes. The access to the site is via Gordon Road. This is narrow, unable to be widened because of existing housing and steep and with a 90 degree bend at the bottom end of the street. When there is snow and ice (and in 2018 there were 50 days of lying snow and/or ice in this hilly area) the road becomes difficult to negotiate and residents tend to park at the bottom of the hill where the road is flat before it joins the even steeper Cooper Street that feeds into Burnley Road. The number of dwellings proposed could entail at least 82 more cars using this street, and probably more, given the number of possible two car households that there might be on the development.
2. The proposed development would not support sustainable travel, not being actually or potentially within 300 m of a bus stop.
3. The density of the proposed development would not be in keeping with that of nearby developments on Pendle Avenue, Coniston Way and Windermere Road.
4. There are already problems with flooding from water feeding from these hills into the River Irwell and onto Burnley Road at Broadclough. A site with this density of housing could increase the amount of water in this hilly and rainy area that flows down onto the road and into the River Irwell.

I would be grateful if my considerations could be taken into account during further discussions of the suitability of the proposed development on this site.

Sue Styles

REDACTED

Representation Statement

Representation to Rossendale Local Plan – Actions Arising to Examination Consultation (Nov 2020)

Land at Carr Barn/ Carr Farm, Hardman Avenue, Rawtenstall

MCI Developments Ltd

November 2020
Job Number: 18-061

Contents

1.0	Introduction	3
2.0	Background	4
3.0	Representation	6
	Appendix 1 – Development Zone Plan	10

1.0 Introduction

- 1.1 This Statement has been prepared by Maybern Planning and Development ('Maybern') on behalf of MCI Developments Ltd ('MCI'), who are progressing interest in the proposed housing allocation land at Carr Barn/ Carr Farm, Hardman Avenue, Rawtenstall; identified as housing allocation H18.
- 1.2 This representation is submitted to the November 2020 consultation on Actions arising from the Public Examination of the Rossendale Local Plan (2019-2034), and the consultation being held on:
 - Action 8.3 – Density of Sites Report
 - Action 8.4 – Evidence on Optimised Density on Allocated Sites
- 1.3 We kindly request acknowledgement of this representation submission is provided to Maybern as soon as is conveniently possible and that the representation is assessed by Rossendale Borough Council ('RBC') as part of the ongoing Local Plan process.
- 1.4 MCI have direct interest in part of H18 allocation area, corresponding with the eastern/ southern land area that is in one ownership, and which can be accessed from Hardman Avenue via the dwelling area of Carr Barn.
- 1.5 The remainder of the H18 allocation area is also, by association, subject to general support under this allocation and representation and could be taken forward to development together with or separately from the area subject to interest by MCI.

2.0 Background

- 2.1 The land at Carr Barn/ Carr Farm has been identified as a housing allocation on the edge of the urban area of Rawtenstall, the main town in the Borough, in all stages of the emerging Local Plan. It is also identified in the Councils' Strategic Housing Land Assessment Appraisal (SHLAA) 2018 comprising part of two SHLAA sites.



Figure 1: Satellite view of the H18 allocation site area (the site marked with the redline boundary/star)

Right side of blue line – SHLAA site 16383; Left side of blue line - SHLAA site 16240

- 2.2 The site's Local Plan status comprises:

Plan Stage	Site Status
Draft Local Plan (2017)	Land identified as housing allocation in two parts – H2.67 2.7ha for 56 units
Pre-Submission Stage (Aug 2018)	Land identified as housing allocation H18 1.24ha with reference to 25 units @ 20 dph
Housing Topic Paper (Aug 2018)	Outlines that potential allocations were reviewed having regard to evidence base - Heritage Impact Assessment;

	Landscape Assessment and other factors (flood risk/ accessibility) and to density review
Submission Version Local Plan (March 2019)	Land identified as housing allocation H18 1.24ha with reference to 25 units @ 20 dph

- 2.3 Whilst no representation to the Local Plan process/ allocation has been submitted to date, the part landowner has not been fully aware of the process and developer interest in the site from MCI has only recently arisen.
- 2.4 The land is identified in the 2018 SHLAA as:

SHLAA Site	Site Status
Site ref 16383 – land at Carr Barn	1.78 ha gross/ 1.17ha net – 35 units (Southern land area)
Site ref 16240 – land at Carr Farm	0.78 ha gross/ 0.7ha net – 21 units

- 2.5 The site benefits from being in a sustainable location with access to local services and amenities within walking and cycling distances, with further opportunities for access via public transport which is available within the vicinity.

3.0 Representation

- 3.1 Assessment of the Borough housing supply numbers/ annual delivery rate is not considered in this submission – these matters have been subject to representations to the Local Plan by others.
- 3.2 We do submit representation to:
 - Net developable area figures for allocation H18
 - Density level utilised for the site allocation
 - The number of dwellings identified for the allocation

Gross and Net Developable Area

- 3.3 The allocation area for H18 encompasses two SHLAA areas that have been identified as 2.56ha gross (2018 SHLAA). However it is likely that a further minor uplift in the site area is possible when amalgamating the two areas/ considering the development area in full.
- 3.4 Table 1 in Action 8.3 Report by RBC states the gross site area of the allocation is 2.15ha. The dwelling area/ field/ horticulture area to the rear of Carr Barn and up to Hardman Avenue is excluded from the allocation area on the proposals map – **the allocation should be revised to include this area which is (largely) developable in association with the wider allocation area as shown.**
- 3.5 The Net Developable Area of the allocation in the Publication Draft Local Plan and referenced in Table 1 in Action 8.3 Report has been reduced to 1.24ha, a c1ha reduction on the gross area (and lower than the full SHLAA site areas). Having regard to the location and characteristics of the land, it is considered the net developable area of the allocation site is significantly higher than this stated figure, and **the net area figure should be uplifted in the final version of the Local Plan.**
- 3.6 Points highlighted in the comments box of Table 1 in Action 8.3 Report relate to how density on the site has been considered. It does not however explain how the *net developable area* has been defined/ arrived at. This is also not clear from previous versions of the Local Plan, i.e. explaining the difference between the Draft Plan allocation (larger site area and 56 units) and the current allocation area (smaller area/ lesser units).
- 3.7 We have had regard to density comments relating to heritage and landscape in the Housing Topic Paper referenced LP Evidence Reports – Heritage Impact Assessment 2018/ Landscape Assessment Report 2017. If these reports have been utilised by RBC to set the allocation net developable area, we would contest the findings as follows:

Heritage Statement 2017

- 3.8 This states SHLAA site 16383, land at Carr Barn is ‘undevlopable’ due to the location of the listed Carr Farm – this statement is fully contested.
- 3.9 This SHLAA site comprises the majority of the eastern/ southern land area to the rear of Hardman Avenue which is set away from the listed Carr Farm building (and the listed grave set in the garden of Lomas Lane), and in our view, the majority of the land is not part of the immediate setting of these assets. It is not therefore constrained on heritage grounds.
- 3.10 The ownership/SHLAA area also encompasses the dwelling of Carr Barn and the yard/ access area which lies adjacent to the listed farm house. It is again our view that a development scheme can be devised

including this area that respects the listed building. The conclusion of the Heritage Statement is therefore contested and a significant reduction in the developable part of the site/ allocation should not be necessary.

- 3.11 Similarly, the comments in the Heritage Strategy relevant to SHLAA area 16240 Carr Farm area are contested. There is no need to pull in the southern boundary of the allocation which is furthest from the listed assets, and the development relationship at the north can be fully assessed in a site specific heritage assessment to future development of the site.
- 3.12 It is also relevant that planning permission has been granted for 4 dwellings immediately south of Carr Farm listed dwelling (LPA ref X/2006/487), a number of which have now been built. The setting of the listed building is therefore established to be residential to all directions. It is not therefore considered the developable area of the allocation should be curtailed to any significant degree due to the listed building.
- 3.13 As a further point , the reference to materials in the Heritage Statement in terms of only using natural stone, natural roof slates and timber on the site is also considered to be unduly onerous; the prevailing character of Hardman Avenue area is of a mix of dwelling materials of render, brick and stone (natural and artificial) and various roof tiles, and as such, a wider materials palette would be appropriate to development on the allocation area.
- 3.14 Two storey development and appropriate site landscaping is relevant to the site and can be incorporated into a development scheme.

Landscape Assessment 2017

- 3.15 We are aware that the 2017 Landscape Assessment ('LA') has considered a development zone to the north of the settlement in the Carr Farm area, north of Hardman Avenue, encompassing three assessment areas; part of the H18 allocation falls in assessment Area B. However, the LA has defined the area as a rectangular zone with a southern boundary based on an arbitrary, non defined straight line, rather than considering land ownership or defensible boundaries/ field boundaries present on the ground.
- 3.16 As a result, the LA has excluded the southern triangle of land within the allocation/ SHLAA site 16383 that is defined on the ground by fences/ tree lines/ track features. As such the LA assessment area is considered illogical and undefined on the ground. If this triangle area has been excluded from the developable area of the housing allocation area for reasons of the LA, it is considered erroneous and the triangle area should be reinstated in the allocation developable area.
- 3.17 Including the triangle land (as per the site allocation boundary line on the proposals map) in the developable area would enable future site development to be enclosed by existing and supplemental landscaping/ boundary features so strengthening the final urban boundary and enabling landscape and visual benefits to the site development.
- 3.18 In respect of the remainder of the H18 allocation area corresponding with Area B of the LA, the conclusion that the area is developable on landscape grounds subject to appropriate landscaping and plating enhancements is endorsed.

Developable Area

- 3.19 The Action 8.3 Report outlines at para 2.7 that developable areas have been considered based on site size; sites up to 2ha have been considered at 90% developable area and sites above 2ha at 75% developable area.

- 3.20 If the larger c2.5ha SHLAA gross area figures for the site, or a 2ha site area is taken as relevant (given some allowance for heritage/ landscape aspects), the net developable area for the allocation would (on the basis of RBC figures) be 1.92 ha (@ 2.56ha) or 1.8ha (@ 2ha). Both areas are therefore above the 1.24 ha figure included in the Local Plan H18 site information/ Action 8.3 Report that are not considered to be sufficiently evidenced/ justified. **The net developable area of the site allocation should therefore be increased.**

Density level

- 3.21 Density levels utilised by RBC in the assessment of housing allocations appear to have shifted throughout the different stages of the Local Plan preparation, with changes based on accessibility, perceived considerations to heritage, landscape and other factors. As such, a very low density level of 20 dph has been utilised on certain sites including H18.
- 3.22 Whilst it is acknowledged that the Action 8.3 Report at para 2.2 notes "*However, the capacities identified do not preclude densities being increased on sites, subject to a detailed planning proposal being submitted*", it is considered this limited statement does not provide sufficient assurance to allow a higher density. A clearer statement of intention to review/consider higher density based on actual scheme proposals should be included.
- 3.23 Further whilst para 3.5 of Action 8.4 Report states "*The average density on the remaining mixed greenfield / brownfield and fully greenfield sites is just over 30dph, which again is considered to be a reasonable density given the character of the borough*", this is not utilised on allocation H18, and the reasons for not using this higher level on the site is not justified.
- 3.24 As above, heritage and landscape are not considered to be significant constraints to the future development of the site and should not limit density at the site to the 20dph level that has been applied.
- 3.25 National guidance also encourages efficiency in the use of land and to enable higher density levels where sites are accessible and can deliver high quality design and sustainable development.
- 3.26 It is also considered that a higher density level is appropriate to the site on the basis of:
- Character of the surroundings – the predominant character/built form of the area of Hardman Avenue and the area extending northwards, is of short terraces of dwellings or semi detached dwellings set along linked residential roads utilising the slope of the land in the area. This setting and character context would enable a higher density to be acceptable in scale/ appearance/ character terms on the site than the 20dpa referenced in the policy
 - Provision of open space/ landscaping – the site can be designed to achieve appropriate open space and to provide relevant landscaping across the site and boundary enclosure treatments with a higher density level
 - Accessibility – the site is accessible by a range of means and there are bus stops within 120m and 370m of the site access which provide access to a main bus station in the town centre and then onto wider destinations

Potential Development Zones

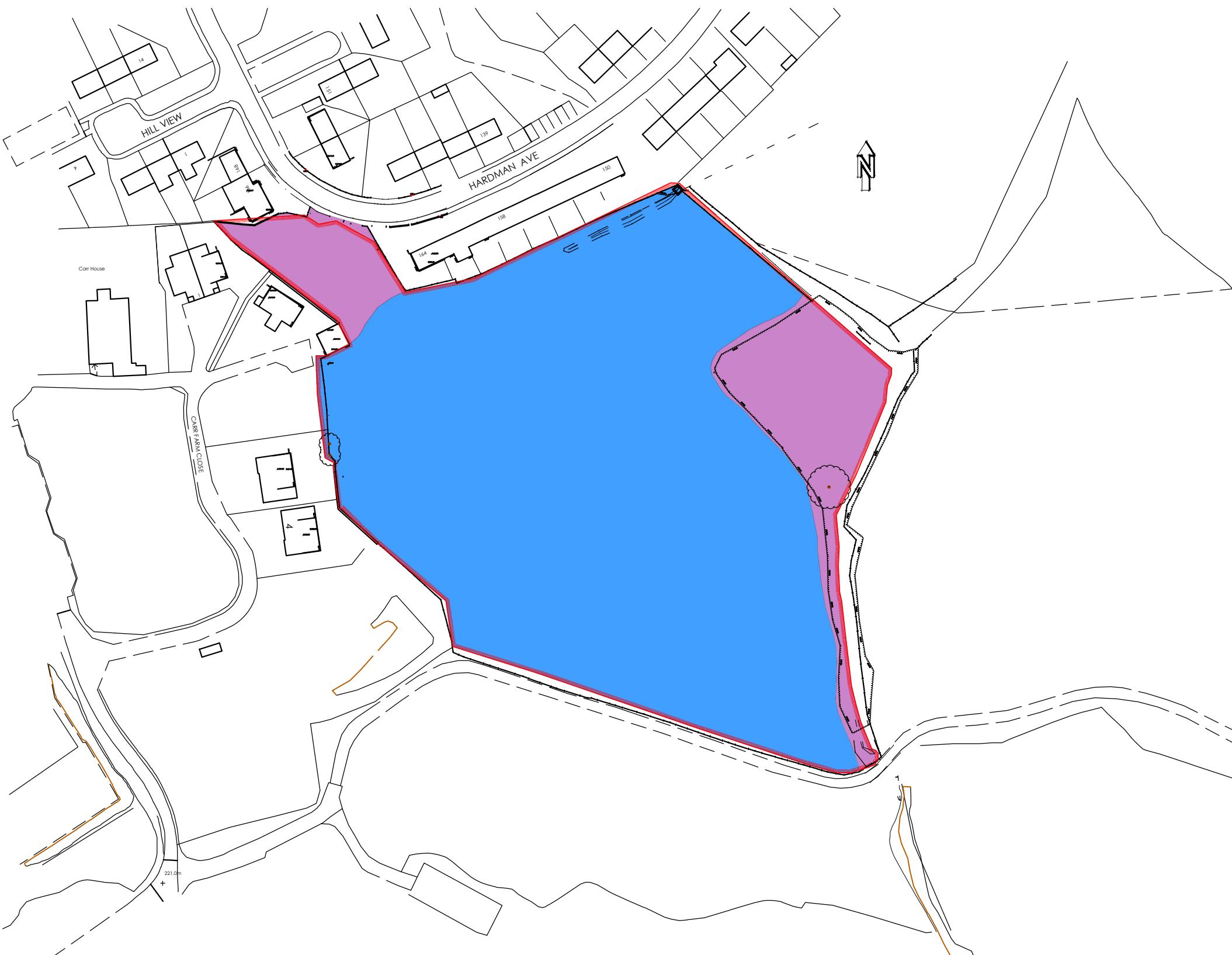
- 3.27 MCI are actively reviewing the eastern/southern portion of the allocation area for housing development and have prepared a development zones assessment plan for illustration of the scale of development possible. This is provided at **Appendix 1**.

- 3.28 This identifies that c1.9ha of the site area is capable of accommodating c 50-54 units, equating to c28 dph. This could deliver two storey housing in semi-detached form, in a mix of two, three and four bed units. A development scheme with access to the site from Hardman Avenue would respect the listed farm house and site features including a water body (former mill lodge pond) in the east of the site and boundary trees/ landscaping and also enable open space and other landscaping to be provided around the site.
- 3.29 Further, a development of this nature would also not prejudice the delivery of the remainder of the site allocation to the west to be delivered at a later date.
- 3.30 Given the above, **it is considered the density level set for the allocation in the emerging Plan is too low and should be increased.**

Number Of Dwellings Identified for the Allocation and Delivery Timeframe

- 3.31 Having regard to the above, it is contended that the reference to 21 units for the site allocation is too low and would prevent a high quality, sustainable development from being delivered at the site to assist with the delivery of housing numbers in the Borough.
- 3.32 It is considered that a larger gross site area and net deliverable site area figure should be used as well as a higher site density level, in order to ensure efficient use of land.
- 3.33 Having regard to the overall SHLAA areas and gross area figure of c2.8ha at 75% developable area and 28-30 dpa (based on the emerging proposals and RBC average density level for greenfield sites referenced in Action 8.4 Report), a figure of 55-60 units+ could be a more realistic dwelling provision for the land.
- 3.34 It is also noted that the delivery timeframe for the site is listed as within years 6-10 of the Local Plan timeframe. As the site is not subject to significant constraints and is subject to developer interest in part, we would submit that the timeframe should be altered to the initial 1-5 year period of the plan for delivery in the short term to assist the Borough in achieving a five year housing land supply.
- 3.35 In any event, a development proposal that comes forward via a planning application , in a period of a lack of a 5 year housing supply in a Borough, should not be resisted on the basis of an emerging allocation delivery timeframe.
- 3.36 For these reasons we submit this representation to the current Local Plan consultation.

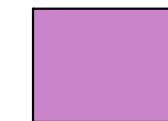
Appendix 1 – Development Zone Plan



Key:



Developable Area



Non Developable Area
(Pond , POS etc)

REV	-	-	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
TITLE						
DEVELOPABLE AREA PLAN						
 M.C.I. Developments Ltd. 15 Beecham Court, Smithy Brook Road, Wigan, WN3 6PR tel: 08448871467 fax: 08448871468 web: www.mcidevelopments.com email: admin@mcidevelopments.com						
PROJECT						
HARDMAN AVE, RAWTENSTALL						
DRN BY	SHW	SCALE	1:1250 @ A3	JOB REF	DRAWING NUMBER	REV
DATE	NOV.20		-	Hardman Ave / Developable Area Plan	-	

26th November 2020

Dear Planning Officer,

Reference; "Local Plan, Schedule of Actions 8.3, 8.4. Identification of Site Density/ Optimisation of Density".

