

SCHEDULE OF ACTIONS MATTER 19 (HOUSING SUPPLY AND DELIVERY)

ACTION 19.8

19.8	Note on developable sites (i.e. year 6 onwards) setting out information on: <ul style="list-style-type: none"> • land ownership, • commitment from landowners including the date at which the commitment was made and timescale for delivery • evidence that a start could be made at the date anticipated
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1 INTRODUCTION

1.1 During the Local Plan Examination Hearing session on Matter 19 (Housing Supply and Delivery) on the 10th October 2019, the Inspectors requested the Council to produce a note on developable sites which set out information on:

- Land ownership;
- Commitment from landowners including the date at which the commitment was made and timescale for delivery; and
- Evidence that a start could be made at the date anticipated.

1.2 In response to Action 19.8, the Council has contacted landowners of the proposed developable sites and has completed searches on the Land Registry for sites where it was considered an updated position on landownership might be necessary. Where the landowner has not made contact with the Council we have provided the information that we hold and believe to be accurate but this must be caveated as land ownership can change and not be recorded by the Land Registry, especially for recent changes.

1.3 The Council's correspondence to landowners included reference to the specific details requested as part of Action 19.8, set out in the Schedule of Actions. However, the responses from landowners have not always provided the requested details in line with the information requested.

2 FURTHER ACTIONS

2.1 As a result of this work, a small number of allocations may need to be removed as the landowners have confirmed their sites can either be removed from the Local Plan, or they no longer wish to release the land for residential development. These site allocations are listed below:

Site Allocation Ref. and Name	Latest Capacity	Latest Delivery Timescale
H15: Willow Avenue, off Lime Tree Grove	5	Years 11-15
H63: Hollin Farm, Waterfoot	5	Years 6-10

2.2 For some site allocations with multiple landowners, some landowners stated they were no longer willing to release their land for residential development. Therefore, the boundaries of some site allocations will have to be amended. These are listed below:

Site Allocation Ref. and Name	Original Capacity in Local Plan (Reg 22)	Latest Capacity (based on revised boundaries)	Latest Delivery Timescale
H4: Turton Hollow, Goodshaw	30	26*	Years 6-10
H55: Carr Mill and Bolton Mill, Cowpe	11	11	Years 6-10

*This is based on the revised net developable area, please see details in Appendix 2

2.3 The Council has revised the site boundaries for sites H4 and H55, and has published revised site areas, net developable areas, and site capacities in Appendix 2 of this Note.

2.4 A small number of landowners are not engaging with the Council. In some cases, we are aware that there is developer interest in developing the land from the Council's pre-application planning service. In other cases, the Council has no such evidence. This is clearly recorded in the following section. The Council wishes to continue to allocate these sites where the landowners' intentions are not known, with delivery to be expected in the later stages of the plan period. The Council will not rely on these sites in its Five Year Housing Land Supply unless the position changes and we are confident that there is interest in the land being brought forward. It is the Council's intention to work with stakeholders and other partners to consider any obstacles to bringing this land forward for development and to identify solutions to overcome such constraints. This will be detailed in the Council's Housing Action Plan and progress on such sites will be monitored at least annually.

2.5 The following site allocations include land whose owners have not recently engaged with the Council. Please note that in some cases this does not apply to all of the land.

Site Allocation Ref. and Name	Latest Capacity	Latest Delivery Timescale
H27: Land off Fernhill Drive, Bacup	5	Years 6-10
H37: Land off Gladstone Street, Bacup	63	Years 6-10
H42: Land south of The Weir Public House	52	Years 6-10
H43: Land west of Burnley Road, Weir	10	Years 6-10
H46: 1 Laburnum Street, Haslingden	8	Years 6-10
H51: Land to side and rear of Petrol Station, Manchester Road	6	Years 6-10

H56: Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	5	Years 6-10
H62: Land off Peel Street, Cloughfold	8	Years 6-10
H64: Hargreaves Fold Lane, Chapel Bridge, Lumb	23	Years 6-10
M1: Waterside Mill, Bacup	39	Years 6-10

3 OPEN SPACE ASSESSMENT (2021)

3.1 During the Local Plan Examination Hearings, a number of the proposed housing site allocations in the emerging Local Plan were identified as potentially providing open space provision. As a result, the Council commissioned Knight Kavanagh & Page Ltd to undertake an Open Space Assessment (OSA) for Rossendale to ensure open space policies and decisions in the emerging Local Plan are in line with the requirements of the National Planning Policy Framework. The OSA has now been completed and is available to view on the Examination Library: [EL8.004.3 Action 4.3 – Open Space Study](#).

3.2 The OSA has informed the Council of the current open space provision across the borough and has confirmed which housing allocations are existing sites of open space. Appendix 4 of the OSA records the housing allocations assessed as part of the OSA and the site reviews confirm if such sites are considered open space.

3.3 Appendix 1 of this note considers the suitability of development on sites where open space provision has been identified, however, this only considers site allocations in the latter years of the Plan period (years 6 to 15). For ease of reference, the site allocations, where at least part of the site (not necessarily the entire allocation) contains open space, are included in Appendix 1 of this note are listed below:

- H5: Swinshaw Hall, Loveclough
- H10: Land at Bury Road, Rawtenstall
- H16: Land East of Acrefield Drive
- H34: Land at Higher Cross Row, Bacup
- H37: Land off Gladstone Street, Bacup
- H49: Land adjacent 53 Grane Road
- H57: Foxhill Drive
- H58: Land off Lea Bank

3.4 A number of other site allocations were assessed as part of the OSA which confirmed the sites did not constitute open space provision. These include the following:

- H18: Carr Barn and Carr Farm
- H42: Land south of The Weir Public House
- H52: Land to the rear of Haslingden Cricket Club
- H62: Land off Peel Street, Cloughfold
- H72: Land west of Market Street, Edenfield
- H73: Edenwood Mill, Edenfield

- H74: Grane Village, Helmshore

3.5 It should be noted that the open space implications for some developable sites in the Plan have already been assessed in Matters 9 – 14.

4 Developability

4.1 The Council has re-assessed all of the proposed allocations. In some cases it would seem that progress is being made, or expected to be made soon, but because there is little evidence the Council has been cautious and is suggesting that the sites come forward in years 6 and beyond. This is because the Council does not want to rely on such sites in its Five Year Housing Land Supply. It is to be expected though that some of these sites will come forward sooner.