We wish to object strongly to the plans for high density housing referred to in your response to Housing Allocation Reference H39, Land off of Cowtoot Lane, Bacup. This recreational area is enjoyed by the local school children and families and is part of the Irwell Valley Sculpture Trail.

The historic and beautiful landscape of the valley from all directions will be badly and irreparably damaged by the density of housing at the top of the valley side. There are bats in the area and their habitats suffer severely from light pollution as this interferes with their breeding cycles and there will be lots of extra street lighting involved in this proposal. The access for construction vehicles to the site are minor residential streets, totally inadequate and already crowded with residents parked cars actually making them single lane roads which become even more congested during school times and recreational events at the Football / Cricket Clubs. The traffic from such a proposed high density development of 82 houses using these narrow streets, would create major danger / accident areas especially having to pass a childrens' playground on route to the proposed site.

The bungalows on Windermere Road, which are 99% occupied as expected by retired aged people, ourselves included, back on to this land and therefore would suffer from light and noise pollution not to mention the 'invasion of privacy', that being a major issue as no matter which way any double storey building was facing it would at some point overlook our properties. I strongly object to double storey buildings of any kind being proposed so near to single storey properties which were purchased for the beautiful view and peacefulness of the countryside.

The area has no leisure facilities, no banks, minimal bus services, minimum employment and to get to other local cities is a challenge in itself as the two roads out either to Rochdale or through the valley to the motorway are gridlocked at commuter times. If any road works are ongoing it's nigh on impossible to get anywhere. Also the infrastructure of local schools, doctors, dentists etc. does not exist to support such a new high density housing without disadvantaging present local Bacup residents.

Then there is the loss of natural ground rainwater absorption and the over powering of drains, which can be witnessed from the Old Todmorden Road, where rainwater floods out into Greensnook Lane and down the lane opposite beside the houses that have been recently been built on the old farmland. Valley side building over unstable, flooded mine workings on site H39 will ensure extreme run off into Gordon Road and other roads nearby as well as into the River Irwell with consequential even worse flooding in Bacup and downstream.

We wish for our deep concerns to be taken into full account in the Planning Inspector's ongoing examination and decision making.

Yours faithfully,

Mr & Mrs CR & E McGinley

REDACTED

To: The Forward Planning Department;

Reference; Comments concerning "Local Plan, Schedule of Actions 8.3, 8.4. Identification of Site Density/ Optimisation of Density".

Whilst I appreciate that people need to be housed, I cannot see the sense in nor justification for building 82 new houses on this greenfield site H39 at the top elevations of the valley side at over 1000 feet above sea level, destroying the historic landscape and skyscape from all directions and spoiling the beautiful views for ever. It would also impinge upon a historic greenfield site of great amenity value to the residents of Bacup. Building bungalows would be bad enough, but two storey houses would be an abomination and a total abuse of our local environment.

Originally the building density was stated as being low at 26/hectare in recognition of the need to "reduce impact on landscape, due to the prominent position and location adjoining* the Countryside". So the visual importance of this site was recognised by the council, so the decision to propose a density of 30/hectare is unjustifiable against the already declared criteria. *As a point of information and fact, this H39 site is itself fully greenfield and unspoilt countryside as it is now and has been since the beginning of time.

Such a high density site will create pollution with dust, noise and light at night, not to mention the water run off. Bacup is prone to flooding and this large number of houses will prevent natural drainage and water retention by the land whilst causing more water to cascade down the valley sides and also enter any new drainage system causing fast entry into the River Irwell with consequential worse flooding in Bacup and further down the valley.

Such a large density of 82 houses, bringing anywhere between 200 and 300 new residents to the area, will put untenable demand upon already stretched GP services and virtually non-existent NHS dental services and full schools?

Overall the local service infrastructure will be unlikely to be able to support such large numbers of residents from such high density new housing.

Finally, the access route that appears in Appendix 1 of the response to Actions 8.3 and 8.4 shows Gordon Road and Blackthorn Lane as the suggested route. I am lost for words to describe the pure folly of such a suggestion. The housing in this area is mostly street long terraced houses on residential roads that are narrow and that were built for quieter times when cars were a rarity when the properties were occupied by Mill and Mine workers and their families. Even now the roads are effectively single laned due to parked cars. There is a childrens' playground on the north side of Gordon Street and two schools just off Blackthorn Lane up Cowtoot Lane. During school entry and end times the local roads are completely congested with traffic at a standstill. I propose that the suggested access route/s are dangerous, impractical and because of their narrowness and present residents' vehicles probably impossibly narrow for the movement of large construction vehicles and plant during any building phase.

Yvonne Peach

REDACTED

Dear Sir / Madam

I feel I must write about the proposed plan of NE4 at Newhall Hey Rawtenstall.

Looking at the proposed plan of the area for industrial units/jobs, I have to oppose this plan.

My **REDACTED** when my brother and I were small children. My childhood home.

Now you want to put industrial units up to the boundary of her land.

You probably can't even begin to imagine the impact this will have on this small community. Would you choose to live in an area that was once surrounded by fields and trees with lots of wildlife, i.e. foxes, badgers, deer, lots of different birds and small wildlife, or... live surrounded by ugly, noisy huge industrial units.

Properties will devalue remarkably. Are you going to compensate these home owners for the sheer disruption to their wellbeing and lives?

Access I believe is also a problem with this proposed plan. My mother

REDACTED. Obviously you won't be able to gain access that way.

Two letters we have received, both have apologised for not informing us and for pushing plans through without consulting us.

This is shoddy work and totally unacceptable. The short period of time to reply is in itself disgusting. I feel this has been pushed through with speed so that as few people as necessary know about it.

I believe it was first consulted on in 2018? We knew nothing about it. Perhaps that's why only 5 people responded.

I can't believe as a council you get away with doing things like this. I think the ombudsmen should be informed on this topic.

I could go on but it's just making me angry.

Why haven't you considered a meeting with the local people so we can voice our opinion face to face, or have you already decided it's going ahead?

Yours

Mrs Bev Cook and Mrs B Hoyle

Bev Cook

REDACTED

Mrs Betty Hoyle

REDACTED

Forward Planning committee .

Further to my recent email, I would like to add my concerns about the industrial units your proposing to build up to my mother's boundary.

The field that Turners own ,houses the electricity pylons, a main gas pipe from Hadlingden and the bottom bit near the river has a main sewer in it.

Brynbella field near the weir (The one that you have had no reply from the owners according to your letter,) this field holds the water overflow container underground.

Also, it has been reported and nothing has been done,the path at the side of Brynbella field that runs up to the bypass,has flooded everytime it rains,making it impassable to walk along unless you have Wellington boots on.

This has happened since the more recent units have been constructed.

These are just a few of my concerns about the destruction of this beautiful area.

Bev Cook Daughter of Betty Hoyle.

To whom it may concern

I wish to object to the use of the beautiful riverside area at Townsendfold as industrial land. This land has been used by the community for health and wellbeing and recreation for years and was our playground as children and is still a favourite walk. To redesignate it in order to build ugly industrial units is a disgrace. I would also like to know why this change of use has been kept so quiet. I would urge the Council to save this beautiful and well used land.

Clare Atherton

REDACTED

Ms Celia M Thomas
Mr Jeremy Dodd

REDACTED

23/11/2020

Myself Celia Thomas and partner Jerry Dodd of the above address would like to object to the housing density document for 82 two storey houses on the Greenfield Site. We feel it will destroy the rural valley, which is a lovely place for walkers, dog owners, children, horse riders and everyone who enjoys the countryside. The disruption and density of traffic would be devastating! If this project was to proceed, surely a new access road should be made at some point further along Burnley Road? This would solve the access problems from the road mentioned on your letter. Again if the project went ahead they should reduce the amount of houses and only build bungalows. We will help all we can with objections to these proposals.

Best Regards

Celia Thomas
Jerry Dodd

Dear Counsil

I am writing to express opposition of any further developments on the Townsend Fold green belt in Rawtenstall.

After hearing of this only recently via social media I'm appalled that any further developments on this area have been planned following the development that has already been made. This area is the gateway to Rossendale and provides much needed green space for families and wildlife.

I do not want to see this area becoming one big industrial estate or retail park beyond what has already been done.

regards
Sally McAdam

Sent from my iPhone

Examination Library 8 Local Plan EL6.001 Planning Ref. 2020/0008 Land adjacent Laneside Cottages Todmorden Old Road

We welcome the further investigation into previous mining activity on this site particularly the mine shaft just 10 metres from the northern boundary which in all probability joins the Upper Foot coal seam which runs across the centre of the land. This area is also notorious for unrecorded speculative mining which over time creates land instability and drainage issues. Not ideal for building a housing estate on.

We think that there have to be investigations into the serious local flooding issues associated with this site which is heavily waterlogged most of the time, as pointed out in the arboreal report section 4.2. These flooding issues have been raised by the vast majority of respondents to this proposal.

Furthermore we are alarmed by the proposed access on to Todmorden Old Road (which is not fully adopted by LCC) opposite Laneside Cottages. We fear that the removal of 4 TPO'd category A trees and a 3 metre section of the historic 2 metre high dry stone wall which runs along the road will lead to further problems for us.

Todmorden Old Road frequently turns into a river after rainfall often making it difficult for residents to access their homes. The fact the land stands 1 metre higher than the road will inevitably create more surface water problems. (See video)



This site was previously recommended to be developed in 6 - 10 years or longer by the Planning Dept in Appendix E site assessments document. In view of the known mining, flooding and access problems why are the planning dept promoting the reduction in the timescale to 1-5 years? what criteria was used to determine this?

We trust you will take these comments into consideration when making any decisions.

Yours Faithfully,

Linda and Harry Dutton,

REDACTED

To the Forward Planning Team,

Ref:

- Action List document EL6.001
- EL8.008.3 Actions 8.3 and 8.4 - Density

I wish to object very strongly about the proposed development of the greenfield land situated off Cowtoot Lane, Bacup.

In particular, I am extremely concerned about the planned access route to this development of 84 houses, principally the proposed route incorporating Gordon Street, Blackthorn Lane, Hammerton Street and adjacent residential areas.

I live on Stanley Street which also incorporates Abbey Street opposite and is accessed via Hammerton Street and/or Blackthorn Lane. This is a residential street with garden areas and car parking bays built on a fairly steep incline rising up from the river Irwell which crosses at the bottom of the road in parallel with Hammerton Street.

The designated vehicle traffic route to access Blackthorn Lane from Burnley Road is via Cooper Street or Hammerton Street and then Gordon Street, however, a lot of vehicles tend to use Stanley Street as a 'cut-through' because of the number of parked vehicles on Gordon Street, (effectively turning it into one-way access), and the steepness of Cooper Street.

This flow of traffic on Stanley Street increases substantially during school opening & closing times and already creates a potentially serious safety hazard due to narrow access, parked vehicles reversing in and out and children playing in the street.

This is especially worrying in the winter months when the street can become very slippery & sometimes inaccessible due to ice and snow, and because it is not the designated route onto Blackthorn Lane it is never gritted.

In light of all these factors I wish to object very strongly to the proposed access route in the plan. I am extremely worried that firstly, during the construction phase the unavoidable movement of heavy construction plant accessing the development site will necessitate the use of temporary parking bans on the main access roads, namely Hammerton Street and Gordon Street. This will in turn cause severe congestion of the surrounding streets due to poorly parked residents vehicles causing potential obstructions and access problems.

Secondly, once the houses are built and become occupied the vehicle traffic using the main access routes will be increased exponentially to the point of gridlock during peak times, thereby leading to even more traffic using Stanley Street as an alternative route. This, combined with the present total lack of any traffic calming measures such as speed bumps or speed restriction controls, will inevitably lead to accidents occurring on a regular basis.

In conclusion, because of the reasons I have set out above, I wish to inform the Forward Planning Team that I object in the strongest terms to the proposed housing development density of 84 dwellings off Cowtoot Lane.

Yours sincerely

Mr Alan R Heyworth
REDACTED

To whom it may concern,

I would like to outline my strong reasons for opposing the proposed development of Green Belt Land between Holme Lane and The Riverside Gym: NE4 New Hall Hey Extension.

I have been a resident of Townsend Fold since 1981 and cannot overstate the value this area has for me. It has added to my experiences as a resident of Rawtenstall in many ways.

The area in question is used by young and old alike as an exercise route, a place for quiet and contemplation, a place to recharge batteries and a place to observe nature - and it's on our doorstep.

My husband and I regularly travel along the footpaths which connects Townsend Fold and Rawtenstall. We meet many regular path users and during the pandemic the right bank of the river has become particularly busy. Children love the freedom of the trail, less mobile people can enjoy a saunter next to the river, and dog walkers and off-road cyclists can stretch their legs too.

Watching the seasons change is a joy which can be shared by travellers using the M66 and the by-pass. The spring daffodils must be one of the valley's tourist attractions. What a pity it will be if the sweep of the Irwell Valley becomes an expanse of concrete and metal prefabrication. The heron which uses the river might desert us for a quieter home and the kingfishers are already elusive enough. Increased road noise, congestion and traffic pollution must be a real worry for the residents of New Hall Hey too. Pedestrians were shown little regard in the design of the retail park and Swanney Lodge Road is hazardous for those on foot: more traffic would surely be detrimental to the people-friendly image the valley has created.

The area of land considered for development is a community asset as it stands. I hope my comments will encourage the council to reconsider.

Mrs P M Cadogan

REDACTED

REDACTED

26th November 2020

**Rossendale Borough Council
Forward Planning Team
Futures Park
Bacup OL13 0BB**

Dear Sir,

LAND OFF COWTOOT LANE BACUP DEVELOPABLE LAND H39

I wish to object to the above proposal, firstly on Highway grounds, that the area roads are far too narrow and already congested for the construction traffic that will be required for this substantial development

Cooper Street, Blackthorn Lane area already grid locked and dangerous at school times also the very narrow and busy Greensnook Lane with bend at the top of Carlton Street junction of the new Keswick Drive another danger point.

The blind bend at the bottom of Gordon Street is already a danger for small vehicles and there is a children's play area facing the properties on the lower half of Gordon Street. Brown Street and Russell Street were built in an era with little motorised transport and never intended for today's volume of traffic

Educational needs in the area must already be stretched with pupils living in the new properties already built and those in progress on the Boys Greensnook Development.

There is a public footpath running through the proposed development, very well used by walkers and popular with many dog owners for exercising their dogs.

The uninterrupted views from The Sentinel both down the Rossendale Valley and up towards Weir are far too precious to be lost forever.

We have already lost far too much countryside with both of the Boys developments in the area and the proposed development in the field facing Laneside Cottages and many others in the pipeline.

Yours faithfully

Mrs Edna Crowther

Hi

If I was a visitor coming to Rossendale I like to see these lovely green hills where you can go for walks. If I was a visitor coming on the ELR train & maybe in the future National rail train along side. I like to see fields but just not for the visitor for locals too.

Maybe coming home from work after a hard day on a train seeing the green fields, the wildlife & animals. Makes you more relax.

Government will be sorting out money for more train lines to be reconnect. Rawtenstall should be one of them don't you think.

We should be the ones missing out on a train link that could help our businesses & local people get jobs.

Building more units at Townsendfold & New Hall Hey only adds to traffic on the A56 & the M66. You already got Hardman Mill which is nearly empty why is this not being used. Also lot of other units up for sale or let down New Hall Hey Road.

What are wrong with these buildings why we building more ?

Higher Clougfold Houses on a flood land but it green. Bacup Tong Lane another.

Right of Way Dark Lane, Rossendale United FC Newchurch you help knock down two, 200 year old stone walls down with help of Lancashire County Council. So you could give planning for more houses to be built. This way field goes & right of way gets altered.

Not a care for the wildlife in the woodlands we have your normal birds but you have Sparrow Hawks, Jays, Owls, Doves & Woodpeckers. Bats too. We also have deer, badgers, hedgehogs & foxes. Since I live near & walked in these woodlands nearly 50years.

Soon there be fly tipping as there be easy access thanks to you guys. With access you have given in to the woodlands. I hope you are please with yourselves. You should have only give planning for the football ground. Not for the field & the right of way. That should have been left.

Guess you got a big lump sum 😢

Old map showing Dark Lane Right of Way.



Green spaces help people with there Mental Health as well as woodlands. Even seeing wildlife. Helps a person to relax & forget about things.

At the moment the RBC are not talking to us public they are just going around destroying things. Land & places that we love.

Think what you are doing please before you say yes dig up that or bulldoze that.

Rossendale will have no green land or history left.

We are already short of GPs & Blackburn Royal is at breaking point. Schools struggling yet houses you keep building.

Where is everyone going to work. We don't all have cars. Why we need this National Rail.

Leave Townsendfold alone for sheep, wildlife & walkers ,dog walkers. Plus the visitor on the ELR & hope soon local/visitor on a National Rail Train.

Running side of ELR. To see green grass as they come in to Rawtenstall Rossendale.

Kind Regards
Mrs Sharon Simcock

Forward Planning Team

I would like to put forward my strong objection to the proposal to build 82 houses (with a density of 30 houses per hectare) on the land off Cowtoot Lane in Bacup. I believe that this density is one of the highest for a green-field site anywhere in the borough.

Key issues:

1. Access and Safety

Access to the site will be via Gordon Street, Hammerton Street and Blackthorne Lane. These are very narrow roads - effectively single lane due to resident car parking, and have blind bends. Gordon Street is very steep. In the winter time it is often icy and never gritted, so local drivers have to divert along the other roads mentioned above to access Burnley Rd. These access roads are always particularly chaotic at work and school/nursery times as it is, just with domestic vehicles. 82 new houses will add a significant number of extra car journeys in a very tight area with inadequate roads. Many of these new houses will yield 2 + cars into the area (the number of car parking spaces built per house is irrelevant - recent builds have 2 spaces but 4 cars, so more on-road parking).

During construction (3/4 years) getting major pieces of digging, piling, construction equipment and trade lorries and vans on site via the local network of inadequate roads will bring local traffic to a standstill and risk accidents to children attending the nearby schools and also extreme pollution to existing homes and infrastructure.

2. Sustainable Travel

This new site will not meet criteria related to access to public transport. Its location will be well beyond the requirement for new housing to be within 300 metres of key public transport corridors. The nearest bus stop is on Burnley Rd.