UPDATE ON DEVELOPABLE SITES

The following tables provide the latest information on land ownership and the developability of these sites in the latter years of the plan period (years 6 to 15).

3 RAWTENSTALL, CRAWSHAWBOOTH, GOODSHAW AND LOVECLOUGH

Housing Site Allocation Information			
Site Allocation Ref. and Name	H4 – Turton Hollow, Goodshaw		
SHLAA Ref	SHLAA16220		
Capacity	30	Revised Capacity	26
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Revised to include just RBC land		
Council Owned	Yes		
Are all the landowners known?	The boundary has been amended to exclude land in the north and north-west where the owners have confirmed that they do not want their land to be allocated.		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	17/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The Council's Economic Development and Property Team have confirmed that RBC Property will work proactively with development partners to seek residential development on the identified RBC owned sites, subject to due diligence and authorised approvals. It is the Council's strategic aim to maximise income from land assets to support regeneration and residential development opportunities. 			
Conclusion			
<ul style="list-style-type: none"> The Council has amended the site area to exclude land to the north, behind Stone Holme Terrace, and land to the west, along Stoneholme Road. As a result of this, the revised gross site area for the allocation is 0.97ha. The SHLAA assessment identified unknown landownership and a steep gradient in the north-western part of the site as constraints to development, however, this is no longer the case as a result of the amended site area. The SHLAA methodology states that for sites between 0.4ha and 2ha, 90% of the site could be developed to account for landscaping, internal estate road, open space etc. and this would provide a net developable area of 0.87ha. Using a density of 30 dwellings per hectare, as set out in the submitted version of the emerging Local Plan, the potential site capacity would be 26 dwellings. As such, the Council proposes to reduce the capacity of the site to 26 units. The Council can confirm the site allocation, as revised, is available, considered suitable for housing development and expected to be delivered in years 6-10 of the Plan. 			