3. Impact on the local environment and landscape

The proposed estate will damage a green field site which has open views to the Sentinel monument and which is well-used by local families, walkers and horse-riders. The scope of the build will change totally the characteristics of the place and will not fit well with existing properties. This will be especially noticeable when new 2/3 storey houses overshadow bungalows as on Windermere Rd.

Significant water run off/surface water flooding will be exacerbated and would have an impact on the nearby River Irwell's capacity to cope. Any issues from a Mining Survey could well cause further impact in the area. I presume that a thorough Ecological Survey including wildlife will be carried out and the outcomes properly considered in the context of safeguarding the 'green lungs' of our countryside and the well-being of local people.

Bacup is full of brown-field sites which could and should be developed to provide necessary housing - much closer to local amenities and easier to build on flat land! Please register my objection to this development.

Angela Rawson
REDACTED

Dear Planning Officer,

**Reference; Comments concerning "Local Plan, Schedule of Actions 8.3,
8.4. Identification of Site Density/ Optimisation of Density".**

I wish to strongly object to elements in and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference H39, Land off of Cowtoot Lane, Bacup. I have documented below why I object.

1. The beautiful landscape of the valley from all directions will be badly and irreparably damaged by the presence of houses at the top of the valley side at a height of 1010 feet above sea level.

Ideally no building should take place on this site at all to protect it and the nature that lives there.

This proposed high density estate and its high impact visibility location from all parts of the valley below and opposite goes against all of the principles of protecting valuable and historic landscapes. In the above document, page 4, table entry for H39, the council clearly state that it is a "prominently positioned site and location adjoining the Countryside". Further to this point it is itself a green-field countryside site and landscape that needs protecting, not despoiling.

Considering the above paragraph, there seems to be a revised proposal that has increased the build density from an initial site density of 26 houses/hectare to 30/hectare, why is that? Is the intention to cause more visual destruction of the valleyside?

If building does eventually get approval, then properties should be low profile bungalows, of stone appearance, in keeping with surrounding builds and built at a lower density lower down the valley side on H39 where it would not be so obtrusive.

2. The proposed access roads are already over crowded with parked cars making them single lane and too narrow to support the traffic of initially contractors trucks and heavy plants and in the future from such a high density development of 82 houses. The proposed access roads are minor residential streets, designed and built during times when cars were not owned by many, and now streets are lined with them.

Schools on Blackthorn Lane and a playground on Gordon Street would represent major danger points as would blind right-angled corners, this is in normal weather conditions, when the weather deteriorates in winter these roads will become a major hazard.

3. Any building of an estate at all, but particularly at the high density of 30 houses per hectare, would prevent natural ground rainwater absorption and ensure fast transit of the rain water into the River Irwell, further contributing to flooding problems in Bacup and further down the valley, which are already a problem.

I would be extremely grateful if you would take these deep concerns into full account in the Planning Inspector's ongoing examination and decision making."

Yours faithfully,

**Mrs Lynn Cavanagh
REDACTED**

forwardplanning@rossendalebc.gov.uk

Dear Sir or Madam

I am emailing to lodge my objection to any proposed expansion to New Hall Hey on to Greenbelt land.

This area of land is essential Greenbelt recreational area for residents of the area and forms a vital offroad link between Rawtenstall, Irwell Vale and leading onto Ramsbottom via the No6 cyclelink.

Rossendale residents are already unhappy with their outdoor spaces compared with elsewhere in Lancashire.

<http://www.lancsvitalsigns.co.uk/Rossendale--r11.html>

The removal of beautiful deer grazing land to be replaced with non-descript grey retail or industrial boxes will only blight the lush green entrance to Rawtenstall.

Furthermore RBC has a duty to Climate Change and to work towards a net zero carbon plan by 2030.

https://www.rossendale.gov.uk/download/meetings/id/10394/c1_climate_change_strategy_and_action_plan

ITEM NO. C1 - Rossendale

1.1.0 Foreword 'In September 2019, Rossendale Borough Council declared a 'Climate Emergency' and pledged to take action. This is a real emergency that we are facing and we need to act now to

www.rossendale.gov.uk

It is unclear how the removal of Greenbelt land and subsequent development could contribute to this plan and again the latest 'Vital Signs' for Rossendale shows the Valley as being the highest per person emitter of Co2 in Lancashire – this report was compiled before the recent New Hall Hey retail park so we are now possibly even greater CO2 producers. The removal of Greenbelt will not help this cause.

I cannot support any development of this proposal and object in the fullest terms.

Regards

Kyle Hewitt

REDACTED

Dear Sir/Madam

I am a resident of Holmeswood Park, Townsend Fold. My home overlooks the greenbelt land that is proposed for commercial development. I walk in this area with my dog daily and appreciate the beauty of the unspoiled countryside and the wild life that is prevalent, including deer, foxes and herons.

I am emailing your department to express my strong objection to the proposed plans for this land. To build on this greenbelt area would be absolutely devastating.

Yours sincerely

Brian Walsh

Dear Sir/Madam

I am writing to lodge my strong objection to the proposed development of greenbelt land at Townsend Fold for commercial use.

I live very close to this land and can verify that it is an area of outstanding beauty that is used constantly by walkers, including families with children and dog owners. There is an abundance of wild life in the area and to develop this land would do untold harm to the environment.

I ask that you please stop any proposal to develop this land and thereby preserve a beautiful area of Rossendale for future generations to enjoy

Yours sincerely

Judith Fletcher

Ms J Starbuck Ashton &
REDACTED

Dear Planning Officer,

Reference; My Comments concerning "Local Plan, Schedule of Actions 8.3, 8.4. Identification of Site Density/ Optimisation of Density".

We wish to object strongly to elements in and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference H39, Land off of Cowtoot Lane, Bacup.

A. The historic and beautiful landscape of the valley from all directions will be badly and irreparably damaged by the presence of houses at the top of the valley side. Ideally no building should take place on this site at all. If building does eventually get approval, then properties should be low profile bungalows, of stone appearance, not cheap bricks, and built at a lower density much lower down the valley side where it would not be so obtrusive.

B. The proposed access roads are totally inadequate and already too crowded with parked cars making them single lane and too narrow to support the traffic and weight of HGV as needed to support such a high density development of 82 houses. The proposed access roads are minor residential streets, designed and built during times when cars were not owned by many, if any people.

Schools on Blackthorn Lane and a playground on Gordon Street would represent major danger points as would blind right-angled corners. Are you really prepared to risk the lives of local children and families.

C. Any building of an estate at all, but particularly at the high density of 30 houses per hectare, would prevent natural ground rainwater absorption and ensure fast transit of the rain water into the River Irwell, further contributing to flooding problems in Bacup and further down the valley.

I would be grateful if you would take these deep concerns into full account in the Planning Inspector's "ongoing examination and decision making."

Joanne Starbuck Ashton & Francois Kinowski

REDACTED

Dear Sir or Madam

I am Mr Gianmarco

I am writing you in reference about our greenbelt is under threat.

I have recently come cross with a sign post saying that my local council is planning to reclassify the land near the river .

I would say " **please, stop right now** ".

Just in that area I have seen so many animals such as badgers, squirrels... hedgehogs , dears weasels and other birds.

Bu also I go there when I have to unwind or go for a jog and breath the fresh air.
Further more there are Families who brings their children too. and other walkers.

To think that this could change, it makes me sad.

I wish that this e mail I am sending you would make a difference to prevent that you would stop the planning to build more warehousing.

Please I am asking you to reconsider it, in addition keep me updated of the situation .

Yours Faithfully

Dear Sir/Madam,

I wish to register my profound disappointment and objection to the proposal in the Rossendale Local Plan that the land to the south of the Newhall Hey and north of Townsend fold, currently Green Belt, is redesignated as suitable for industrial purposes, to allow for a future extension of the existing Newhall Hey industrial development.

Once Green Belt land is released for these purposes there is no going back; a precious amenity is lost forever. It also sets a precedent and thus it may prove harder in future to refuse similar schemes, plans and applications for elsewhere in the Borough.

The area under consideration is at a gateway to Rossendale and as such an industrial development here would send a poor visual signal to tourists, which RBC needs to persuade to visit the area. By using local facilities and businesses tourists support the local economy. Once the pandemic is over I suspect fewer people will wish to travel abroad for their holidays, preferring to stay in the UK. Is Rossendale ready for them?

The site under consideration clearly has both landscape and amenity values. The land to the east of the River Irwell between the railway and the river, could perhaps be developed for appropriate leisure and recreational purposes. Tourists will not come to look at industrial premises but they will visit to enjoy our beautiful hills, valleys and moors. Rossendale needs to stimulate this tourism. Why not consider a supervised campsite on the east bank of the Irwell with facilities to accommodate both tents and tourist caravans? That would be a more appropriate use of the land and it is something Rossendale lacks at a time when visitors could be usefully encouraged.

The path on the west bank of the river is a popular rural walk, well used by local people. It would be defiled by an unsympathetic industrial development. I believe that this area should remain as a beneficial green buffer between the existing industrial development to the north and the residents of Townsend Fold. Indeed, this is a key function of Green Belt.

I trust that you will pass my comments and observations to the Local Plan Inspectors in due course

Yours faithfully,

John M T Howat,
REDACTED

--
John M T Howat
REDACTED

29th November 2020

Dear Planning Office,

Reference: My comments concerning “Local Plan, Schedule of Actions 8.3, 8.4. Identification of site Density/Optimisation of Density”

I strongly object to elements in this proposed planning application and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference H39 on the land off Cowtoot Lane, Bacup.

I have lived in this area my whole life and I think it is scandalous that land still used for farming is to be sold to developers for housing. This is a permanent change and once land has been used for development purposes it can never be reclaimed. Continuing to use greenbelt land will damage the beautiful landscape of Bacup forever.

As a resident REDACTED, I travel multiple times daily up and down the roads you propose to use for access. These roads are already inadequate for the housing we have, let alone another 82 as you have proposed here. Due to the nature of the area, residents must double park, which narrows these minor roads further and makes access for the refuse wagons and delivery vehicles almost impossible. See photo attached below. During school times, the area becomes grid locked with cars and taxies and is a real danger for the safety of children, parents and other pedestrians.

Building an estate of houses will further contribute to the flooding problems Bacup and communities further down the valley suffer from. I have experienced the effects of flooding myself and I have regularly had to take evasive action to divert the flow of water from the surrounding waterlogged field. Building houses on this land will reduce the natural absorption capacity of the land and increase the speed of rainwater down the valley side and into the River Irwell.

Furthermore, Meadows Colliery is located nearby, and an extensive network of mineshafts run under the ground you propose to build on, I think it would be very unsuitable to use this land for development. I have personal knowledge of depressions and holes in the fields where mine shafts have collapsed. There are currently some that have not been filled in. Therefore, I would be grateful if you would take these deep concerns into account regarding the planning application you propose.

I appreciate the councils desire to provide more housing, but might I suggest there are many other areas of land within Bacup and Rossendale that are far more suitable and less damaging to the environment or the local way of life.

Yours sincerely,
Christine Balshaw



Hi,

I would like to put forward my objection to the above on the Green Belt site at the top of Cowtoot Lane. See below the names and address for this objection

Ms. Janette Cassidy & Mr. Garry Slynn

REDACTED

The roads round this area cannot take the extra traffic that these houses will bring and also on Gordon Street this is a childrens play area. The amount of HGV's that will need to build these houses will cause damage to the roads and houses. The roads are not wide enough for these sort of vehicles.

There are plenty of other objections that I can bring up if there is a further consultation. Please do not hesitate to contact us. I am assuming there will be more consultations on the proposal before anything is decided.

Many thanks

Janette Cassidy & Garry Slynn

Dear planning officer.

Ref"local plan" schedule of actions 8.3: 8.4: identification of site density / Optimisation of density.

I wish to strongly object to the high density housing referral in response to housing allocation ref H39. Land off Cowtoot Lane Bacup. When I was house hunting 17 years ago I was speechless with the amazing rural beauty and uninterrupted views of my bungalow being built overlooking the sculpture trail and Bacup borough football club. The land is home to animals in the food chain including rabbits; squirrels; badgers; foxes; birds and bats this would deplete the area of these animals. It's also enjoyed by school children from the nearby school and nursery ; dog walkers: horse riders: families and ramblers.,when I moved here I was informed that the proposed land would never be considered to be built on due to the surrounding inadequate road network and it's inappropriate location to get services to it.

I am speaking from experience when I write that all this proposed work with hundreds more domestic plant equipment will be a health and safety hazard on our single file, narrow roads with cars parked outside their homes and disrupting to us. . They have been building 2 housing developments on either side of Greensnook lane for the past couple of years with traffic diverted: roads closed; loaded trucks transporting ground soil from the hillside (spilling mud and soil on our main road) the road has been dug out so many times to connect to the electricity; gas: sewage and water supply that its like a patchwork quilt. The electricity and other services were not designed to serve so many houses and were overloaded resulting in power cuts etc. Windermere Road is not gritted in winter and when it snowed I used to drive my car down and park on Greensnook.Lane however with the new builds I now have to park down on the main road and struggle back up(I have heart problems and a pacemaker/ defibrillator) and struggle to get up the steep incline..we have had years of disruption already and don't want another 4 years of it., However my main concern is our overstretched emergency services. We have high drug and crime rate and no police station. Bacup: Waterfoot and Rawtenstall police stations were axed and there is no deterrent for criminals. York stone and brick from our local quarries are being torn from our dry stone walls and cobbled payments , in broad daylight and thieves steal lead from roofs and anything else they can get there hands on. I'm ashamed to say when I googled what's Bacup like it described it as " a rough hole!" That says it all., Our ambulance station at stacksteads employees 1 full time ambulance man and 1 part time rapid response car to cover a huge area. Years ago they had a target to get to you in an emergency it being a couple of minutes.., these days you'll be lucky if it arrives within the hour(not taking into consideration the increase workload with the pandemic this year) Bacup fire station probably has similar staffing problems made worse with the floods in January / February when our town centre flooded and cellars needed pumping out. Flooding is a major problem due to inadequate drainage pipes for the amount of houses and clogged up drains.

Another concern is Schools and facilities.,my 10 year old grand-daughter wants to relocate to a different school in Bacup.we have rung all schools they are full and over subscribed! Where will any children attend if there are no school places. Secondary school children struggle to get public transport to school especially to Todmorden where there is no school bus.. we have no Trains: Trams and most of our roads are having work done with traffic lights. Our doctors : dentist and health care practitioners are stretched to capacity ... we have no banks and maybe 1 building society (Bacup was not designed to cope with all these proposed new homes!) not

sure how true this is but there are rumours that there are 1,000 empty homes in the valley? Should they not be habited before considering churning up our landscape and inconveniencing us again? These are just my own views and I'm sure many others residents will put forward their own objection.,I look forward to any further news. Yours faithfully Mrs Elizabeth Tighe REDACTED

Dear Councillors, I own land adjoining this proposed development. It could be said, therefore, that I would in the future benefit from further land development. However, I would like to object to this development, based on numerous grounds. i.e School places, traffic volume and limited access, run off water (possible flooding), access to healthcare professionals, but mainly because of our environment. The BBC's Countryfile yesterday started "Plant for Britain" therefore should not this land be proposed for such a project, benefiting all existing resident's access to open spaces for generations to come.

This is my objection.

Susan Halliday

REDACTED

Good morning,

Thank you for your email of the 3rd November 2020 and in response to that would like to comment as follows:

Regarding H47 – SHLAA16319 – Land at Kirkhill Avenue, Haslingden

It would appear that the Inspector does not appreciate the topography the site. The South Eastern end of the area has a steep gradient down to the Moorland Rise/Sandown Road junction, in addition to access to numbers 1 & 2 Moreland Cottages, this will give rise to safety concerns in winter driving conditions and during the construction phase of any development. Any construction costs associated with overcoming such concerns would be uneconomic in relation to the available area for development; so, access to and from the site would have to be from the Kirkhill Avenue end of the site.

Whilst I note that your documents refer to the gross area being 2.41 ha and the area suitable for development is only some 0.74 ha it is stated that: -

“Access would need to be created from Kirkhill Road or Kirkhill Avenue. Kirkhill Avenue is unadopted, this would need to be resolved. LCC Highways have concerns with an access from the north of the site.”

Access/egress from Kirkhill Road/Kirkhill Road – Haslingden Old Road gives rise to major concerns regarding access to the site from any location along that stretch of carriageway.

Not only is Kirkhill Avenue unadopted but also Morland Rise onto which Kirkhill Avenue discharge is unadopted; Is someone suggesting that the Borough is going to eventually adopted both these carriage ways and footpaths after all these years?

Thank you for the opportunity to pass comment on the Inspectors request for additional information

Take care and stay safe

Martin

 Please consider the environment before printing this e-mail. Thank you.

CONFIDENTIALITY NOTICE:

This e-mail message and accompanying data are for the sole use of the intended recipient(s) and

may contain information that is confidential. If you are not the intended recipient, you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this e-mail message in error, please notify us immediately on **REDACTED** and erase all copies of this message and attachments.

With Particular Reference to Density/ Optimisation of Density., Action Point Number 10.7,
H39 Land of Cowtoot Lane.

Dear Sir, Madam,

I wish to make you aware of a number of strong objections that I have with regard to the density of the proposed development of additional property on open space to the side of Windermere Road/ Cowtoot Lane, consultation reference number above.

As an immediate neighbour to the site of the proposed development, I am of the view that the proposed development density will have a serious impact on our standard of living. My specific objections are as follows:

1. High Density.

I believe that the proposed housing density of 82 houses with 30 houses per hectare is very high and would be one of the highest densities for a green-field site anywhere in Rossendale. The proposed development is a direct contravention of Rossendale Policy HS7, in particular, in the scale and proportions of the surrounding buildings where I live which are all low one storey bungalows, so would be entirely out of character of the area around Windermere Road.

The proposed build is in a low density area on reasonably large plots with good space between them.

An acceptably sized plot in a high density area may not be of acceptable size in a low density area typically characterised by the larger two storey buildings being proposed. I believe that the proposed development is a direct contravention of policy HS7 which states that "*the density of the development should be in keeping with local areas and have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area*".

The proposed dwellings would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low-density area. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space.

2. Detrimental Impact upon Residential Amenities.

I believe that the proposed development is a direct contravention of Policy HS7 as it does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, which consists of one storey bungalows, to the detriment of the local environment.

The proposed build of 82 houses is not of similar design to neighbouring properties and would make the new development stand out.

Two storey properties set close to bungalows would not fit in with the scale of surrounding properties.