Please see Appendix 2 for the proposed boundary change

Housing Site Allocation Information			
Site Allocation Ref. and Name	H5 – Swinshaw Hall, Loveclough		
SHLAA Ref	SHLAA16203 SHLAA16205 SHLAA16206 SHLAA16207		
Capacity	47	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 1-5
Land ownership details			
Multiple Ownership	The site has four landowners		
Landowners	SHLAA16205 – D & D Isherwood SHLAA16206 – B Reed SHLAA16207 – K Ainsworth		
Council Owned	SHLAA16203 is owned by Rossendale Borough Council		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	13/04/2020 (most recent)
How was the commitment made?	Pre-application	Proposed timescale for delivery	Years 1-5
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> • The landowners, excluding the Council, have appointed a Planning Agent. • A pre-application (planning ref. 2020/0014/PREAPP) for residential development has been submitted for the full site allocation and a formal response was issued on 4th December 2020. • The pre-application includes a summary letter from the Planning Agent and the following technical assessments: <ul style="list-style-type: none"> ○ Heritage Appraisal ○ Transport / Access Technical Notes ○ Site Constraints Plan ○ Indicative Site Masterplan ○ Landscape Visual Impact Assessment ○ Landscape Design Statement • Correspondence from housebuilders / developers interested in developing the site has been submitted to the Council as part of the pre-application. • The Council's Economic Development and Property Team have confirmed that RBC Property will work proactively with development partners to seek residential development on the identified RBC owned sites, subject to due diligence and authorised approvals. It is the Council's strategic aim to maximise income from land assets to support regeneration and residential development opportunities. 			
Conclusion			
<ul style="list-style-type: none"> • The Council can confirm the site is available and considered suitable for housing development. During the Examination Hearings it was agreed to revise the delivery timescale to years 6-10 of the Plan period, however, progress is being made in bringing the site forward for development and the Council expects the site to be delivered in years 1-5 of the Plan. Therefore, the Council proposes to revise the delivery timescale for the site allocation to years 1-5 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H6: Land south of 1293 Burnley Road, Loveclough		
SHLAA Ref	SHLAA16209		
Capacity	5	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Landowner	R & M Holt		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	04/09/2019
How was the commitment made?	Email correspondence	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The landowner has confirmed the site is available for residential development, however, they have not provided an estimated timescale for delivery. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for housing development and expected to be delivered in years 6-10 of the Plan. This site is proposed for self-build, for which there is an identified need as evidenced by the Custom and Self Build Register. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H7: Land adjacent Laburnum Cottages, Goodshaw		
SHLAA Ref	SHLAA16197		
Capacity	10	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Council Owned	Yes – The site is owned by Rossendale Borough Council		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	17/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The Council's Economic Development and Property Team have confirmed that RBC Property will work proactively with development partners to seek residential development on the identified RBC owned sites, subject to due diligence and authorised approvals. It is the Council's strategic aim to maximise income from land assets to support regeneration and residential development opportunities. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H8: Oak Mount Garden, Rawtenstall		
SHLAA Ref	SHLAA:16197		
Capacity	9	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	M & T Studholme S & S Hutchings		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes – from M.S. on behalf of all the landowners	Date commitment was made	05/02/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 1-5
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The landowners have held discussions with two architecture / design firms and are in the early stages of progressing the site forward for development. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H10: Land at Bury Road, Rawtenstall		
SHLAA Ref	SHLAA16404		
Capacity	7	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Council Owned	Yes – The site is owned by Rossendale Borough Council		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	17/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The Council's Economic Development and Property Team have confirmed that RBC Property will work proactively with development partners to seek residential development on the identified RBC owned sites, subject to due diligence and authorised approvals. It is the Council's strategic aim to maximise income from land assets to support regeneration and residential development opportunities. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H14: Hall Carr Farm off Yarraville Street		
SHLAA Ref	SHLAA16236		
Capacity	26	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	Together Housing Association K Charlesworth & J Charlesworth		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes – Together Housing Association	Date commitment was made	15/04/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Commitment from landowners	Yes – K & J Charlesworth	Date commitment was made	22/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> • Together Housing Association (THA) owns the land that provides access to the site, which currently contains a number of garages. THA remains committed to delivering the site and is currently undertaking a group wide garage site review which H14 falls under. • In reference to the land owned by K & J Charlesworth, the landowners confirmed by email that the site was previously subject to an option agreement up until 1st November 2020, but this was not taken forward and has now expired. Nevertheless, the landowners have confirmed the site would still be available for residential development as part of the emerging Local Plan. • The site allocation has previously had two outline applications (ref. 2014/0310 & 2015/0489) for 26 residential units where there was a resolution to grant consent subject to agreement of the s.106, however, these were not signed and so the applications were subsequently refused. 			
Conclusion			
<ul style="list-style-type: none"> • The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H15: Willow Avenue, off Lime Tree Grove		
SHLAA Ref	SHLAA16187		
Capacity	10	Revised Capacity	5
Delivery Timescale in Local Plan (Reg 22)	Years 11-15	Revised Delivery Timescale	Years 11-15
Land ownership details			
Single Ownership	Yes		
Landowner	MSM Homes		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	No	Date commitment was made	N/A
When did the Council last contact the landowner?	20/01/2020	Has the Council received a response?	Yes
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> MSM Homes have confirmed that the no. of units proposed on H15 in the emerging Local Plan can be reduced to fewer than 5 dwellings and therefore remove the site allocation from the Plan. 			
Conclusion			
<ul style="list-style-type: none"> Action 9.4 requires the Inspectors to confirm a view on whether the site capacity should be reduced to 4 dwellings, as previously suggested by the landowner. If the site capacity was reduced to 4, the site allocation would be considered too small to be a specific housing allocation and would be removed from the Local Plan. In light of this, the Council will wait for confirmation from the Inspectors. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H16: Land East of Acrefield Drive		
SHLAA Ref	SHLAA16189		
Capacity	18	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 11-15	Revised Delivery Timescale	Years 11-15
Land ownership details			
Single Ownership	Yes		
Landowner	MSM Homes		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	07/08/2019
How was the commitment made?	Email	Proposed timescale for delivery	Years 11-15
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The landowner of the site allocation is a local housebuilder who has a proven track record of delivering annually a small number of homes in the borough. The landowner has confirmed by email that they anticipate to complete this site by 2034. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 11-15 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H17: Land south of Goodshaw Fold Road		
SHLAA Ref	SHLAA16219		
Capacity	7	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	Years 1-5
Land ownership details			
Single Ownership	Yes		
Landowner	Bowsall Developments Ltd.		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	09.06.2020
How was the commitment made?	Submission of a Discharge Of Condition planning application	Proposed timescale for delivery	Not provided but the approval will expire in January 2025
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> • Permission was granted under planning approval (ref. 2019/0493) for 7 no. dwellings on the site allocation. The decision was issued on 6th January 2020. • An application for approval of details reserved by conditions (ref. 2020/0237) has recently been approved 13.08.2020. 			
Conclusion			
<ul style="list-style-type: none"> • Progress has been made in delivering the site allocation and the Council expects the site to be delivered in years 1-5 of the Plan. Therefore, the Council proposes to revise the estimated delivery timescale of the site allocation to years 1-5 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H18: Carr Barn and Carr Farm		
SHLAA Ref	SHLAA16240 SHLAA16383		
Capacity	25	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	Park Royal Developments (NW) Ltd D & T Connor		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes – Park Royal Developments (NW) Ltd	Date commitment was made	23/02/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 1-5
Commitment from landowners	Yes – David and Tracey Connor	Date commitment was made	25/02/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> • Park Royal Developments (NW), landowners of the eastern half of the site allocation, have previously built a small number of houses on land adjacent to the site allocation but withheld from submitting further planning applications as the Council signalled in 2009 that it was unlikely to support development in light of its location outside the urban boundary. Park Royal Developments confirmed on 23/02/2020 that they remain committed to delivering the site. • A pre-application for a residential scheme has been submitted on the eastern half of the site allocation and a formal response was issued on 5th January 2021. • D & T Connor have appointed a Planning Agent who has confirmed the site is available for development at the first opportunity, though a specific timeframe was not provided. 			
Conclusion			
<ul style="list-style-type: none"> • The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H19: Land off Lower Clowes Road, New Hall Hey		
SHLAA Ref	SHLAA16244		
Capacity	7	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	Years 11-15
Land ownership details			
Single Ownership	Yes		
Landowner	Wendy Howarth		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	26/08/2020
How was the commitment made?	Email - Landowner	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The site benefits from an extant planning permission (ref. 2002/0532) for 7 units and a Lawful Development Certificate (ref. 2016/0273), issued on 12/07/2016, confirms a material start was made on this permission. The landowner is still represented by a Planning Agent and recently confirmed they are committed to delivering the site for residential development. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 11-15 of the Plan. 			

3 BACUP, STACKSTEADS, BRITANNIA AND WEIR

Housing Site Allocation Information			
Site Allocation Ref. and Name	H25: Land at Blackwood Road, Stacksteads		
SHLAA Ref	SHLAA16109 Part of SHLAA16107		
Capacity	41	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	N & J Crook		
Council Owned	Yes – Part of the site is owned by Lancashire County Council		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes – N & J Crook	Date commitment was made	06/08/2019
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Commitment from landowners	Yes – Lancashire County Council	Date commitment was made	14/05/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 1-5
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The land owned by N & J Crook is currently on the open market via Farrow and Farrow: https://www.farrowfarrow.co.uk/property/brandwood-quarries-blackwood-road-stacksteads-bacup-rossendale/ N & J Crook also stated in their email on 06/08/2019 that there are parties interested in developing the land and the Forward Planning department has discussed the site with a Planning Agent representing an interested party. Once the Local Plan is adopted, N & J Crook have stated they will proceed with submitting a planning application. At the beginning of 2021 a pre-application was submitted for a residential scheme on the land associated to SHLAA16109 but a formal response has not yet been issued by the Council. The County Council is currently seeking to dispose of the site and this process is linked directly to obtaining a land allocation for beneficial development. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H27: Land off Fernhill Drive, Bacup		
SHLAA Ref	SHLAA16083		
Capacity	5	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	Together Housing Association Ltd The remaining landowner has been identified through the Land Registry		
Council Owned	No		
Are all the landowners known?	No – The Council has identified the landowner but as they have not communicated with the Council we cannot confirm they still own the land at the date of publishing this document.		
Map of Site Allocation	 <p>Crown Copyright OS Licence Number 100023294 Area hatched in blue is owned by the landowner who has not responded to the Council's latest correspondence.</p>		
Commitment from landowners			
Commitment from landowners	Yes – Together Housing Association	Date commitment was made	15/04/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Commitment from landowners	No – Remaining landowner	Date commitment was made	N/A
When did the Council last contact the landowner?	Yes – 10/03/2020	Has the Council received a response?	No
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> Together Housing Association (THA) owns the majority of the site, including land that provides access to the site. The site is mainly a garage colony and THA is currently undertaking a group wide garage site review which H27 falls under. The Council will continue to investigate why the other landowner is not engaging and identify if the whole site can be delivered for housing later in the plan period. 			

Conclusion

- The Council can confirm that most of the site is available and is confident that if the land edged in blue on the above map is not available then the estimated capacity of no. 5 units could still be delivered. The site is suitable for development and the Council expects the site to be delivered in years 6-10 of the Plan.

Housing Site Allocation Information			
Site Allocation Ref. and Name	H30: Tong Farm, Bacup		
SHLAA Ref	SHLAA16045 SHLAA16047		
Capacity	51	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	SHLAA16407 – R Marshall SHLAA16405 – J Laycock		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowner	Yes – R Marshall	Date commitment was made	25.07.2019
How was the commitment made?	Outline application approved – 13/01/2021	Proposed timescale for delivery	Not provided
Commitment from landowner	Yes – J Laycock	Date commitment was made	13.09.2019
How was the commitment made?	Email – from Planning Agent	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> An outline application (ref. 2019/0318) for up to 33 no. dwellings was submitted on the land identified as SHLAA16407 on 25th July 2019 and was approved on 13th January 2021. In reference to the land identified as SHLAA16405, a Planning Agent is acting on behalf of the landowner and a pre-application for residential development has previously been submitted on the site in 2017. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H31: Lower Stack Farm		
SHLAA Ref	SHLAA16038		
Capacity	10	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Landowner	B & S Greenwood		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	11/03/2020
How was the commitment made?	Email from Planning Agent	Proposed timescale for delivery	Years 1-5
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The landowner has appointed a Planning Agent. The landowner has a longstanding interest in developing the land and previously submitted an outline planning application (ref. 2010/0010) for residential development for the site allocation, which was dismissed on appeal for reasons of: its countryside location; housing oversupply; and not demonstrating a safe and convenient access. The Planning Agent is confident that such reasons for refusal can be overcome once a new proposal is submitted. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H34: Land at Higher Cross Row, Bacup		
SHLAA Ref	Part of SHLAA16065		
Capacity	17	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Council Owned	Yes – The site is mostly owned by Rossendale Borough Council		
Are all the landowners known?	No – a small, eastern parcel of land is shown as not registered on the Land Registry’s website. It is likely that this land falls under public ownership and the Council is working with the Land Registry to register all public sector owned land within Rossendale.		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	17/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The Council’s Economic Development and Property Team have confirmed that RBC Property will work proactively with development partners to seek residential development on the identified RBC owned sites, subject to due diligence and authorised approvals. It is the Council’s strategic aim to maximise income from land assets to support regeneration and residential development opportunities. By this time the Council’s review of unregistered land should be complete. 			
Conclusion			
<ul style="list-style-type: none"> It is not considered that the unregistered parcel of land to the east of the site allocation would preclude development of the site. Therefore, the Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