3. Loss of Privacy and Overlooking.

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular valuable green space privacy and the right to enjoy a quiet and safe residential environment. Protocol 1, Article 1, of the Human Rights Act stated that a person has the right to "peaceful enjoyment of all their possessions, which includes the home and other land". Article 8 of the same Protocol further states that "private and family life therefore encompasses not only the home but also the surroundings".

This proposal does not ensure adequate privacy for the occupants of the building and of adjacent residential properties provide a pleasant and safe residential environment.

The proposed site of development is at such that the garden at the front of my house which I spend a good deal of time in would be overlooked from the top rooms of the new development, resulting in a serious invasion of my privacy. Now retired I spend a large proportion of my time in the house or in the garden and feel that being overlooked by multi storey houses will impact on my current living conditions by taking away my privacy.

The design of the proposed development in my view would have a dominant impact on every resident and our right to the quiet enjoyment of our garden amenity and our properties. I would ask you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land.

We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

4. Noise Pollution

As previously stated, 30 houses per hectare is a very high density for a greenfield area. The overcrowding of people and houses in this relatively small area will impact adversely on everybody's general well-being with the large amount of noise that a large housing state would inevitably bring.

5. Light Pollution.

Likely to be a factor with persistent and regular light from many more vehicles which will have a negative effect on us as people and therefore spoil the enjoyment of living in our homes.

6. Traffic Issues.

High density will increase the number of residents living there so will impact on the amount of traffic on the roads around the development, access to the new site would be on already congested roads, Gordon Street, Hammerton Street, and Blackthorn Lane, which are

effectively single lane roads due to their width and car parking by residents. With the additional number of vehicles this would bring, not counting commercial vehicles, many concentrated in school and work travel times, chaos and accidents are guaranteed on these narrow, inadequate roads.

7. Possible Security/Wellbeing Issues.

With so many people crowded into a small area this is likely to result in conflicts, and possible anti-social behaviour. That would be very stressful to live that close to.

With a large number of new residents living so close by I would also be concerned about security in and around our houses.

8. Non-compliance with Government guidance. Extracts from National Planning Policy Framework Feb 2019 - ISBN 978-1-5286-1033-9

Chapter 11. Making Effective Use of Land (Achieving appropriate densities). Paragraph 122 states "the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.

Chapter 12. Achieving well designed places. Paragraph 127 states that "Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting", and "in determining applications , great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design generally in an area, so long as they fit in with the overall form and layout of their surroundings"

I believe the proposal to contravene this guidance as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

Yours Sincerely
Charles Ault

Mr. Charles Ault,
REDACTED

FAO.
Forward Planning Group, (Local Plan Actions 8.3 & 8.4)
Rossendale Borough Council
Business Centre/Futures Park, Bacup OL13 0BB
email - forwardplanning@rossendalebc.gov.uk

Anne Storah
Principal Planner (Forward Planning)
Rossendale Borough Council
The Planning Department
The Business Centre
Futures Park
Bacup
Lancashire
OL13 0BB

17th June 2020

Dear Anne,

Re: Rossendale Local Plan – Sport Evidence Base

Sport England has worked with the Council over the last year to ensure the Local Plan is underpinned by a robust and up to date sports evidence base.

Position Statement

Paragraph 96 of NPPF requires the Council to base local plan policies on robust and up to date assessments of need and opportunities. The relevant assessments that identify the existing and future demand and supply of indoor and outdoor sports facilities are the Playing Pitch and Outdoor Sport Strategy (PPOSS) and Indoor and Built Sports Facilities Strategy (IBFS).

Sport England and the main pitch sport national governing bodies of sport (NGB) are working in partnership with the Council with the preparation of the PPOSS via a Steering Group. The methodology being used is set out in Sport England's PPOSS guidance (October 2013) and referenced in the Planning Practice Guidance. An Assessment Report will be provided that sets out the supply of and demand for playing pitch and outdoor sport provision and will identify deficiencies and spare capacity. The Assessment Report will inform a Strategy which will contain recommendations and a site-specific action plan that can be used in tandem with emerging Local Plan policies and strategic land allocations to help determine planning applications.

Unfortunately, the current Covid-19 crisis has caused a delay to the preparation of the PPS with no grassroots sport currently being played and many of the NGBs furloughed. At the time of writing the Consultants preparing the PPOSS are consulting with the Steering Group to try and find a solution that ensures the PPOSS can be progressed.

Progress to date has resulted in the Winter Sports (football, rugby union and hockey) surveys and consultation being finalised prior to lockdown, and an Assessment Report has been drafted which analyses the winter sports data and sets out the key findings. The Summer Sports survey and consultation has not commenced yet as there is no play

currently taking place, and lack of maintenance of pitches during that time mean pitch quality ratings cannot be obtained.

As Winter Sports are the dominant sports in Rossendale it considered the PPOSS is sufficiently well progressed to provide a good indication of sports provision, spare capacity and deficiencies, in Rossendale to help inform the Local Plan. The caveat is that Summer Sports data collection and analysis must be progressed as soon as play has resumed for a period of 4 weeks. The NGBs have advised that a 4 week settling in period is required to allow teams to reform, pitches to be brought back into use, and played to a level that allows meaningful quality ratings.

The Indoor and Built Sports Facility Strategy is also being prepared and is following Sport England's draft 'Assessing Needs and Opportunities Guidance' (2014). The IBFS is well underway and both the Assessment Report and Strategy have been drafted. They were submitted to Sport England for comment recently. Having worked with the Consultants on other IBFS in the North West, I don't anticipate any major changes will be required. Any amendments that may need to be undertaken are likely to be for the purposes of providing clarity. It is extremely unlikely any further analysis or changes to the key findings will be required. For that reason, I am confident the Draft IBFS is at a stage where it can inform the Local Plan.

Sport England and the National Governing Bodies of Sport are on the Steering Group for both the PPOSS and IBFS and a partnership approach is being undertaken to prepare both Strategies. Once the Strategies have been finalised and adopted it is anticipated the Steering Groups will remain to form a Delivery and Implementation Group to help take forward the recommendations and actions, which in turn will inform the annual monitoring of the sport related local plan indicators.

Conclusion

Given the level of input Sport England is, and will continue to have, in the preparation and delivery of the PPOSS and IBFS, it is our opinion the IBFS and PPS will be robust documents that inform and help deliver the Local Plan policies.

If you have any queries in relation to these comments, please do not hesitate to contact the undersigned.

Yours sincerely

Fiona Pudge BA(Hons) BTP MRTPI

Planning Manager

T: REDACTED

M: REDACTED

E: REDACTED





Planning Policy
Rossendale Borough Council
Room 121, The Business Centre
Futures Park
Bacup
Lancashire
OL13 0BB

SENT BY EMAIL
forwardplanning@rossendalebc.gov.uk
04/12/2020

Dear Sir / Madam,

ROSSENDALE LOCAL PLAN: ADDITIONAL EVIDENCE

1. Thank you for consulting with the Home Builders Federation on the Additional Evidence produced as part of the Examination into the Rossendale Local Plan.
2. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

Housing Standards (Action 4.2)

3. Section 4 of the Housing Standards Paper provides the Council's evidence in relation to the optional housing standards for M4(2) and M4(3).
4. The HBF is generally supportive of providing homes that are suitable to meet the needs of older people and disabled people. And it should be remembered that all new homes will be built to part M4(1), according to Part M of the Building Regulations meeting M4(1) will ensure reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. As such these standards are likely to be suitable for the majority of people.
5. However, if the Council wishes to adopt the higher optional standards for accessible & adaptable homes (M4(2) and M4(3)) the Council should only do so by applying the criteria set out in the PPG. PPG (ID 56-07) identifies the type of evidence required to introduce such a policy, including the likely future need; the

size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability. It is incumbent on the Council to provide a local assessment evidencing the specific case for Rossendale which justifies the inclusion of optional higher standards for accessible / adaptable homes in its Local Plan policy.

6. The Housing Standards Paper reiterates much of what is covered in the SHMA and continues to provide some information in relation to the ageing population and the need for homes for older people. It highlights that there is an increasingly ageing population and that there are higher proportions of people with long term health problems or disabilities within the social rented sector.
7. The Paper continues to provide very limited information in relation to the size, location, type and quality of dwellings needed. Therefore, it is not clear whether the homes provided as part of the requirements of Policy HS8 should be of a particular type or size, or whether they would actually appeal or be appropriate for those that need them. The Paper highlights that the suitability and location of older peoples housing can be an issue for example developments located on steep roads or within flood risk areas, it does not however, suggest how this could be addressed through the policy or whether homes in these areas would still be expected to meet the requirements of the policy.
8. The Paper also continues to provide very little information in relation to the accessibility and adaptability of the existing stock, with the paper highlighting that there is no specific data on the accessibility of housing stock in Rossendale, and that the national data is dated. It is not clear how this information is considered to support the need for the introduction of the M4(2) standard.
9. The HBF notes that the Paper suggests that requirement for M4(2) will have a relatively limited impact on the viability of development. The HBF however, remains concerned. The Viability Assessment clearly shows that there are viability issues within the area and the cumulative impact of these policies will only make development less viable and homes less likely to be delivered.
10. Section 5 of the Housing Standards Paper sets out the Council's evidence in relation to the nationally described space standards (NDSS). Again, these enhanced standards, as introduced by Government, are intended to be optional and can only be introduced where there is a clear need and they retain development viability. As such they were introduced on a 'need to have' rather than a 'nice to have' basis.
11. PPG (ID 56-020) identifies the type of evidence required to introduce such a policy. It states that 'where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:
 - **Need** – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.
 - **Viability** – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of

the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.

- **Timing** – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions’.
12. The Council will need robust justifiable evidence to introduce any of the optional housing standards, based on the criteria set out above. The HBF considers that if the Government had expected all properties to be built to NDSS that they would have made these standards mandatory not optional.
 13. The Housing Standards Paper now sees the Council consider three schemes, with a total of 51 dwellings, to provide the necessary evidence to support the need for the NDSS. The HBF does not consider that this is a satisfactory sample size to determine the need for the NDSS to be introduced.
 14. The HBF considers that standards can, in some instances, have a negative impact upon viability, increase affordability issues and reduce customer choice. In terms of choice some developers will provide entry level two, three and fourbedroom properties which may not meet the optional nationally described space standards but are required to ensure that those on lower incomes can afford a property which has their required number of bedrooms. The industry knows its customers and what they want, our members would not sell homes below the enhanced standard size if they did not appeal to the market. The HBF has concerns that the introduction of the NDSS could lead to people purchasing homes with a smaller number of bedrooms, but larger in size due to the NDSS, which could therefore have the potential to increase issues with overcrowding and potentially lead to a reduction in quality of the living environment.
 15. The HBF is also concerned that the requirements of this policy may reduce choice and affordability and could in turn impact on delivery of homes. There is no evidence that the properties have not sold, or that those living within these properties consider that they do not meet their needs. There is no evidence provided that the size of the homes being completed are considered inappropriate by those purchasing them or that these homes are struggling to be sold in comparison to homes that do meet the standards.
 16. The HBF in partnership with NHBC undertake a Customer Satisfaction Survey¹ annually to determine the star rating to be given to individual home builders. This is an independently verified survey and regularly demonstrates that new home buyers would buy a new build home again and would recommend their homes builder to a friend. The results of the 2018/19, the most up to date information available, asked how satisfied or dissatisfied the buyer was with the internal design and layout of their new home, 93% of those who responded were either fairly satisfied (28%) or very satisfied (65%). This does not appear to suggest there are significant number of new home buyers looking for different layouts or home sizes to that currently being provided.

¹ <https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latestresults/>

17. As set out in relation to the M4(2) requirement, the HBF has concerns in relation to the viability of development in the area and are concerned that this requirement will also add to the viability issues.
18. The Paper suggests that as the Council have been consulting on this as part of the emergence of the plan that a transition period is not necessary, the HBF does not agree that this is appropriate. Until the Plan is adopted there is no certainty that the policy will be taken forward, as such the HBF still considers that a transition period should be included.

Future Engagement

19. I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.
20. The HBF would like to participate at any further examination of this local plan, to ensure we are able to debate the comments made within our representation in greater detail as required and to ensure we are able to respond to any additional evidence provided by the Council or others following submission of the plan.

Yours sincerely,

Joanne Harding Local Plans Manager – North

Email: **REDACTED**

Phone: **REDACTED**

Dear Sirs,

I would like to comment on a part of The Emerging Local Plan for the Borough (2019 to 2034), in particular the land/area marked: H39 Land off Cowtoot Lane, Bacup.

Whilst it is accepted that 'green' areas of the borough need to be sought for housing development to fit the future plan in this particular instance the density and type of housing proposed appears to be misjudged.

A development of houses as proposed would not be in keeping with the surrounding area and the housing density would create issues as regards traffic on the current infrastructure, particularly with regard to access on Gordon Street.

Perhaps a more realistic development would be one similar to the adjacent development on Windermere Road/Pendle Avenue/Coniston Way and that currently being constructed by B & E Boys off Greensnook Lane where a mix of town houses, detached houses and bungalows complement each other and don't create a blot on the landscape.

Regards,

Mark Frost

Kestrel Interiors Limited
Unit 6, Crown Business Centre
George Street
Failsworth
Manchester
M35 9BW

REDACTED

KNW is a trading name of Kestrel Interiors Limited



The information contained in this e-mail is intended only for the individual to whom it is addressed. It may contain privileged and confidential information. If you have received this message in error or there are any problems, please notify the sender immediately and delete the message from your computer. The unauthorised use, disclosure, copying or alteration of this message is forbidden. Kestrel Interiors Limited will not be liable for direct, special, indirect or consequential damage as a result of any virus being passed on, or arising from alteration of the contents of this message by a third party.

Any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the company.

I wish to object most strongly to the development of the above plan for the following reasons:-
1 The lack of consideration for the infrastructure of the Valley ie schools, medical facilities and traffic congestion
2 The willingness to build as many houses in as small an area as possible [and blame this on the government]
3 No consideration for car parking, when most new house owners have at least two cars
4 The increase risk of flooding in Bacup town centre
5 The cost of new houses being built is far beyond the reach of first time buyers
6 Why spoil what i consider to be a lovely part of Rossendale with high density housing estates.
Please give my objections your serious cosideration Regards Trevor Pritchard

REDACTED

REDACTED

Mr J. Dalglish,
Planning Officer
Rossendale Borough Council
P O Box 75
Futures Park
BACUP
OL13 OWT

Dear Mr Dalglish

Re: Proposed Extension to Riverside Business Park
Newhallhey and Townsend Fold

I wish to state my objection to the above proposal which would not only be a misuse of current green belt land but will add to flooding in the area that already occurs. The Environmental Agency did work in the river some two years ago but the river is still making inroads into the land on both sides.

The riverside footpath, regularly used by me and many others, including dog walkers and those visiting Rawtenstall on the East Lancs Railway, is one of the few, if not only, low level path that runs directly from Rawtenstall through to Ramsbottom. This amenity must be kept for recreational use for the population of Rossendale.

Accessibility to the site(s) for commercial vehicles is far from good, either from Bury Road, the By-pass or Ewood Bridge Rd., and the current bridge to the hamlet of The Holme dates back to the 1800's or earlier, and must be listed in some way. The development of this land would encompass this delightful hamlet and be detrimental to all those who have chosen to live in this piece of countryside, close to amenities. The Environment Agency and Utd. Utilities only accessibility at the moment is through K Steels property, where the footpath was also detoured when their property was built.

Please add my objections to what will be many other objections to the use of this Green Belt land and use the Brownfield sites that are available in the Valley. One on your doorstep!

Yours sincerely,

Joyce Livesey

Good Afternoon,

I am a resident of Plane Street and I have deep concerns over the proposed building of the housing estate.

I believe that the access to trucks, heavy weight equipment and JCBs etc will have a detrimental impact on the structural integrity my home, affecting walls and drainage lines. Potentially affecting my home insurance.

I have very recently bought the property and should this plan go ahead I will more than likely have to relocate as the noise will be a huge disruption to my life. I bought this property for a number of reasons. Mainly because it is a quiet area with very little traffic.

I work as cabin crew travelling on longhaul flights . So my home is where I get much needed vital rest in-between duties, often having to sleep during daylight hours. This will not be possible should the plan go ahead.

Another concern is the impact on traffic. With only 1 road serving the whole estate. The houses will be an eye sour , taking away from the beauty of the traditional houses that currently exist. Is there really a need for more landscapes to be destroyed in order to make way for housing that is not desperately needed ?

I look forward to your reply,

Michael Shepherd

REDACTED

Sent from my Samsung Galaxy S9 - Powered by Three

Rossendale.gov.uk/downloads/file/16008/e180083_actions_83_and_84_-_density

(page 4 table H39

Rossendale.gov.uk/downloads/file/15671/el6001_schedule_of_actions_corrected_version_2

Page 6 item number 10.7

Objections in relation to the above:

This proposed development and density of 82 family houses would according to national statistics result in the very least = 164 children, all of whom have a right to access appropriate playing space close to where they live.

The proposal does not include any reference to playing space whatsoever. The following factors outline the concern about the total neglect of playing space standards:

1. **Absence of Childrens Playing Space – particularly that which relates to the UN Convention on the Rights of the Child: Article 31 which states: “That the child has a right to leisure, play and cultural and artistic activities”**
 - Environmental and natural play experiences will be denied children in this development
 - According to Rossendale Councils Playing Space Standards, there is a committed support for specific provision for childrens play in the outdoor built environment
 - If this proposal was agreed then National Playing Space Standards would be compromised.
 - Childrens pedestrian travel distances would be compromised, children, in spite of a general perception, play close to where they live, this is a proven fact.
 - The UN Convention of the Rights of the Child, with regard to play, would be ignored in these proposals
 - Safety and child pedestrian accidents – childrens personal safety could be seriously compromised when they are seeking play opportunities in an area lacking in specific and designated play provision.
 - Nearest designated play area is a considerable distance from this location which means, in many instances, it is beyond the walking distance of many young children.

- Both informal and formally designated areas for childrens play are a vital part of the local community infrastructure - without the availability to such space children will seek to play, explore and discover places where there is danger, excitement risk and a sense of adventure. Often this results in neighbourhood conflict, accidents to children a number of which are serious, and in some instances even fatal.
- Children do not have the right to vote, so they have to rely on adults to protect their human rights, too often they are let down, as would certainly be the case in this particular instance.
- Where there is an absence of appropriate play provision, frequently there is an increase in anti-social behaviour, noise and other nuisance issues. All too often there is a higher incidence of accidents to children, and a heightening of neighbourhood tension and conflicts, who is to blame - the children or the decision makers?