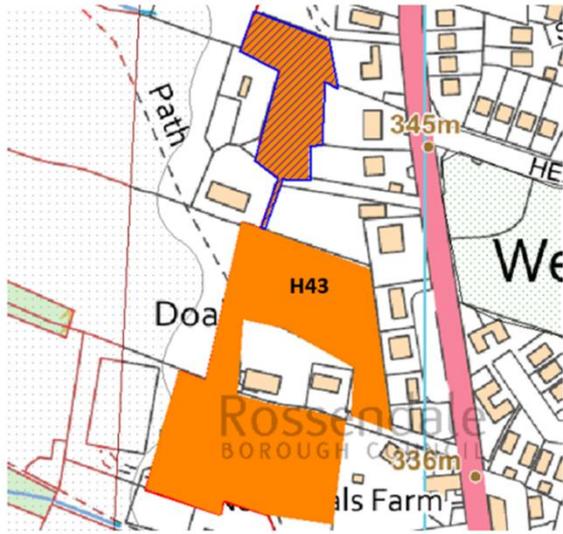
Housing Site Allocation Information			
Site Allocation Ref. and Name	H35: Shadlock Skip, Stacksteads		
SHLAA Ref	SHLAA16110		
Capacity	22	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	Years 11-15
Land ownership details			
Single Ownership	Yes		
Landowners	J Walsh & C Jones		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	February 2020
How was the commitment made?	Telephone conversation	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The site has been promoted by the landowners as a potential residential site since 2015, and continues to be in commercial use. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available. Action 10.4 requires the Inspectors to confirm a view on whether the site is suitable for housing development in relation to flood risk and access. Therefore, the Council will wait for confirmation from the Inspectors. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H36: Hare and Hounds Garage, Newchurch Road, Stacksteads		
SHLAA Ref	SHLAA16353		
Capacity	9	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Single Ownership	Yes		
Landowner	C Stothart (Hare and Hounds Garage)		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	14/05/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The site allocation has previously benefited from an approved outline permission (ref. 2015/0030) to demolish the existing workshop/garage and construct 9 no. dwellings, however, this has now expired. The landowner has been made aware of this and has confirmed the full site is still available for development. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H37: Land off Gladstone Street, Bacup		
SHLAA Ref	Part of SHLAA16066		
Capacity	63	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Multiple Ownership	The site has multiple landowners		
Council Owned	Yes – Part of the site is owned by Lancashire County Council		
Are all the landowners known?	No – Access to the site is only achievable over land outside the ownership of the County Council from Gladstone Street. The County Council has tried to identify and contact the landowners of this parcel of land, however, their efforts have been delayed as the land has no registered land title. The County Council believe the land is owned by the Tong Estate and they remain hopeful of making contact with the landowners and/or their representatives as they explore other avenues of enquiry.		
Commitment from landowners			
Commitment from landowners	Yes – Lancashire County Council	Date commitment was made	20/05/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> In their email on 20th May 2020, the County Council stated ‘we would respectfully request therefore that the land be retained as a housing allocation, with a realistic timeframe attached to its projected delivery date within the life of the Local Plan.’ 			
Conclusion			
<ul style="list-style-type: none"> The Council has been unable to make contact to confirm delivery/ owners’ intentions. Such sites identified for later in the Plan period will be actively investigated and we will work with landowners to address constraints affecting their delivery for housing – as identified in the Council’s Housing Action Plan. In light of the above, the Council cannot confirm the full site allocation is available for development. The Council will assist the County Council in their efforts to engage with the landowner of the land outside the County Council’s ownership. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H41: Thorn Bank, Bacup		
SHLAA Ref	SHLAA16058		
Capacity	46	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	Years 6-10
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	Together Housing Association Rossendale Borough Council		
Council Owned	Yes – Most of the site is owned by Rossendale Borough Council		
Are all the landowners known?	Yes		
Commitment from landowners			
<ul style="list-style-type: none"> N/A 			
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> N/A 			
Conclusion			
<ul style="list-style-type: none"> In light of the Open Space Assessment this site allocation is being removed from the emerging Local Plan's housing allocations, with contributions from other developments expected to enhance this land for the purposes of open space. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H42: Land south of The Weir Public House		
SHLAA Ref	SHLAA16070		
Capacity	52	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Multiple Ownership	The site has two landowners.		
Landowners	The Council has identified the landowners through the Land Registry.		
Council Owned	No		
Are all the landowners known?	No – The Council has identified the landowners but as they have not communicated with the Council in respect of the emerging Local Plan we cannot confirm they still own the land at the date of publishing this document.		
Commitment from landowners			
Commitment from landowners	No	Date commitment was made	N/A
When did the Council last contact the landowners?	06/03/2020	Has the Council received a response?	No
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> Pre-application discussions were held with developers keen to bring the allocation forward on 18th February 2020, but no planning application has been received nor have the owners confirmed their willingness for the site to come forward. Further discussions with those responsible for submitting the pre-application have continued and the Council expects another pre-application to be submitted for the western half of the site allocation. 			
Conclusion			
<ul style="list-style-type: none"> The Council has been unable to make contact to confirm delivery/ owners' intentions. Such sites identified for later in the Plan period will be actively investigated and we will work with landowners to address constraints affecting their delivery for housing – as identified in the Council's Housing Action Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H43: Land west of Burnley Road, Weir		
SHLAA Ref	SHLAA16071		
Capacity	10	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Multiple Ownership	The site has four landowners		
Landowners	P Mulderigg G Barker The Council has identified the site's remaining landowners through the Land Registry.		
Council Owned	No		
Are all the landowners known?	No – The Council has identified the other landowners but as they have not communicated with the Council we cannot confirm they still own the land at the date of publishing this document.		
Map of Site Allocation	 <p>Crown Copyright OS Licence Number 100023294</p> <p>Area hatched in blue is owned by landowners who have not responded to the Council's latest correspondence.</p>		
Commitment from landowners			
Commitment from landowners	Yes – P Mulderigg	Date commitment was made	15/04/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Commitment from landowners	Yes – Gary Barker	Date commitment was made	25/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 1-5
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> P Mulderigg and G Barker own the land that is not hatched on the map of the site allocation above. They have both confirmed they remain committed to bringing the site forward for development. 			

- G Barker has appointed a Planning Agent and a Building Design Consultant and expects to submit an application once the Local Plan is adopted and deliver housing on his land within years 3-5 of the Plan period. He has also stated there is developer interest in the site.

Conclusion

- The Council has been unable to make contact to confirm the intentions of two landowners of the site allocation. Such sites identified for later in the Plan period will be actively investigated and we will work with landowners to address constraints affecting their delivery for housing – as identified in the Council’s Housing Action Plan.
- The Council can confirm that most of the site is available and is confident that if the land edged in blue on the above map is not available then the estimated capacity of no. 10 units could still be delivered.

4 HASLINGDEN AND RISING BRIDGE

Housing Site Allocation Information			
Site Allocation Ref. and Name	H46: 1 Laburnum Street		
SHLAA Ref	SHLAA16374		
Capacity	8	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Landowner	K & H Uddin		
Council Owned	No		
Are all the landowners known?	Yes – The Land Registry confirms K & H Uddin are the site’s landowners, but they have not responded to the Council’s recent efforts to contact them. The Council will continue its efforts to contact the landowners. It should be noted, K Uddin was the applicant recorded for the site’s previous outline consent (ref. 2012/0096).		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	06.03.2012
How was the commitment made?	Submission of an outline planning application	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The site allocation has previously benefited from an approved outline permission (ref. 2012/0096) to convert the building which forms the allocation into 8 no. dwellings, however, this has not been implemented and has now expired. 			
Conclusion			
<ul style="list-style-type: none"> The Council has been unable to make contact to confirm delivery/ owners’ intentions. Such sites identified for later in the Plan period will be actively investigated and we will work with landowners to address constraints affecting their delivery for housing – as identified in the Council’s Housing Action Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H47: Land at Kirkhill Avenue, Haslingden		
SHLAA Ref	SHLAA16319		
Capacity	22	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Landowner	Peel Holdings		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	02/09/2019
How was the commitment made?	Email – from Planning Agent	Proposed timescale for delivery	Years 1-5
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> • The Plannin Agent behalf of the landowner has confirmed by email on 2nd September 2019 that Peel has established its own housebuilding arm, Northstone, and it is intended that Northstone will develop the site. • The email dated 2nd September 2019 also confirmed an application is expected to be submitted on adoption of the Local Plan, once the site’s residential development allocation has been confirmed. • In response to the Inspector’s Matters, Issues and Questions, as part of the Local Plan Examination Hearings, the Planning Agent submitted the following: <ul style="list-style-type: none"> ○ Development Framework ○ Transport Report ○ Preliminary Note on Flood Risk and Surface Water Drainage ○ Landscape Appraisal 			
Conclusion			
<ul style="list-style-type: none"> • The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H48: Land off Highfield Street		
SHLAA Ref	SHLAA16325		
Capacity	13	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Landowner	J Dickinson		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	10/03/2020
How was the commitment made?	Phone	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> No specific evidence has been provided by the landowner other than the phone call of 10 March 2020 confirming they remain committed to bringing the site forward for development. An outline planning application was approved for 4 dwellings – ref 1992/0435. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H49: Land adjacent 53 Grane Road		
SHLAA Ref	SHLAA16388		
Capacity	5	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Council Owned	Yes – The site is owned by Rossendale Borough Council		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	17/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The Council's Economic Development and Property Team have confirmed that RBC Property will work proactively seek with development partners' residential development on the identified RBC owned sites, subject to due diligence and authorised approvals. It is the Council's strategic aim to maximise income from land assets to support regeneration and residential development opportunities. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site is available, considered suitable for development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H51: Land to side and rear of Petrol Station, Manchester Road		
SHLAA Ref	SHLAA16323		
Capacity	6	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Single Ownership	Yes		
Landowner	The landowner has been identified through the Land Registry.		
Council Owned	No		
Are all the landowners known?	No – The Council has identified the landowner but as they have not communicated with the Council we cannot confirm they still own the land at the date of publishing this document.		
Commitment from landowners			
Commitment from landowners	No	Date commitment was made	N/A
When did the Council last contact the landowner?	06/03/2020	Has the Council received a response?	No
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> No specific evidence has been provided by the landowner. 			
Conclusion			
<ul style="list-style-type: none"> The Council has been unable to make contact to confirm delivery/ owners' intentions. Such sites will be identified for later in the Plan period and actively investigated and we will work with landowners to address constraints affecting their delivery for housing – as identified in the Council's Housing Action Plan. 			