2. Additional Traffic Movement

With such a development there is potentially an increase of at least 168 more local vehicles plus visitors' vehicles, commercial vehicles, service traffic, all of which contributes to increasing the potential for accidents, noise and pollution. Road accidents account for a large number of deaths to children and young people (5 to 14 years). In 2011 D.O.T. figures alone show 2412 children were killed or seriously injured on our roads, most were at risk when on foot.

3. Local Infrastructure

- medical services in the area are currently in heavy and maximum demand
- shopping provision is lacking
- sewerage disposal and other services could be overwhelmed
- gas and electricity would be in greater demand
- schools and further education opportunities would be further stretched
- demands on local emergency services would increase
- public transport in the area is already under provided
- the environmental impact – would result in loss of green space, loss of mature trees and other natural features resulting in a critical reduction of habitat for wildlife and many other beneficial natural features.

Allyson Kyme

REDACTED

30th November, 2020

Dear Sir/Madam,

I am writing to confirm my total objection to the change of use intended in the plan,
Rossendale Local Plan (2019-2034)
consultation on examination Library 8(First Tranche)

Having only recently found out about this proposed change, and having not been made aware of the apparent roadshows that took place over two years ago, I believe you must have had a very limited response. I didn't receive any notification of the roadshows and I'm not sure how many other people had no communication regarding them either.

I am now writing to register my extreme concern regarding these plans. I'm sure you will by now be aware that our local community has, in a very short time, been fully apprised of the situation. I don't feel that consideration has been given to the amount of wildlife that will be affected if these plans go ahead, and how many peoples walks will be compromised as a result of this plan. The area is very well used by all walks of life enjoying the beautiful views this area provides.

I would hope that you will take heed of my objections, along with the local community, regarding the proposed changes.

Yours sincerely

Allyson Kyme

Linda Barker

REDACTED

30 November 2020

The Forward Planning Team,
Rossendale Borough Council,
One Stop Shop,
Stacksteads,
Bacup OL13
???

Dear Sir / Madam,

Re:- Local Planning / Forward Planning Rossendale Borough Council
Communication - The Proposed Development Between Hardman Mill &
The Power Station on the West Side of the River

I herein make an objection to this proposed development

Item;1 Light Pollution

The land between Hardman Mill & the power station, on the West side of the River. Holmeswood Park is a residential site & as such it enjoys the environmental standards of minimal light pollution levels, which are likely to be breached by the constant presence of high strength floodlights & intermittent variations of individual lights.

Item;2 Air Pollution & Quality

There is almost a certain probability of degradation of atmospheric standards of air quality, with the probability of pulsing of peaks & troughs ranging from the ubiquitous presence to unpredictable surges of irritating levels & even occasional hazardous events.

We now live in times of universally acknowledged degenerating standards of air quality, and are even informed routinely by the media of levels of the quality of the air we breathe. These levels are even injurious to health for some people.

The prevailing South Westerly winds will relentlessly dominate us with irritants that we are aware of, and are not aware of - including traffic fumes.

Item;3 Rivers

With monotonous regularity we read in the newspapers of the pollution of our rivers - the proposed proximity of this industrial development is obviously going to be close to the river.

Item;4. Sound Pollution

There is a huge potential for sound pollution & even for catastrophic occurrences such as the gas explosion in the year 2008 that resulted in the reports in the Rossendale Free Press & the Manchester Evening News newspapers.

This was quoted as a blast that shot flames of 50ft into the air & started a huge fire that knocked out the electricity & gas supplies to huge areas of Rossendale & forced the closure of the A56 by-pass. 17,000 homes were left without electric & 18,000 homes without gas. More than 200 homes were evacuated while the blaze was tackled.

Item;5 Leisure & Health

People who frequently take advantage of park activities have fewer doctor visits, lower body mass index and lower systolic blood pressures than those who don't.

It follows, therefore, that the denial of the long time used recreational area, which is the land in question, will be detrimental & injurious to the health of the people in the immediate vicinity who do actually exercise there. This therefore represents an unacceptable breach of their human rights.

Yours sincerely,

Mrs. L. Barker



Homes England

Rossendale Borough Council
Futures Park
Bacup
Rossendale OL13
0BB

By email: forwardplanning@rossendalebc.gov.uk

30/11/2020

Dear Sir / Madam,

Rossendale Local Plan – Consultation on Examination Library

Homes England Response

I would firstly like to thank you for the opportunity to comment on the Rossendale Local Plan Examination Library.

Homes England is the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

Homes England does not wish to make any representations on the Rossendale Local Plan Examination Library. We will however continue to engage with you as appropriate.

Yours faithfully,

P.P Nicola Elsworth
Head of Planning and Enabling

Homes England
1st Floor Churchgate House
56 Oxford Street Manchester
M1 6EU

Please send all Local Plan and related consultations to

nwlocalplanconsultat@homesengland.gov.uk

REDACTED

www.gov.uk/homes-england

OFFICIAL

I reside with my wife at [REDACTED] and have done since February 2008.

It has been brought to my attention that Rossendale Borough Council (RBC) are consulting and inviting comments on the Rossendale Local (Forward) Plan (2019-2034), in particular the Extension to New Hall Hey NE4 and the release of Green Belt land in this area. **This area is [REDACTED] from my home** the width of the East Lancs Railway (ELR) and is the attached photo. This is apparently the second stage of consultation, the first being in 2018 where I believe RBC probably just fulfilled their minimum obligation by advertising in a local newspaper and in a Methodist Church. Not surprisingly, my attention was not drawn to this and feel a much fairer method would have been to write to local residents especially those in Holmeswood Park who would be most affected.

Notwithstanding GB Parcel 18 not recommending the release of the land NE4 due to the High Degree of Harm, RBC have provided compensatory proposals to mitigate the damage and loss of the land in order to accommodate buildings for employment. These factors of Access, Sport & Recreation, Biodiversity & Wildlife Corridors and Landscaping would, even if implemented, make little or no difference to the harm construction would cause and each aspect can be easily argued against. I was aware of the proposal to construct the first buildings in this area but acknowledging some need to build for employment I did not object, albeit the construction of those building have for 2 years been so noisy that in the summer, I have not been able to open my windows due to the disturbance.

Therefore, I object to any plans of construction on this area due to:

The land in question is so close to my home that as well as the years that it would take to actually execute the works, the noise from traffic, air conditioning/refrigeration units, employees and other business related activities, would severely impact on my living and wellbeing. As a shift worker, daytime noise would unbearable.

Constructed buildings would overlook my property and I would suffer a loss of privacy with my main bedroom and living area (including garden) facing this land.

The proposed plan of construction for employment would have a severe visual impact and adversely change the character of Townsend Fold neighbourhood which is the reason I live here in the first place.

The extension of the New Hall Hey buildings would be an over-development, the area already has a water treatment plant and a major electricity distribution station and, arguably unnecessary as there is so much employment already from the Retail Park to the proposed site.

This whole area is enjoyed by hundreds of ordinary people on a daily basis, some pass through on the ELR steam train, some walk dogs, some bird watch and some just come to enjoy the ever decreasing green space that we have, demonstrated no more than this year with Covid 19 restrictions where mental wellbeing has been so important. Without this green land to enjoy, people will struggle more.

You will be aware that hundreds of people from not only the local community but some further afield have reacted strongly (more than I have ever known) against a further extension of the New Hall Hey site into this NE4 plan. Each person will have their own reasons but the general consensus is it is totally unnecessary when there is so much other land that could be used and have little or no impact on people currently enjoying it.

Please Please don't make this either a political or monetary decision. On this occasion, listen to the hundreds of opposing public that the majority of have voted for your Council.

Thank you.

Andrew Kyme

Dear Sirs

We have only just learnt that you are wanting to give planning permission to building a vast housing estate on land off Cowtoot Lane Bacup. We wish to place an objection against this planning.

We have lived on Gordon Street for 20 years and have found traffic problems increasing over the years.

To use Gordon Street as an access road for this development is truly insane!

To turn off Burnley Road and take a sharp left onto Hammerton Street can be a feat on its own as many people park here on the left side of this road so only one vehicle can move at once then another sharp right up Gordon Street. All vehicles parked on the right side again only allowing one vehicle at once to continue.

In winter months when it snows there can be a number of cars trying to get up the street (as using Cooper Street is not an option) in snow and they get stuck on Gordon Street on the school run, so many times I have had to wait until they get onto Blackthorn Lane before I can actually set off for work.

To expect heavy plant traffic initially to use the road would be an accident waiting to happen! The road continually gets pot holes with the flow of traffic now so the road would break down even faster. Then on completion of the houses the traffic would be unbearable estimating up to another 150 new cars coming and going on these streets is really not feasible.....

The park on the left hand side has a lot of children playing on it and they enjoy the park and it is at the moment a safe place for them but to add all this new traffic would be a disaster for them, I for one would not allow the to go on there own if this traffic flow was added to.

Also you have said that you have considered the flood aspect which I would challenge, last year two houses in the square were flooded because someone altered the water flow above the meadow, if it's not handled correctly I do believe that it would cause major problems for the houses already here. If you lived in Bacup you would know that no one is considering the impact on the traffic from Bacup to Rawtenstall it can take half an hour to do this journey on a good day adding more cars on this route can only cause more traffic jams and delays.

We truly hope you will consider the arguments put forward by us and understand you are not taking into account people's lives and homes who are already here.

Lastly we were informed that the land you are selling has been used for many years as farm land, this is green belt land and if you have taken time to walk above the land you are planning to put houses on you would see that Bacup is a beautiful area with its moors and hills. We walk this area frequently in all weathers and it is truly beautiful.

Please consider hard and long as there are a lot better places to build homes for the future without disturbing a nice quiet community who love where they live.

Yours sincerely

Mrs Lisa Vincent & Mr Sean Vincent

REDACTED

H69 - Cowm Water Treatment Works, Whitworth

Some time ago there was a meeting comprising representatives of Lancashire County Council, Rossendale Borough Council and a group of Whitworth residents with a neutral chairperson.

The intention was to consider extra housing throughout the borough. Part of the time was spent discussing the problems with the above area.

The County Council representatives pointed out the problem already of traffic in this area and the impossibility of any improvement - a definite NO GO.

Many other problems were presented by them which showed major problems, such as removing the Pump Room, the underground pipe work and the two underground storage tanks.

When asked for their survey, the Rossendale representatives had to admit that they did not have one.

The representative for the Residents had a very thorough case showing large and detailed problems which have to be considered in your deliberations.

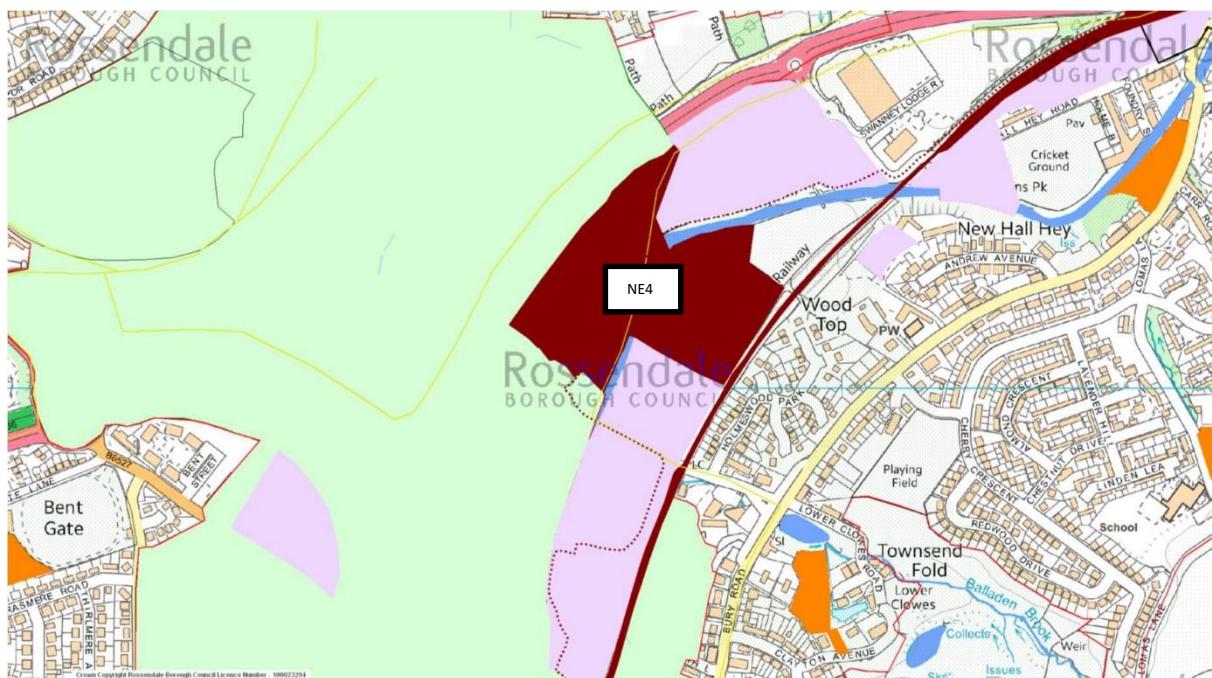
On contacting the Councillor for my ward I was assured that he had no notice of this survey, nor had the Whitworth Town Council.

I ask when will this assessment be made, who will endorse it and can I have notification of the same.

Thomas Hobson

REDACTED

NE4 - Extension of New Hall Hey



GB Parcel 18

High degree of harm

Not recommended for release

6.9 The land at New Hall Hey west of the river (the east side of the river is not Green Belt) is not recommended for release in the Green Belt Study (Parcel 18) and this part is also not supported by the Landscape Study. This is considered to be outweighed by the need to provide suitable employment land close to the A682 and A56 corridor acting as a Gateway site to Rossendale's town of Rawtenstall.

SAVE TOWNSEND FOLD GREEN SPACE – REPONSE

In point 6.9 though the proposed release of the Green Belt is NOT supported by the Green Belt Study (18) and ALSO this in part by the LANDSCAPE STUDY. However, it is in the opinion of the reporting body that these issues are outweighed by the need to provide suitable employment land close to the A682 / A56.

We have to challenge this vigorously.

In RMBC reports it is first recognised that life expectancy in the borough is well below the National Average – Therefore the incentive to retain OPEN AND GREEN SPACES for the wellbeing and health benefits to the community is VITAL.

We have seen in recent months with the COVID PANDEMIC the NEED of open space for the wellbeing of society. This area in question is used DAILY by a SIGNIFICANT number of individuals, families and Groups. At weekend these figures multiply exponentially.

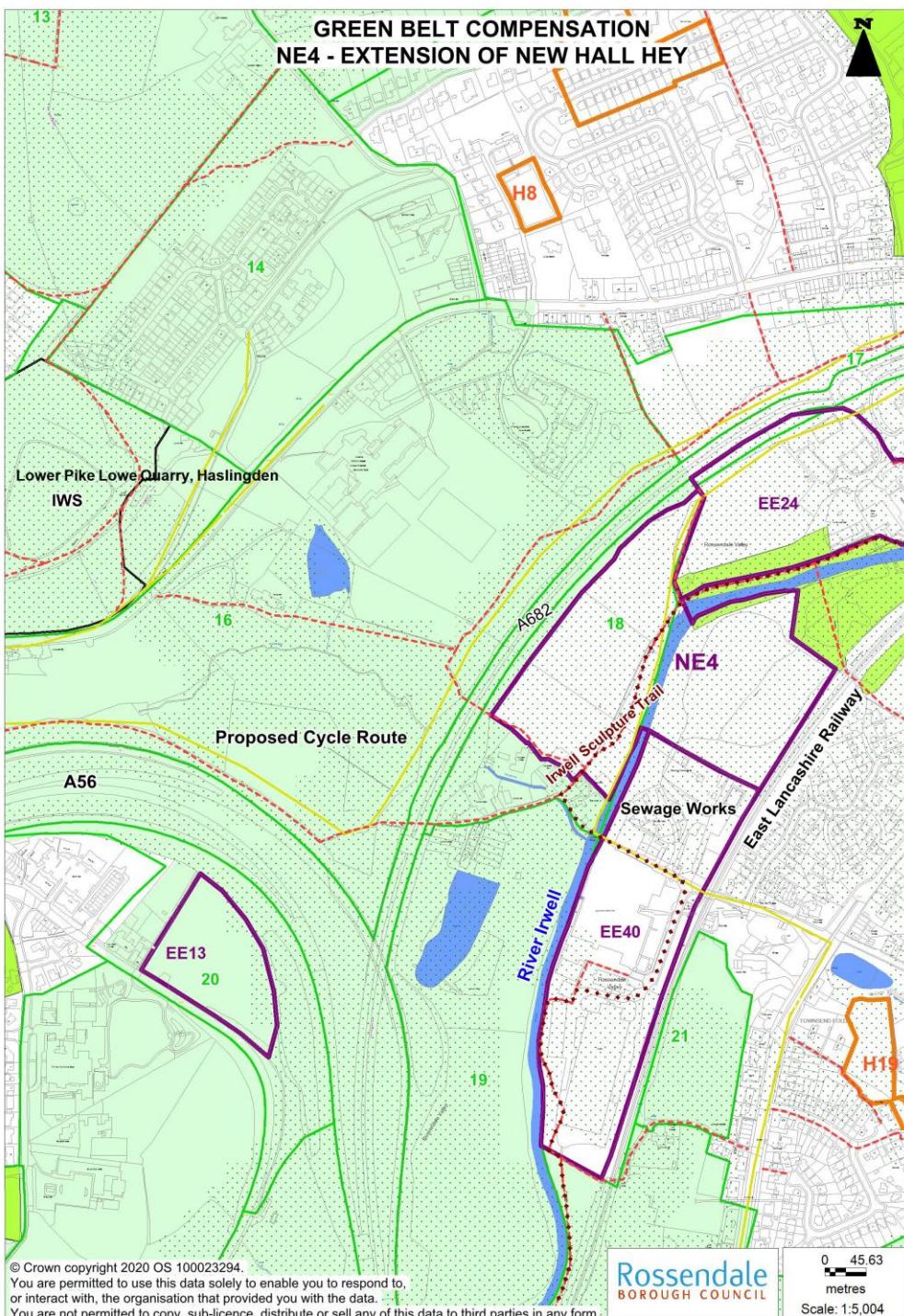
In respect of the need for suitable employment land specifically in close proximity to the A682/A56 though understandable is putting increased pressure on the infrastructure already in place. In reports it is deemed that the creation of the first "industrial estate" has opened the corridor for further development. The creation of the first two units has created to the best of our knowledge 5 positions at Screw fix. The other unit was used to assist the relocation from other areas within the borough.