5 WATERFOOT, LUMB, COWPE AND WATER

Housing Site Allocation Information			
Site Allocation Ref. and Name	H55: Carr Mill and Bolton Mill, Cowpe		
SHLAA Ref	SHLAA16116 SHLAA16117		
Capacity	11	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	B & K Scholes The other landowner has confirmed they wish to retain the land in commercial use and so the boundary will be amended.		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes – B & K Scholes	Date commitment was made	08/08/2019
How was the commitment made?	Meeting with Forward Planning department	Proposed timescale for delivery	Not provided
Commitment from landowners	No – remaining landowner	Date commitment was made	N/A
When did the Council last contact the landowners?	11/03/2020	Has the Council received a response?	Yes – 16/03/2020
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> One landowner remains committed to bringing the site forward for residential development. Amending the boundary will have an impact on the net developable area and the capacity of the site, however it is still expected the site allocation will bring forward at least 5 units. Please refer to Appendix 2. 			
Conclusion			
<ul style="list-style-type: none"> The Council has amended the site area to exclude land to the west (a garage colony) at the request of the landowner. As a result of this, the revised gross area for the allocation is 0.22ha. Previously the net developable area was limited to the Mill buildings on site, however, the SHLAA assessments for the allocation identified no specific constraints, therefore the whole site is considered capable of being developed. The SHLAA methodology states that for sites under 0.4ha, 100% of the site could be developed so the net developable area for the allocation could be 0.22ha. Therefore, the Council remains confident that the estimated capacity of 11 dwellings could be delivered. 			

Please see Appendix 2 for the proposed boundary change.

Housing Site Allocation Information			
Site Allocation Ref. and Name	H56: Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane		
SHLAA Ref	SHLAA16127		
Capacity	5	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Single Ownership	The landowner has been identified through the Land Registry in 2020.		
Council Owned	No		
Are all the landowners known?	No – The Council has identified the landowner but as they have not communicated with the Council we cannot confirm they still own the land at the date of publishing this document. The Council has been in discussions with the site’s previous owners since 2018 and the site has changed ownership at least twice.		
Commitment from landowners			
Commitment from landowners	No	Date commitment was made	N/A
When did the Council last contact the landowners?	06/03/2020	Has the Council received a response?	No
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The site is currently for sale on the open market: https://www.tdawson.co.uk/property/orchard-works-and-knott-mill-pilling-street-waterfoot-bb4-7au/ A pre-planning application for residential development has previously been submitted on the site allocation and guidance was issued by the Council on 22/01/2019. 			
Conclusion			
<ul style="list-style-type: none"> The Council has been unable to make contact to confirm delivery/ owners’ intentions. Such sites will be identified for later in the Plan period and actively investigated and we will work with landowners to address constraints affecting their delivery for housing – as identified in the Council’s Housing Action Plan. 			