The current construction of two further units are again to assist in the relocation of companies already established in the borough and we do NOT expect to see ANY significant employment growth due to this construction.

In addition, as the site is next door to the Retail Park, the increase in road traffic has already made the junction between New Hall Hey and the A56 Roundabout a traffic hazard. Indeed this location is recognized as a Road Accident Hot spot with numerous incidents and injuries due to the layout of this road scheme.

We further detail our response below.....

Potential compensatory measures:



MAP KEY

Public Rights of Way

- Rosendale Way
- ★★★ Pennine Bridleway
- ***** Irwell Sculpture Trail
- Existing or Proposed Cycle Route
- - - Other PROW

Proposed Allocations

- Mixed-use
- Housing
- Employment

Green Belt

- Green Belt (as shown on Submission Version of the Local Plan)
- Green Belt Parcels assessed in Green Belt Review
- Council Owned Land Relevant to Green Belt Compensation

Natural and Built Environment

- Site of Special Scientific Interest (SSSI)
- Biological Heritage Site (BHS)
- Local Geodiversity Site (LGS)
- Important Wildlife Site (IWS)
- Green Infrastructure (including Greenlands and ecological network)
- Blue Infrastructure
- Open Space (including Greenlands and Recreation Areas)
- Accessible and Ancient Woodlands
- Conservation Area

Theme	Measure	Opportunities
Access	Enhance links to cycle way and PRoW	<p>The existing PRoW along the river should be retained and enhanced, particularly to strengthen links between the site and the wider Green Belt. This could include additional planting along the routes, particularly to screen the new development. Opportunities to create a continuous footpath link along the river should be explored, particularly to connect with the riverside walk to the south of the site, as well as creating or enhancing existing paths following the river to the east of the allocation. Enhancements to the PRoW and other paths through the existing Greenlands/green infrastructure to the east could also be sought; this should include ensuring there are direct links from the allocation to this area on foot. Contributions to the proposed cycle routes to the South of Rawtenstall could be considered to improve the accessibility of these employment areas and link to the wider Green Belt to the south. In the main, we already have an established footpath that is used as part of the Irwell Trail. The suggestion that the sight is "screened" SHOULD it be developed would create a closed walk way and reduce significantly the open vista we enjoy.</p> <p>As we know this area is prone to flooding. We have already seen with the current construction of the two new warehouses the increase in water running of the site causing the footpath to become exceptionally "muddy" Further construction we suggest will only add to this.</p>
Sport and recreation	Enhance links to nearby recreation grounds	<p>For the area to the east of the River Irwell, the Landscape Study recommended the following mitigation measures:</p> <ul style="list-style-type: none"> • Creation of a new area of public open space alongside the East Lancashire Railway - if done sensitively this could have a positive impact locally. <p>Although not within the Green Belt, this could include developer contributions for enhancements to recreational use of the existing Greenlands/ green infrastructure to the north east of the site and to providing direct links to this from the allocation.</p>
Biodiversity and wildlife corridors	Enhance biodiversity corridors	<p>The areas closest to the river should be retained and kept open as a wildlife corridor, ensuring that enhancements are made to this within and beyond the site allocation, for example to the woodland to the south of the site adjacent to the sewage works and to the green infrastructure to the east and north of the allocation. This suggestion will do little for the Wild Deer that frequently roam the area. The loss of area 18 to any proposed development will reduce their area. This area is also of immense flood risk and if anything is the first area to flood after heavy rain. This would render the area unusable and during recovery from flood damage inaccessible.</p> <p>The biodiversity value of the River Irwell could be enhanced through developer contributions. As we know, the loss of any bio diversity take years to be reclaimed. The damage caused will last a generation with what are now established green areas taking years to redevelop.</p>
Landscape and visual amenity	Retain and enhance existing landscape features	<p>For the area to the east of the River Irwell, the Landscape Study recommended the following mitigation measures:</p> <ul style="list-style-type: none"> • Creation of a new area of public open space alongside the East Lancashire Railway - if done sensitively this could have a positive impact locally; This is an interesting point. The East Lancashire Railway is one of our largest investors in Tourism. Now travelling into Rawtenstall will now enjoy looking at a significant Industrial warehouse operation with a number of "trees planted" to HIDE the destruction they have caused and the loss of Green Open Spaces. • New layout should accommodate long views east west across the site, and avoid screening off the railway; • Planting to the south east of the site should screen out the unsightly substation; • Protection and retention of existing trees bounding the site, ensuring robust tree protection measures are used during site works.

Existing trees and woodland within the site should be retained as far as possible and enhanced where possible (particularly where it could link to existing woodland outside the site); this will help to enhance the visual quality of the development and screen new buildings. The visual amenity benefits of the riverside location should be enhanced as far as possible to make a landscape feature of the river.

7 Conclusion

7.1 All of the compensatory improvements suggested as part of the report could be delivered through the usual planning mechanisms, such as conditions or Section 106 Agreements. One of the off-site improvement and compensation is located on land which is owned by the local authority, in existing recreation use, so improvements should be straightforward.

7.2 The Council considers that the approach taken in the plan accords with the guidance set out in the PPG and as such is justified and effective in its ability to deliver compensatory Green Belt improvements. As stated in the introduction, the Council will collaborate with other bodies which will help to identify and secure potential schemes and mechanisms for funding.

You will have seen the community is totally and fundamentally against any further development in the Townsend Fold / Groundwork area.

The walk ways and open grass lands are a valued addition to the local area enjoyed by many. We care SO MUCH that recently the community established teams to clear up the debris and waste in and around the river in the section from Groundwork down to Irwell Vale. We do this because we CARE for our environment

You will see daily many many people enjoying the open spaces.

With the suggestion that the area NE4 being used for an Employment area, it is recognized that the only access to this is by the construction of a bridge. This bridge will obviously cross over the river. We would suggest construction of a bridge suitable to take the weight of the largest HGV vehicle would be substantial and in the design a modern concrete "carbuncle" that would not be fitting with the view down the river towards Hardman Mill. Again, another blot on our Green Landscape.

The additional disruption to the local families living by this proposed site, that chose this area due to the green spaces and open views will be taken for ever. **For what ????????**

There is within the borough numerous Brown Field sites that have already the road infrastructure. We do not need to take more Green Space away from our Borough and our communities.

As you will have seen, the local community have established a group that since its creation November 11th 2020 have taken great steps to raise the awareness of the way this process has been managed. Our activities can be seen on Facebook site **SAVE TOWNSEND FOLD GREENBELT** In less than a week we have 1000 people signing our petition and over 550 active and supportive members. We will not and cannot accept these proposals to further destroy our Green Belt and impact the wellbeing of many many residents of the borough.

We recognize (NOW) that the RMBC has tried to communicate with the residents. It is clear, very clear however that the activities executed failed to obviously connect with those who the RMBC are here to protect. You MUST consider this in your future plans.

You are assured that we have all registered now for the updates regarding planning, so perhaps this is a positive step !

In closing and simply putting it, the vast majority of the local community is TOTALLY against ANY plans to reclassify this area for what would be limited numbers of employment opportunities against the values of those who live within and enjoy the area today.

[REDACTED]

Oct 29th 2020

Re: New Employment Site allocation NE4 - Extension of
New Hau Hey Rawtenstall.

Dear Nathalie

I wish to respond to the above scheme.

The proposed allocation is directly interfering with my land ownership. I would not be willing for the land to be used as requested. This would cause great concern to myself and all the residents of this neighbourhood if it was to go ahead.

The above mentioned area I assumed would be part of the 'green belt' therefore being sympathetic to nature, agriculture and the beautiful countryside it envelopes. I have lived here for over 40 years and it always has remained as such.

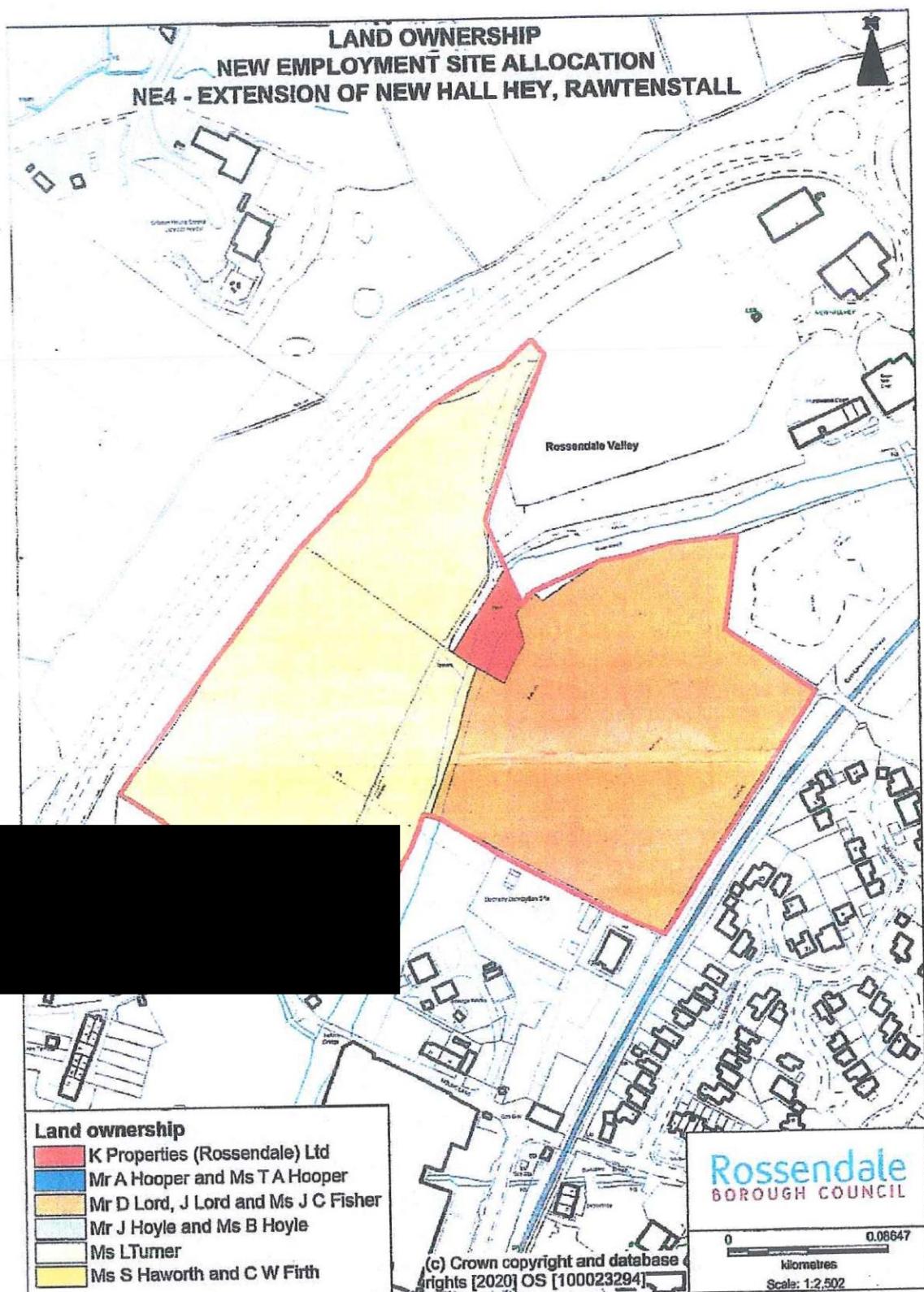
The riverside walk is loved by many ramblers, cyclists, dog walkers and local area residents. To lose all this would cause great concern to many who are totally oblivious to this proposal. The riverside footpath is a public right of way into town (originally being a roadway). Also the bottom field is on a flood plain and regularly floods from the river Irwell.

I do hope that if any development does go ahead that my concerns will be looked into and consideration will be taken for the residents and community of 'The Holme Towns and Field'.

Yours faithfully

Mrs. Kathleen Seal,

PS: Please amend the attached plan with my name and address.



MRS KATHLEEN SEAL

(Please add my ownership to the documents)

Mr. C.K.Cadogan
REDACTED

The Forward Planning Team,
Rossendale Borough Council,
Futures Park,
Bacup, OL13 OBB

14th November 2020

Re: NE4-Extension of New Hall Hey, Rawtenstall

Dear Sir,

it's clear to me the Rossendale Valley is becoming a much sought after region in the North West, and will become even more so when we're part of the Northern Powerhouse. Rossendale's green belts and riverside walks are an important asset that make it an attractive area to live in. If you build over them you'll make Rossendale just another drab industrial northern town.

I've walked along the riverside between Townsend Fold and Rawtenstall nearly every day for years and years, it's hugely important to me. I can see for myself just how popular this walk is with locals and with visitors. It's part of a beautiful countryside walk accessible to the very young and the elderly all the way to Ramsbottom. It's an asset not to be lost. I've recently retired and the exercise is now of much importance to me. I'm sure just spending a short time in the countryside is good for all of our mental well being,

These days I have the good fortune to walk with my little granddaughter through a stretch of countryside all the way to the children's playground in Whitaker Park. I so hope she'll be able to do the same with her children.

Yours sincerely,
Christopher K Cadogan

I write to express my concerns about the proposed further industrialisation of the Townendfold area.

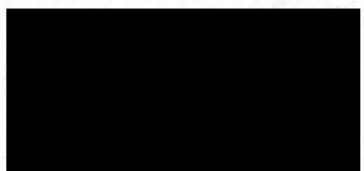
1. The Jewell Sculpture Trail (FP315) passes along the riverside through the middle of the proposed development. This approach to Rawtenstall from down river is an attractive introduction to the town with its open green space, the Groundwork woodland and the stone buildings and infrequent Hardman's Mill. To substitute this local asset with modern 'dark Satanic mills' would give a 'first impression' of the town a very negative effect.
2. The path (FP315) turns away from the riverside at the weir, towards the dual carriage way. It originally extended up what is now FP316 up to Halsingdon Road. After a rather muddy beginning (thanks to 'work' done in the recent past) the path up to the roadway is bordered by dry-stone walls - mainly intact - and clearly was once an important footway between Halsingdon Road and Townendfold - no doubt used for access to engraving, education and worship. Even though access to Halsingdon Road has been cut off, and an alternative route (now obliterated by the recent construction work) this path is still used by the public. As I walked up it last weekend I passed six other people, and a dog, who had all found a way to reach the riverside by this route. This path will have been there for over two hundred years and is part of Rawtenstall history and must be preserved. Indeed there is a crying need for a footbridge over the roadway to make access easier and safer.
(I here add that up till recently, travellers coming into Rawtenstall have been greeted by a sight of Hardman's Mill, which for many symbolises 'home'.)

This familiar greeting has now gone, obliterated by an enormous grey creation which is an insult to the people of the town - and should be removed. What seems to make sense on a drawing board in an office does not always make sense on the ground. The new development is in sharp contrast to the thoughtful, and very acceptable development of the nearby shopping complex - an example of the 'good' and the 'bad and ugly' in town planning side by side.)

3. The Jewell Sculpture Trail along this part of the river is part of a popular circular walk covering both sides of the waterway. It is attractive to many because it is fairly easy walking (especially in dry weather!), there are usually other people around, it is a pleasant outing away from the rest of traffic, and affords the occasional sighting of a darter or kingfisher on the river. All these benefits would be all but lost by the erection of industrial buildings.
4. The field between the river and the dual carriageway holds many secrets - simply because it has been left for many years to let nature do what it does best. Deer have been seen there, and it is a perfect habitat for small mammals and insects to thrive. I have not had opportunity to do a flower survey, but I do know that in the land now under the new warehouses were orchids and many other native plants. I recognise that such considerations are of little concern to planners as the proposed route of HS2 will plough through more than a dozen of SSI's and ancient woodlands in the interests of 'progress'.
5. Hardifield, or 'THE field' as locals call it, has, for most of the thirty years I have lived in Rowthorne Hall, been a popular area for dog walkers, and exercise, and making new friends - a tendency amongst those with four-legged companions and those strengthening the

community spirit of the area. Its popularity rests on its location - accessible from many directions, it is level - a blessing to the 'not so young' - free from traffic, open and relaxing - the only such area in the locality. The current proposals would deny many people of what is of enormous benefit both physically and mentally, in addition to the social aspect of life. Ideally this area, and that on the other side of the river, should be preserved and secured in perpetuity for the well-being of all. Does the Planning Department take such things into consideration?

As a Volunteer with Civic Pride Rawtenstall, I spend hours during the week cleaning litter and tending flower beds, working to make our town attractive and a pleasant place to live. This is to try to compensate for the mistakes of the past - like Asda which still shocks some visitors to the town. We are aware that some decisions by the 'powers that be' often lead to anger, frustration, disillusionment and loss of faith in those in public office. Such reactions to ventures like this proposed industrial sprawl are destructive to individuals and communities. My hope is that such an outcome is not the legacy of decisions made about Townend fold.



I write in relation to the proposed building development at H39 Land off Cowtoot Lane, Bacup.

My property is **REDACTED**

I have many objections to the proposed development which will destroy the rural valley side environment and landscape, produce significant light pollution and large housing estate noise, water run off problems and destroy beautiful valley side fields used extensively by walkers, children, dog owners and horse riders.

This is in addition to the considerable danger of access and the significant extra domestic transits each day of over 500 individual vehicle transits.

I write in objection but critically and specifically about the high house density proposed in the development of 30 houses per hectare.

Please acknowledge receipt of my objection and comments to this proposed development.

Best regards

Pete Ackerley

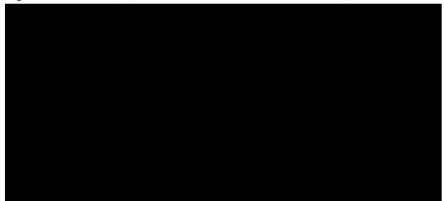
PETE ACKERLEY

SPORT DEVELOPMENT

REDACTED
#makingadifference

Scanned
02/12/2020

Harold Lord



Ref CH39 Development.

The access to the proposed plans of 84 houses on Land off Cawood Lane and Gordon St,

It is unsuitable,

The streets Blamerton St
Gordon St Cooper St etc
are not fit for extra traffic unsafe accidents
are inevitable, the
total services also are
not suitable to cope.

1. At the Hearing Oct 2019 Highways stated the site was not suitable for development due to lack of access.
In view of this statement why are such drastic changes needed.
2. U.U. has much of the land in question in profitable, (for U.U.) government agricultural schemes. These schemes stipulate how the land must be used and maintained.
If the land was taken out of green belt what would happen to preserve its character? Would there be other management proposals.
3. U.U. have an agricultural tenant, what would happen if you removed it from green belt.
Have you discussed this with him?
4. The surrounding rough pasture is registered Common Land are you proposing to de-register it, you will have to comply with Law of Commons ie: compensation for the graziers and provide another accessible piece of land of equal size.
Have you discussed this with the graziers?

ABUSE

You speak of enhancing paths and opening Thorns Head and Hey Lane for recreation

5. Yes there are many footpaths in the area created by and for people to get to work and their homes, not recreation
We already see the abuse and damage caused to these ancient paths by encouraging recreation in our area.
6. Cycles can only use green lanes, bridleways or special cycle ways i.e. the old railway line, by law. They do not abide by the law and ride everywhere, causing damage to hedges, walls and livestock

There is widespread abuse of Lown
Both the land itself and the unfortunate livestock suffer

on a daily basis. The ^{land} is destroyed by illegal use and the livestock 2. disturbed and injured by people and dogs.

By removing it from green belt it will open it to more inconsiderate abuse.

Local residents are subsumed by high numbers of people coming here, its a DOG TOILET with all the accompanying odours.

PRIOR SCHEMES

Large sums of tax payers money have been spent over time in this area, all the effort and money has gone to waste, there is no maintenance, regulation or monitoring of activity. Sticks are broken & dangerous, fence posts rotted, wire corroded, broken and rusty. Everything derelict.

There is peat erosion and general ruination of the land.

Are you proposing more of this profligacy, worse still not ONE permanent job has been created.

ECOLOGY

No adequate ecological study has been done, a brief examination in December, the middle of winter is not acceptable.

There are ENGLISH BLUEBELLS, Schedule 1 red list, BRISTOL red list, YELLOW RATTLE Red list, these areas should be designated SSSI's. The meadow land has been maintained in the traditional manner since before the reservoir was built and complies with all ecological requirements.

26 different types of grasses, Rare Mosses, Rare Fungi in the pasture all worthy of S.S.S.I. designation

Rare birds all on the red list

Hare, also on the endangered list.

All this needs protecting, not being subjected to destruction which is what will happen if you change its status

There used to be fish in the reservoir before the ski centre opened, recreation has destroyed their habitat.

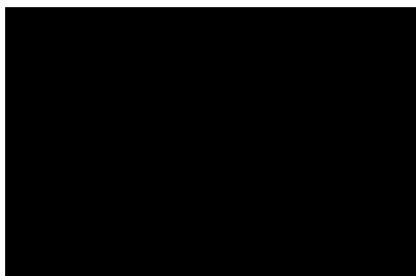
Noise another problem, the Cwm Valley is an echo chamber

At a time when we are told how important conservation is, lowering the carbon footprint and carbon capture, why would Forward Planning remove this land from green belt.

What you are proposing for town will contribute to more environmental destruction.

I respectfully maintain that work and the customary use of features should be set before idle amusement.

C. M. McDermott



Dear Sir/Madam,

I would like to register my objection to the development of the land around this area and change of usage to Industrial /Employment use.

- The loss of Green Belt and change to Industrial use would have a detrimental impact to the Green access route surrounding the By Pass that is the gateway to Rossendale for both motorists and the many visitors that the ELR brings. The geography of the site means that it can be seen from as far as Ski Rossendale, the top of Cowpe as well as Edenfield and would be difficult to ‘screen’, the visual impact of more industrial style units is at odds with buildings such as the nearby Magistrates, Library and Hardman Mill.
- The impact on the River side walk that is one of only two flat and accessible walks in the Rawtenstall area that is away from the road side (the 2nd being from Killelea Steels/Crawshawbooth to GoodshawFold) The current footpaths at Helmshore should be seen as an example and this area protected to link us via the river to Ramsbottom, supporting our economy in the longer term through tourism and the health of wellbeing rather than thinking short term building that will not bring New jobs to the area if the current industrial developments next to the site are anything to go by.
- There should be more done to ensure that empty commercial and brownfield sites are all utilised, similar to council tax rates on empty properties whilst we still have so many throughout the Rossendale Valley.
- Access to the proposed area would only increase volume of traffic in the heart of Rawtenstall despite what your research indicates. The Round about is already dangerous due to the nature of its design, adding other access points would increase the number of fatalities sadly seen since it the roundabout was introduced. Crossing the by Pass is already hazardous as well as exacerbating the queues leaving the retail park on Swaney Lodge Road.
- The prospect of this land being lost has struck a strong chord with over 1300 people signing the petition and 695 further local residents active members on a community Facebook Group. Families who live in the area want the Valley to remain Green and not continue to merge into one.

I do hope that my, my neighbours and my community views are taken with consideration, so we can stand together with our council and planners and now bow to demand from Westminster about what happens in our wonderful area,

Many Thanks

Phil

Philip Hargreaves

REDACTED

Ian & Patricia Jacqueline Boswell
REDACTED

Forward Planning Group (Local Plan Actions 8.3 & 8.4)
Rossendale Borough Council
Business Centre/Futures Park
Bacup
0113 OBB

Dear Planning Officer,

26 November 2020

Our Comments concerning "Local Plan Schedule of Actions 8.3.8.4 Identification of Site Density/ Optimisation of Density".

We wish to object strongly to elements in and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference 1-139, Land off Cowtoot Lane, Bacup.

1. Any housing development will permanently damage the topography of this land forever and will do nothing for its amelioration and character in this Green area; the historic and beautiful landscape of the Valley will be irreparably damaged by the presence of Houses no building at all should take place on this site,

2. Due to the design and age of the current roads in the area - these were built at a time when fewer numbers of vehicles (cars, vans etc) were owned - the proposed access roads are inadequate and are already crowded with parked cars which effectively renders them often to be single lane and too narrow to support traffic from such a high density development; many residents have 2 and sometimes more vehicles, a notional 82 x 2 164 additional vehicles making 2 journeys daily (to and from a workplace or school also trips for shopping); access for emergency vehicles Fire/Ambulance/Police will be severely hampered.

3. There is a school and a playground in the vicinity -from a safety viewpoint, these areas are obviously danger spots for children in particular with an increase in vehicular traffic providing increased accident potential.

4. From the main road (Burnley Road) there is a steep gradient on access roads leading to/from Blackthorn Lane - in Winter there is no gritting - there is a blind right angle corner at the bottom of Cooper Street followed almost immediately by another right angle turn towards Burnley.

5. The proposed high density housing would severely compromise the natural ground rainwater absorption by ensuring the faster transit of rainwater into the River Irwell and making further contribution to the flooding issue(s) in Bacup and beyond.

We would be grateful if you could take these deep concerns into full account in the Planning Inspector's ongoing examination and decision making.

I Boswell

PJ Boswell

[REDACTED]

24th Nov 2020

REGARDING THE LARGE HOUSING ESTATE TO BE BUILT AT THE TOP OF GORDON STREET.

I THINK THIS IDEA WOULD BE VERY DANGEROUS ALL WHO LIVE IN THIS AREA. (INCLUDING MANY SCHOOL-CHILDREN, CAR OWNERS, ETC)

IT IS ALSO A VERY DANGEROUS DISASTER ZONE AROUND GORDON STREET / BLACKTHORN LANE, BLACKTHORN CRESCENT, AND ALSO MANY SMALL SIDE ROADS.

CARS DEPOSITING AND PICKING UP CHILDREN FROM THORN SCHOOL ARE PARKED EVERYWHERE, INCLUDING BLOCKING HOUSEHOLDERS IN, AND BLOCKING EXITS FROM GARAGES. ALSO DOUBLE PARKED. THE SITUATION IS VERY DANGEROUS AS IT STANDS. AND MORE HOUSING IN THIS AREA WOULD MAKE MATTERS WORSE.

Yours faithfully

[REDACTED]
(MISS J HANSON)

Dear Planning Officer,

This is in reference to **Local Plan, Schedule of Actions 8.3, 8.4. Identification of Site Density/ Optimisation of Density.**

I am writing to strongly object to elements in and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference H39, Land off of Cowtoot Lane, Bacup.

A. The historic and beautiful landscape of the valley from all directions will be badly and irreparably damaged by the presence of houses at the top of the valley side at a height of 1010 feet above sea level. No building should take place on this site at all.

This proposed high density estate and its high impact visibility location from all parts of the valley below and opposite goes against all of the principles of protecting valuable and historic landscapes. In the above document, page 4, table entry for H39, the council clearly state that it is a “prominently positioned site and location adjoining the Countryside”. More to the point it is itself a virgin, green-field countryside site and landscape that needs protecting, not despoiling.

Why has the revised proposal increased the build density from an initial site density of 26 houses/hectare to 30/hectare?

B. The proposed access roads are inadequate and already too crowded with parked cars making them single lane and too narrow to support the traffic from such a high density development of 82 houses or contractors trucks and heavy plant. The proposed access roads are minor residential streets. Schools on Blackthorn Lane and a playground on Gordon Street would represent major danger points as would blind right-angled corners.

C. Any building of an estate at all, but particularly at the high density of 30 houses per hectare, would prevent natural ground rainwater absorption and ensure fast transit of the rain water into the River Irwell, further contributing to flooding problems in Bacup and further down the valley.

I would be grateful if you would take these deep concerns into full account in the Planning Inspector's ongoing examination and decision making.

Yours faithfully,

Gavin Bridge

REDACTED

Dear Planning,

I have reviewed the latest set of documents, and I would like to think that you are fully considering the feedback on the SAs from the Lepus Consulting Report, June 2020 showing that 2000 homes model is the least impactful model for the 5 housing options.

I trust you will take recognition of such information, and use the intelligence within the development plan.

With respect to development parcel NE4, I write to object to such an extension to the employment area based on:

- 1: Vegetation plays without doubt a crucial role in the functioning of the human-dominated ecosystems and provides key benefits/ecosystem services to the human population;
- 2: It does it by providing oxygen, reducing heat, noise, dust, sequestering carbon through soil services, increasing water infiltration, reducing surface runoff, facilitating flood control; and
- 3: Provides numerous psychological benefits and promotes human health and wellbeing.

All of these services provided have been vital during this Covid pandemic. The true value of such green space, this green space, has never been so apparent. If you remove it, you/we will never get it back.

The Lepus report shows the sensitivity and importance of that land bank with respect to flood control, climate change mitigation and mental health.

This development option is in direct conflict with the UK Government 25-year environmental plan as it removes the scarce land bank resource which the plan states is our "most precious inheritance". And we want "Clean Growth" which is necessary to combat climate change. New development must provide a "net environmental gain" through strong governance and by upholding our environmental standards.

We want to be the leading Global Champion of a greener, healthier, more sustainable future for the next generation by not building on "our most precious inheritance". Our carbon footprint is 5.3 tonnes per head of capita, help keep it low by keeping the green space and soil management services. We need that support from central planning. It is vital.

Please acknowledge receipt of the objection.

Regards

Bob Crawford

Dear Planning Officer,

Reference; Comments concerning "Local Plan, Schedule of Actions 8.3, 8.4. Identification of Site Density/ Optimisation of Density".

I would like to strongly disagree with the above document, in particular concerning Housing Allocation Reference H39, Land off of Cowtoot Lane, Bacup.

A. The historic and beautiful landscape of the valley from all directions will be badly damaged by the presence of houses at the top of the valley side at a height of 1010 feet above sea level. Ideally no building should take place on this site at all.

This proposed high density estate and its high impact visibility location from all parts of the valley below and opposite goes against all of the principles of protecting valuable and historic landscapes. More to the point the area is a green-field countryside site and landscape that needs protecting, not despoiling. Why has the revised proposal increased the build density from an initial site density of 26 houses/hectare to 30/hectare? Is the intention to cause more visual destruction of the valleyside?

B. The proposed access roads are insufficient and already too crowded with parked cars making them single lane and too narrow to support the traffic from such a high density development of 82 houses or contractors trucks and heavy plant. The proposed access roads are minor residential streets. Schools on Blackthorn Lane and a playground on Gordon Street would represent major danger points as would blind right-angled corners.

C. Any building of an estate at all, but particularly having 30 houses per hectare packed tightly together, would prevent natural ground rainwater absorption and ensure fast transit of the rain water into the River Irwell, further contributing to flooding problems in Bacup and further down the valley.

D. I believe that in that last 10 years we have had a huge number of houses going up (Burnley Road and the Old Todmorden Road) and I feel that there is not any big "green areas" left in my local area that people can enjoy (e.g. on Burnley Road, near the old Hub, there was a large greenspace that our Scouts (2nd Rossendale Scout Group) could use to do outdoor activities and now they are unable to use it as it is unavailable because there are houses there and I would hate for more areas similar to this to have a similar fate).

I would be grateful if you would take these deep concerns into full account in the Planning Inspector's ongoing examination and decision making."

Yours faithfully,

Callum Bridge

REDACTED

Dear Planning Officer,

I wish to object strongly to elements in and the foreseeable consequences arising from the above document, in particular concerning Housing Allocation Reference H39, Land off of Cowtoot Lane, Bacup.

A. The historic and beautiful landscape of the valley from all directions will be badly and irreparably damaged by the presence of houses at the top of the valley side at a height of 1010 feet above sea level.

Ideally no building should take place on this site at all. There are many areas closer in to town that would benefit from redevelopment rather than stretching the urban boundary to absorb more fields and spaces that all currently enjoy.

This proposed high density estate and its high impact visibility location from all parts of the valley below and opposite goes against all of the principles of protecting valuable and historic landscapes. In the above document, page 4, table entry for H39, the council clearly state that it is a “prominently positioned site and location adjoining the Countryside”. More to the point it is itself a virgin, green-field countryside site and landscape that needs protecting, not despoiling.

Considering the above paragraph, why has the revised proposal increased the build density from an initial site density of 26 houses/hectare to 30/hectare?

If building does eventually get approval, then properties should be low profile bungalows, of stone appearance, not cheap bricks, and built at a lower density lower down the valley side on H39 where it would not be so obtrusive.

B. The proposed access roads are inadequate and already too crowded with parked cars making them single lane and too narrow to support the traffic from such a high density development of 82 houses or contractors trucks and heavy plant. The proposed access roads are minor residential streets, designed and built during times when cars were not owned by many, if any people.

Schools on Blackthorn Lane and a playground on Gordon Street would represent major danger points as would blind right-angled corners.

C. Any building of an estate at all, but particularly at the high density of 30 houses per hectare, would prevent natural ground rainwater absorption and ensure fast transit of the rain water into the River Irwell, further contributing to flooding problems in Bacup and further down the valley.

I would be grateful if you would take these deep concerns into full account in the Planning Inspector's ongoing examination and decision making.

Yours faithfully,

Sarah Bridge, **REDACTED**

Hello,

I would like to register my objection to the proposed development and change of use of the land at New Hall Hey and the land around this area to industrial / employment.

The development and change of use will result in the loss of green belt, green areas and mature trees, ecosystem and habitats. It will also bring more traffic, pollution (air, noise & light) and heighten the risk of flooding in Rawtenstall and areas down the river.

I moved to Rawtenstall 5 years ago, post living in Manchester City centre for 7 years, to be in the countryside. Since moving I've seen more and more development, some positive, however mainly with detrimental impacts like this proposal.

When you first access Rawtenstall by car, bus or train you are now greeted with a retail complex and lots of traffic, this isn't a nice green entrance you would expect from a market town. How will this development not make the majority of the entrance an eye sore?

I have read the comments re screening, however this will only be for a number of months a year and once the trees have matured. The units will also impact views from all around the valley, from Cowpe, Cribden and Edenfield to name a few. Also how is it that McDonald's had to be in keeping with the area but industrial units don't?

I walk every day, usually up a hill due to living in a valley, however the footpath between these areas is vital for the community, especially for those who have difficulties walking or need to walk on the flat. This is the only flat footpath this side of Rawtenstall and should be maintained and developed, like the ones in Helmshore.

Hopefully the situation we have found ourselves in this year with COVID has highlighted the importance of maintaining our green spaces for the long term health of our community, protecting the green spaces will also support Rawtenstall's economy by attracting more people to visit.

The proposal states that the development/change will create new jobs, how will this happen when the current units have been filled by companies moving from older units? Older units and brownfield sites should be developed first, we have too many that have just been left and not regenerated. Surely the council are aware of this and should be protecting our green spaces?

The prospect of this land being lost has struck a strong chord with over 1300 people signing the petition and 695 further local residents active members on a community Facebook Group. Families who live in the area want the Valley to remain Green and not continue to merge into one.

I do hope my objection along with the others you have received and reviewed and taken into consideration.

Thanks,

Helen Cordingley

REDACTED

Dear Sir/madam

I believe that all objections have to be submitted by 1st December. I wish to object in the strongest terms. From the information I have thus far, I cannot see a need as Rossendale has plenty of empty properties, and given covid even more industrial units will become available as businesses close.

I still would like to know if a post-covid assessment has been undertaken. Given that covid has changed demands, ie less for industry and created more demand for green spaces and nature.

I think we have a great opportunity and would like the increased public interest in nature, the environment, health, fitness and wellbeing being ceased upon to see Groundwork re-established and recreational facilities further developed there. This site is particularly suited to this given the river, it's existing greenery and wildlife, and as it is at the end of the tourist train line and would give tourists another reason to visit the valley, as well as Valley residents a green space to relax, enjoy nature, and hopefully undertake educational and recreational activities.

Please acknowledge receipt of this email initially and provide answers to my questions above and in my last email (below).

Many thanks

Gillian Fielding

On Mon, Nov 23, 2020 at 11:39 PM Gillian Fielding <**REDACTED**> wrote:
Dear Sir/Madam

Please could you send me the information on the proposed development at Townsendfold as featured in the Rossendale Free Press.

I am particularly interested to see what is proposed, what this will bring to the area, what evidence of demand that proposal is based on, what date these proposals were written and what factoring has been made due to the pandemic, where the process is up to, what public consultation processes are in place.

I would like to know what information you have on other similar units and their availability throughout the borough, and what the predicted demand is on those units. ie are there empty units on Carrs Industrial estate, other industrial estates in Rossendale? Also what are the projections especially given the impact of the pandemic on those businesses.

King regards

Gillian Fielding

Sent from my iPhone. Apologies for brevity and typos.

--
Regards

Gillian
REDACTED

ROSSENDALE CIVIC TRUST.

Response to Consultation on Rossendale Local Plan (2019 -2034)

Policy EMP7 Extension of Employment Land at New Hall Hey

Rossendale Civic Trust has been considering the implications of extension of industrial use into the Green Belt on the west side and land to the east of the River Irwell at Townsend Fold, Rawtenstall. This has been looked at in the light of Policies included in Chapter 2 of the Plan, 'Employment Growth and Employment.'