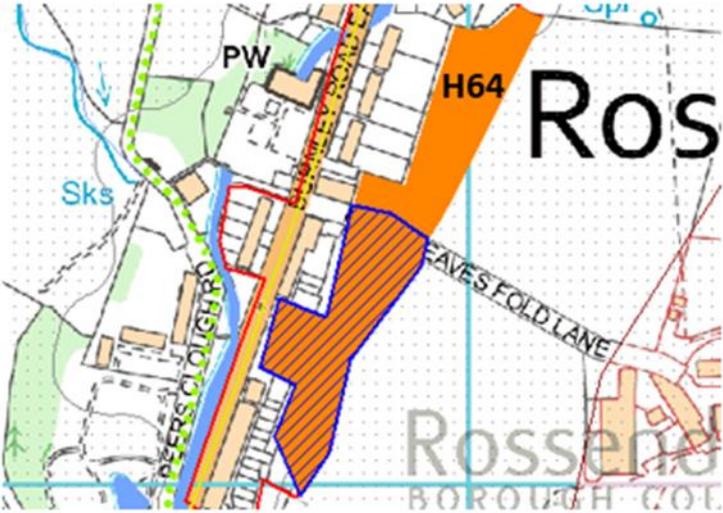
Housing Site Allocation Information			
Site Allocation Ref. and Name	H57: Foxhill Drive		
SHLAA Ref	SHLAA16147		
Capacity	7	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 1-5
Land ownership details			
Single Ownership	Yes		
Council Owned	Yes – The site is owned by Rossendale Borough Council		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	17/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 1-5
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> • The Economic Development team confirm that they consider this site will come forward in the first five years of the Plan period. • The Council's Economic Development and Property Team have confirmed that RBC Property will work proactively with development partners to seek residential development on the identified RBC owned sites, subject to due diligence and authorised approvals. It is the Council's strategic aim to maximise income from land assets to support regeneration and residential development opportunities. 			
Conclusion			
<ul style="list-style-type: none"> • The Council can confirm the site allocation is available and is considered suitable for housing development. During the Examination Hearings it was agreed to revise the delivery timescale to years 6-10 of the Plan period, however, following discussions with the Economic Development team, the Council proposes to revise the delivery timescale for the site allocation to years 1-5 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H58: Land off Lea Bank		
SHLAA Ref	SHLAA16166		
Capacity	9	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Single Ownership	Yes		
Landowner	Together Housing Association		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	15/04/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The landowner remains committed to bringing sites under their ownership forward for development. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site allocation is available, considered suitable for housing development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H61: Hareholme, Staghill		
SHLAA Ref	Part of SHLAA16161		
Capacity	9	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Single Ownership	Yes		
Council Owned	Yes – The site is owned by Rossendale Borough Council		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	17/08/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The Council's Economic Development and Property Team have confirmed that RBC Property will work proactively with development partners to seek residential development on the identified RBC owned sites, subject to due diligence and authorised approvals. It is the Council's strategic aim to maximise income from land assets to support regeneration and residential development opportunities. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site allocation is available, considered suitable for housing development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H62: Land off Peel Street, Cloughfold		
SHLAA Ref	SHLAA16168		
Capacity	8	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	Years 6-10
Land ownership details			
Multiple Ownership	The site has multiple landowners		
Council Owned	Part of the site is owned by Lancashire County Council		
Are all the landowners known?	No – The Council has identified the landowners but as they have not communicated with the Council we cannot confirm they still own the land at the date of publishing this document.		
Map of Site Allocation	 <p>Crown Copyright OS Licence Number 100023294</p> <p>Area hatched in blue is owned by the landowner who has not responded to the Council's latest correspondence.</p>		
Commitment from landowners			
Commitment from landowners	Yes – Lancashire County Council	Date commitment was made	14/05/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The County Council is currently seeking to dispose of the site and this process is linked directly to obtaining a land allocation for beneficial development. RBC with LCC will continue to investigate why the other landowners are not engaging and identify if the whole site can be delivered for housing later in the plan period. 			
Conclusion			
<ul style="list-style-type: none"> The Council has been unable to make contact to confirm the intentions of two landowners relating to the site allocation. The Council will continue to investigate why the landowners are not engaging and identify if the whole site can be delivered for housing later in the plan period. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H63: Hollin Farm, Waterfoot		
SHLAA Ref	SHLAA16146		
Capacity	5	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Single Ownership	Yes		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	No	Date commitment was made	N/A
When did the Council last contact the landowner?	11/03/2020	Has the Council received a response?	Yes – 15/03/2020
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> N/A 			
Conclusion			
<ul style="list-style-type: none"> Action 12.4 required the Council to check with the landowner if the site was still available for development. The landowner confirmed on 15th March 2020 that they were no longer wanting to release the land for development. Therefore, the Council is proposing to remove H63 from the emerging Local Plan's list of housing site allocations. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H64: Hargreaves Fold Lane, Chapel Bridge, Lumb		
SHLAA Ref	SHLAA16149 SHLAA16150		
Capacity	23	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Multiple Ownership	The site has two landowners		
Landowners	M Kardasz (her son J Kardasz acts on her behalf) The remaining landowner has been identified through the Land Registry		
Council Owned	No		
Are all the landowners known?	No – The Council has identified the landowner but as they have not communicated with the Council we cannot confirm they still own the land at the date of publishing this document.		
Map of Site Allocation	 <p>Crown Copyright OS Licence Number 100023294</p> <p>Area hatched in blue is owned by the landowner who has not responded to the Council's latest correspondence.</p>		
Commitment from landowners			
Commitment from landowners	Yes – M & J Kardasz	Date commitment was made	22/04/2020
How was the commitment made?	Email & Written Response to Action 12.5	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> As per the landowner's response to Action 12.5, dated 22nd April 2020, the landowner is looking to appoint a planning agent and will then set out timescales for delivery. The Council will continue to investigate why the other landowner is not engaging and identify if the whole site can be delivered for housing later in the plan period. 			
Conclusion			
<ul style="list-style-type: none"> Action 10.4 requires the Inspectors to confirm a view on whether the site is suitable for housing development in relation to whether the site is in a sustainable location and 			

whether the road running through the site effectively splits it into two separate parcels.
Therefore, the Council will wait for confirmation from the Inspectors.

6 WHITWORTH, FACIT AND SHAWFORTH

Housing Site Allocation Information			
Site Allocation Ref. and Name	H66: Land North of King Street		
SHLAA Ref	SHLAA16019		
Capacity	5	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 6-10
Land ownership details			
Single Ownership	Yes		
Council Owned	Yes – The site is owned by Lancashire County Council		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes – Lancashire County Council	Date commitment was made	14/05/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The County Council is currently seeking to dispose the site and this process is linked directly to obtaining a land allocation for beneficial development. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site allocation is available, considered suitable for housing development and expected to be delivered in years 6-10 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H69: Cowm water treatment works, Whitworth		
SHLAA Ref	SHLAA16016		
Capacity	20	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Single Ownership	Yes		
Landowner	United Utilities		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	18/05/2020
How was the commitment made?	Email	Proposed timescale for delivery	Years 6-10
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> • The landowner has appointed CBRE as a Planning Agent. • United Utilities has also appointed CBO Transport to assess the site access and they have reviewed the existing access arrangements and the land available within their ownership to assess whether access to a new residential scheme could be achieved. CBO has prepared an access plan and RBC is awaiting high-level comments on this from the highway authority and is urging the landowners to seek pre-application advice from LCC Highways. According to CBO, their Access Plan demonstrates the following: <ul style="list-style-type: none"> ○ There is sufficient land available within United Utilities' ownership to accommodate a new access of an appropriate width for residential development ○ The appropriate visibility splays can be achieved within the highway • Since the Local Plan Examination Hearings the Council and the landowner have held discussions over the site's deliverability and they confirm in their email sent 18th May 2020 that there are no matters which would preclude the site from being classified as a 'developable site' coming forward in years 6-10. 			
Conclusion			
<ul style="list-style-type: none"> • The Council can confirm the site allocation is available, considered suitable for housing development and expected to be delivered in years 6-10 of the Plan. 			