Strategic Policy, EMP1.

"The Council...will seek to provide sufficient employment landfor businesses....."

It is noticeable that the term 'businesses' is used as a wide, general guide. It is also noted that there is a lack of **good quality small** industrial premises.

Policy EMP 2. Employment Site Allocations

*"Rossendale Council will require a Masterplan for sites identified by an *"*

In our submission, the Trust emphasised the need for for a Masterplan for all developments to **ensure sensitive relationship to the Green Belt and Gateway locations.**

Policy EMP3 Employment Site and Premises

"Proposals on all employment sites /premiseswill be assessed under the following criteria.

- c. The relative quality and suitability of the site for employment
- d. an assessment of the existing provision for the proposed site and whether there is a clearly identified need.
- e. The location of the site and its relationship to other uses.
- f. Whether the ability to accommodate smaller scale employment requirements would be compromised.
- g. there would be a net improvement in amenity
- h. The site (as an asset)and developmentis consistent with conservation in line with other relevant policies in this plan
- i. The site has an adequate access and its redevelopment would not create a traffic hazard

An accompanying Supplementary Policy Document will be produced which will set out a balanced criteria based approach"

The Trust's response supporting this policy reflects its common sense attitude to what would be right for a development site, **but in actual fact the proposal for development of this particular site is contrary to all of the criteria quoted above.**

In particular, we note that the quality and value of the existing site in terms of landscape and long standing, possible permanent recreational use, heavily outweigh any benefits from what might be speculative or short lived employment.

The development of recreational use for this site, which could in fact take the form of a small business, and one far more suited to its nature, would be drastically compromised.

There would be serious loss of an existing, unique riverside amenity for which nothing exists in the whole of Rossendale that is comparable or could compensate.

The loss of open space in this area would certainly **not be consistent with its conservation as an asset**, in balance with the proposed land use in other relevant policies in this plan. It should also be noted that the hamlet of Townsend Fold is itself an attractive and historic complex, with a Listed bridge as access, the context of which, if its setting were to be given over to industry, would lose its relevance.

On neither side of the river does the site have adequate access, and increased use of the site on an industrial basis would most certainly cause traffic hazards and congestion.

On the eastern side, the only access is via Holme Lane, and **traffic has been stopped from turning into it off Bury Road because of the steepness and sharp angles needed for manoeuvre. The land format on this access is prohibitive to making any modifications at all, let alone any which would ease the situation in any way.**

Even once onto Holme Lane, there is a level crossing for the East Lancs Railway, which would need full time monitoring, and access to the site itself is severely compromised by the electricity station, which straddles the entrance. If it had not been for this, the present owners have indicated that they would themselves have found a sympathetic community use for the site.

The access from the A682 has been compromised at the New Hall Hey roundabout by the development to the south of recent industrial buildings, and a road here would further destroy the remaining rural quality of the footpath in this area.

Any further access from the A682 would necessitate **another roundabout which would be impractical and ill advised**, given its closeness to the present one. With more junctions, the original purpose of the road as a by-pass would be lost.

In either case, access to one or the other of the proposed sites would necessitate a bridge over the River Irwell, which would be a major engineering feat, and not viable for the amount of land it would give access to, even if taken together as one unit. A link between the two sites, even if physically possible, would create a rat-run between the A682 by-pass and Bury Road, which would be distinctly undesirable.

Yes, RCT would support EMP 3, on the grounds that it gives, from its own words, perfectly good reasons for NOT developing this site.

POLICY EMP4 - Criteria for Employment Generating Development.

"The scale, bulk and appearance of the development is compatible with the character of its surroundings.

There is no significant detrimental impact on the amenity of the neighbouring land uses and the character of the area by virtue of increased noise, odour, emissions, or dust and light impacts, surface water, draining or sewage related pollution problems.

The site has adequate access that would not create a traffic hazard or have undue environmental effect

The traffic generated does not have a severe adverse impact on the local amenity, highway safety of the operation of the highways network ...

Appropriate provision is made for on site servicing and space for waiting goods vehicles

Adequate screening is provided where necessary to any unsightly feature of the development and security fencing is located to the internal edge of any perimeter landscaping

On the edges of industrial areas, where sites adjoin residential areas or open countryside, developers will be required to provide substantial peripheral landscaping

Open storage areas should be designed to minimise visual intrusion, and

The proposal will be served by public transport and provide pedestrian and cycle links to adjacent areas.

Yes indeed, RCT did give support to this policy, knowing full well that on most sites we have left in the valley for large scale industrial development, this criteria would rule out any development, and it certainly does at New Hall Hey.

It is noticeable in this policy that there is a need for space inside and on the perimeters of a proposed site. Both these sites have a close proximity to residential areas (Townsend Fold and Holmeswood Park) which would need substantial screening; this, along with internal parking facilities and space for manoeuvring vehicles in the site itself, let alone the width of access points from the existing roads (and especially to a bridge) would take up so much space that what would be left would hardly be worth the cost and hassle of providing it.

Policy EMP7 New Hall Hey

This policy shows no detailed knowledge of the area or what has happened there in the years that have passed since it was first designated for development in the early 1980s. It would be superfluous to re-iterate all the items listed here as the proposals are no longer applicable to the situation as it stands.

Yes, once again, RCT would support and would have supported the proposals here as logical and desirable, if they had been made for a clean start and had not been so obviously breached.

Everything put forward in support of development of industrial sites as in the plan and repeated above has failed to materialise at New Hall Hey.

New Hall Hey was put forward by Rossendale Council in the Plan Proposals of 1981 as a Green Gateway into the Valley, supported by most of the community. It was then the route of a popular walk that followed the old road from the home of the Rawstorne family at Lumb Old Hall to the Corn Mill in Rawtenstall which they took possession of in the mid 1500s. The site was given development status by the Inspector on the grounds that it was the only flat land, and therefore the only suitable land, for then modern industrial development. Although the A682 bypass was built, it was not until many years later that the roundabout was put in and development made possible, but even then it did not happen quickly. The then owner put forward plans for a garden centre and a hotel, both of which would have been suitable for the site, but later put in plans for warehouses, which, with credit to the Council at the time, it was insisted should be built in natural stone. Again this never happened.

The next step in the story was the proposal for a Tesco Supermarket, which, in line with guidance from the then relevant PPG 6, was found to be outside the limits of the town centre, and again the land was left vacant.

However, this brought about the first real assessment of the site and something like a masterplan, which decreed that the area nearest the town was designated for retail and that towards Hardman's Mill for office and leisure. This was long contested by the owner, whose company went bankrupt in the early 2000s, after which the land went into the hands of administrators.

The emphasis then, after so many years of indecision, was on development, and all former designation of land was sidelined as retail units were proposed for the land which had previously been earmarked for office and leisure. This was allowed although it was not in line with the requirements of the original Plan, and the haste to develop the site did not include a master plan or any consideration of the setting of Hardman's Mill as a Listed building.

The spread of development to the south of the roundabout access has crept up on the site in the last five or six years, again with no masterplan plan and no context. The final blow has come within the last two years with the building of the large shed to the south of the site, for which no elevations or indications of its relationship with the Listed Building or its impact on this important gateway to the valley were submitted with the application. This is referred to in the RCT comments on EMP7.

It has also made what might have been possible vehicular access to the southern end of the site more difficult. It seems that the planning of this last building did not take into consideration the possibility of any development further down the site, or how it could be facilitated.

There is also the consideration of the fact that somewhere under this site lies the Haweswater Aqueduct, on which lengthy and extensive work is currently planned. It is worth mention that the building of the retail units to the north of the site had to be adjusted when it was realised that they would be on top of the aqueduct.

CONCLUSION

The treatment of the New Hall Hey site has been an evolving disaster for the last forty years. The constant failure to adhere to any plan for the area and its heritage

has resulted in a blot on the landscape, the despoiled setting of a Listed Building and a disastrous loss to the presentation and amenity of the town, as well as the image of Rossendale as a whole.

The designation of Green Belt is vitally important at this point to stem the spread of unsympathetic development and save what little of the gateway and its amenities we have left, particularly near to Townsend Fold and the new housing, which surely was not envisaged as a fringe to an industrial estate.

Due to all the reasons spelt out above in the Council's own 'wish list' as well as the experience of lack of management over the last forty years, Rossendale Civic Trust requests that enough is enough and the development of the New Hall Hey site is stopped at this point whilst there is still something to save. We have no conviction that the guidance in the Plan proposals will be adhered to, and do not want to go through any further time consuming debate to mitigate loss to our environment.

The proposed extension is impractical and unacceptable, is worthy of the strongest objections, and should be written out of the proposals forthwith.

Dear Sirs,

Rossendale Civic Trust has been informed by one of our members of consultation on this proposal for the emerging District Plan. Although the Trust was a respondent to the original consultations, and as an Amenity Society is recognised in the Community Strategy as a consultee, we were not informed of consultation on this matter.

Our concern throughout the formation of the Plan and in all our responses has been for acknowledgement of the nature of the land in Rossendale and its suitability for development of any kind.

In particular, as an organisation of both local residents and those further afield who care deeply about Rossendale, we have expressed our concern about the spread of housing across the valley in recent years, not just on personal, 'nimby' or visual grounds, but also on basic practicality.

Land use in Rossendale has been dictated by its geography and reaction to this as its population has grown. It was a fact of the industrial revolution that housing should be compact and with access to good pedestrian and traffic links to work and essential facilities. Hence the terraced streets close to the early 19th century turnpike roads which went through the river valleys, and on the land that sloped down to them.

Hence the open fields where the land levelled out, with a basis of glacial sand which made them ideal for pasture and dairy supplies to the growing population.

It is this natural development, purely practical, which has given our valleys their distinct pattern and mixture of town and easily accessible countryside, which has made them so attractive.

The pressure put on our landscape and growth pattern by recent speculative house building is basically badly informed, insensitive and impractical. Evolution must take into consideration what has gone before and why.

The proposal to develop the land at Blackthorn/Cowtoot Lanes is typical of all of these failings.

1) The access to the site is constrained and compromised by the existing housing and the gradients of the streets. The only entrance is from Burnley Road across the river Irwell and up either Gordon Street or Cooper Street, both of which are narrow and steep, especially Cooper Street, which would be impassable in winter.

Blackthorn Lane is the ancient pre-turnpike route into Bacup, its access into the town being down Lane Head Lane, the narrowness of which compels it to be one-way to modern traffic. Any alteration to this would severely impact on Bacup's Conservation Area as well as putting more traffic into the already crowded old town centre.

2) The presence of the open fields so near to the tight terraces by Burnley Road is one of Bacup's most precious characteristics and gives the older houses recreation space within easy reach. It would be a disservice to Bacup as a traditional town to lose this vital facility. The impact of depriving the many old houses in the local streets of their direct access to countryside would take away their appeal to first-time buyers and reduce the stock of affordable housing with decent surroundings.

Green fields are not only for those who can afford them, nor are they green fields anymore once they have been built on. This would be a clear case of deprivation both to the town overall and the existing housing market as well.

Altogether, the proposal to build on this land illustrates the lack of coming to grips with town planning, and balancing out the built up areas with accessible open space.

It is also asking for serious trouble on a practical basis with the difficulty of access for the number of vehicles likely to be introduced to the area, which was never built nor expected to take them.

Rossendale must look to its existing positives and what has made it work for many years rather than ignoring or destroying its character or functionality.

Building on the land at Blackthorn/Cowtoot Lanes would contribute nothing but hassle and overall loss for the town and its inhabitants. It should not be included in the Plan proposals.

Yours Faithfully,

Kathy Fishwick (Chair, Rossendale Civic Trust)

Dear RBC,

Wanted to share my views regarding the potential loss of Precious Green Belt space at Townsend Fold.

This is an extremely popular leisure area for the local community and many people drive here on a daily basis to take exercise. The loss of this open area would surely compound the issues of relative poor health for residents of Rossendale compared to the rest of the UK.

Following the floods and frequent flooding in this area, hundreds of walkers ‘mucked in’ to collect rubbish from all along the banks of the river In a huge clean up. This was a real show of love and pride for this area.

Our part of the river Irwell allows people to travel off road along a green corridor from Ramsbottom to Rawtenstall (apart from the ugly section where you have to divert away from the river where K steels and other factories have been built) and join the river again at The Holme, through to further cycle routes up to Bacup. I am aware that Lancashire CC and Mid Pennine Arts have just finished another part of the National Cycle Route from Stubbins to Helmshore to Accrington. This would improve access for recreation and tourism, amongst other things. Taking this out of Green Belt and allowing more industrial buildings to go up, would surely be a step in the wrong direction.

There used to be a visitors centre at the Ground Works site at Hardmans business centre. It is a shame that this could not be revived, as it could be a tourist magnet and heritage/ lottery funding may fund a plan like this.

I hope RBC take all the comments on board plus the near 1500 people who have signed the petition to protect this beautiful area,

Regards

Will Firth

Sent from my iPhone

Good Morning

I would like to pass on my comments regarding the above. I live on Gordon St and I feel that with the children's park on the same street more traffic would be a danger to the children coming on and off the park. The street is also virtually single lane traffic due to all of the parked cars and some of them are double parked especially at the top end of the street. Located at the bottom end of Gordon St is also a very bad bend which is bedlam at school time. Hammerton St is also virtually a single street due to the overspill of cars from the streets located off Hammerton. I am sure you will look at all of these points and take them all into consideration.

Julie Walton

REDACTED

FROM :- Anne McKown , **REDACTED**

Email **REDACTED**

Tel 01706 653321

Contacted by email from' forward planning 'having previously commented on the Rossendale Local Plan.

Re 'Consultation on Examination Library 8. '

RE 'SCHEDULE OF ACTIONS MATTER 16 (ENVIRONMENT), ACTION 16.2

WIND TURBINE DE-COMMISSIONING

ROSSENDALE BOROUGH COUNCIL 29TH MAY 2020'

In reply to

16.2 "Include further detail on de-commissioning of wind turbines, setting out what a decommissioning scheme would be expected to contain (see also Main Modifications)

The following comments will reference paragraphs 1, 2 and 3 in this document dated 29th May 2020.

2.2 May it be appropriate to add: -

"and have an expectation to demonstrate a commitment to funding these processes " Or similar wording.

– as it stands in 2.2 an acknowledgement alone of the need for decommissioning, restoration and aftercare will not ensure that the finances to make it happen are actually there.

2.3 "In many cases, wind turbines can be decommissioned, and sites cleared and restored easily and rapidly "

I think it important to see the Council's evidence to support this important statement.

I have previously presented evidence that the decommissioning is in effect 'construction in reverse,' which means that for turbines it is not necessarily easy or rapid as it is site specific and expensive and that conclusion was based on the only data I could find available in the public domain at that time.

In 2018 I looked at the status of the older wind farms in England.

I found then that only one wind farm had actually been decommissioned that being Chelker Wind Farm in Yorkshire with 4 turbines commissioned in 1992 and decommissioned in 2013.

I could find no information then in the public domain on the actual cost of the decommissioning of its turbines or how long it took to complete the process.

It is possible that many more wind farms or turbines have been decommissioned since 2018, so can the Council provide the evidence for their important statement please?

Indeed, if the Council can provide this evidence, they might also be in a good position to provide some more up to date idea of the costs of decommissioning which underpins their reasoning.

2.3 “Turbine bases tend to be left in situ to avoid damage taking place through removal “

I find it strange to see such a prescriptive statement about turbine bases in what is described as “2. Background “

It seems to me that the decision as to what should happen to turbine bases at decommissioning is a consideration for a specific decommissioning scheme with specialist input as described later in this document?

2.3 “Authorities should also ensure that sufficient finance is set aside to enable operators to meet their restoration obligations and should consider financial guarantees through a section 106 agreement “

I am somewhat unclear as to the precise meaning of ‘restoration obligations’ does this encompass decommissioning of the turbines and ancillary structures and restoration of the site thereafter or just part of the process and if so which part/s?

2.4 “If the option is taken to decommission, then a mechanism should be in place to ensure that the turbines and associated structures are removed “

From the wording of opening paragraph 1.1, this ‘option’ would be taken by a wind farm operator towards the end of a wind farm’s life i.e., around 20-25 years, so is this statement saying that only then should a mechanism be in place to ensure that the turbines and associated structures are removed?

If so, it leaves the local community potentially totally exposed to the cost/consequences of this removal if the wind farm operator at the time is unable to fund this process. As I have outlined in previous submissions.

Is that its intention?

“A reinstatement plan should be submitted giving proposals of how developers would intend to restore the ground to its former condition.”

I am unclear as to what a “reinstatement plan” is and what it includes?

“This may involve the removal of turbines and associated components ...”

If this only' may 'involve the removal of turbines etc and not 'will "involve the removal of turbines etc, I fail to understand how a developer could restore the ground to its former condition without the removal of the turbines and associated components?

Again, might the remainder of 2.4 which is quite prescriptive, be more appropriate to future specific decommissioning schemes under consideration?

3.1 "The following points could form the basis of conditions to be attached to a planning permission for wind turbines "

Is it more appropriate to use 'would 'as in 16.2 above?

or even 'should 'rather than 'could '?

"Could "is used to describe something that can happen – or indeed not happen.

"Would "is used to describe something that will happen and

"Should "is used to describe something that ought to happen or must happen.

3.2 'All proposals will be assessed in relation to the reinstatement of the site at the end of the development.....'

Again, not entirely clear what 'reinstatement 'actually encompasses?

3.2 (a)

"Where appropriate"

What does this mean?

Without some clarification it could be that no future proposed wind farm scheme be it involving one or multiple turbines would be deemed "appropriate "for the mechanism which then follows.

'restoration bond (or legally accepted equivalent)

Unfamiliar with the term' restoration bond ' what does it mean and what might it include /exclude?

Is it a secure financial mechanism whereby a ring-fenced bond from a developer is held in a secure account controlled by a third party?

Or something else?

And is the amount of that bond to cover the estimate of costs for decommissioning turbines, restoration, aftercare of the site or for only for some of these processes and if so which?

3.2 (b)

I am assuming the term 'decommissioning' here refers to the whole project i.e., involves decommissioning turbines and ancillary structures, site restoration and aftercare. Is that correct ?

Additional comment: -

I find the use of varying terms in this document without any clear definitions and used, so it seems to me, in a somewhat random way means that any clarity of its purpose is obscured, and it is open to any future interpretation as to its actual meaning.

As it stands is it 'fit for purpose'?