7 EDENFIELD, HELMSHORE, IRWELL VALE AND EWOOD BRIDGE

Housing Site Allocation Information			
Site Allocation Ref. and Name	H71: Land East of Market Street, Edenfield		
SHLAA Ref	SHLAA16259		
Capacity	9	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 1-5	Revised Delivery Timescale	Years 1-5
Land ownership details			
Single Ownership	Yes		
Landowner	R Nuttall		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	02/02/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> The landowner has held preliminary discussions with a local Planning Agent. The landowner confirms they have previously held discussions with house builders / developers, but has decided to wait until the Local Plan is adopted and with some of the allocation subsequently removed from the Green Belt, prior to signing any option agreements. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site allocation is available and considered suitable for housing development. During the Examination Hearings it was agreed to revise the delivery timescale to years 6-10 of the Plan period, however, progress is being made in bringing the site forward for development and the Council expects the site to be delivered in years 1-5 of the Plan. Therefore, the Council proposes to revise the delivery timescale for the site allocation to years 1-5 of the Plan. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	H73: Edenwood Mill, Edenfield		
SHLAA Ref	SHLAA16271 SHLAA16270		
Capacity	47	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	Years 1-5
Land ownership details			
Multiple Ownership	The site has two sets of landowners		
Landowners	Turnbull & Stockdale Liz Faulkner, Graham Moxon and Ruth Taylor		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes	Date commitment was made	14/08/2020
How was the commitment made?	Submission of a pre-application	Proposed timescale for delivery	Years 1-5
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> • The landowners have appointed a Planning Agent. • All the landowners have reached an agreement to promote the site jointly and see it developed for housing within the next 3 to 5 years. • A pre-application (planning ref. 2020/0013/PREAPP) for residential development has been submitted for the full site allocation, plus additional land which the Council is not proposing, and a formal response was issued on 4th December 2021. • The pre-application includes a summary letter from the Planning Agent and the following technical assessments: <ul style="list-style-type: none"> ○ Heritage Briefing Note ○ Flood Risk Scoping and Sustainable Drainage Statement ○ Highways Technical Note ○ Preliminary Landscape and Visual Appraisal ○ Appraisal of 'Lives and Landscapes' ○ Site Red Line Boundary Plan ○ Site Constraints Plan ○ Indicative Masterplan ○ Structural Report of Edenwood Mill ○ Viability Appraisal and Marketing Report • Part of the site has previously benefited from a full planning permission (ref. 2004/513) to extend, alter and convert Edenwood Mill to form 25 residential units (now expired). 			
Conclusion			
<ul style="list-style-type: none"> • The Council can confirm the site allocation is available, considered suitable for housing development and expected to be delivered in years 1-5 of the Plan. 			

8 MIXED-USE INCLUDING RESIDENTIAL

Mixed-use Including Residential Site Allocation Information			
Site Allocation Ref. and Name	M1: Waterside Mill, Bacup		
SHLAA Ref	SHLAA16069		
Capacity	39	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Single Ownership	Yes		
Council Owned	No		
Are all the landowners known?	The Council has identified the landowner and has tried to make contact several times over the past few years with no success.		
Commitment from landowners			
Commitment from landowners	No	Date commitment was made	N/A
When did the Council last contact the landowner?	17 August 2020	Has the Council received a response?	No
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> Waterside Mill is a Listed Building which is falling into disrepair, suffering further deterioration due to a fire in late 2020, and subsequent demolition works to make the building is safe. The landowners are absent and it is a Council priority to work with stakeholders and statutory consultees to investigate options for the active re-use of the building and/or land. 			
Conclusion			
<ul style="list-style-type: none"> As noted in the Council's response to Action 15.3, several attempts have been made to contact the owner of Waterside Mill but such attempts have not been successful. In order to overcome the land ownership constraint and to enable the redevelopment of the building, in 14th March 2018 it was resolved that the "the Planning Manager be authorised to commence the process of the compulsory purchase (CPO) under Section 226 of the Town and Country Planning Act of Waterside Mill, Bacup to secure the redevelopment of this long term vacant site for social, economic & environmental benefits to the area." Upon acquisition of the site by the Council, it will be available and developable within the Local Plan period. 			

Housing Site Allocation Information			
Site Allocation Ref. and Name	M3: Isle of Man Mill, Water		
SHLAA Ref	SHLAA16397		
Capacity	16	Revised Capacity	N/A
Delivery Timescale in Local Plan (Reg 22)	Years 6-10	Revised Delivery Timescale	N/A
Land ownership details			
Multiple Ownership	The site has multiple owners		
Landowners	B&E BOYS B & K Scholes Mrs Mitchell Lumb Baptist Church		
Council Owned	No		
Are all the landowners known?	Yes		
Commitment from landowners			
Commitment from landowners	Yes – Brother Investments (B&E Boys)	Date commitment was made	31/08/2019
How was the commitment made?	MIQ Response to Inspectors	Proposed timescale for delivery	Not provided
Commitment from landowners	Yes – B&K Scholes	Date commitment was made	08/08/2019
How was the commitment made?	Meeting with Forward Planning department	Proposed timescale for delivery	Not provided
Commitment from landowners	Yes – Mrs Mitchell	Date commitment was made	17/11/2020
How was the commitment made?	Letter from Land Agent	Proposed timescale for delivery	Not provided
Commitment from landowners	Yes – Lumb Baptist Church	Date commitment was made	06/11/2020
How was the commitment made?	Email	Proposed timescale for delivery	Not provided
Evidence that a start could be made at the date anticipated			
<ul style="list-style-type: none"> Brother Investments have appointed a Planning Agent, who confirmed in their response to Matter 15 that their client supports residential use for this site. 			
Conclusion			
<ul style="list-style-type: none"> The Council can confirm the site allocation is available, considered suitable for housing development and expected to be delivered in years 6-10 of the Plan. 			

APPENDIX 1

Deliverable site allocations assessed as part of the Open Space Assessment

Please also refer to the Open Space Assessment prepared by KKP (Action 4.3)

1 H5: Swinshaw Hall, Loveclough

1.1 Part of site allocation H5 has been recorded in the OSA as urban greenspace (ref. KKP 287) and is located to the south of the allocation. Figure A shows the location of the open space within the site allocation (edged in orange) and also identifies other forms of open space provision nearby.

1.2 Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. The site is located within the Rawtenstall Analysis Area which the OSA identified as having a shortfall against the quantity standard for urban greenspace. The Council accepts that the site has not been specifically identified as being surplus to requirements, however, the conflict with paragraph 97 of the Framework is only one factor to weigh in the balance.

1.3 The site assessed as part of the OSA is within the catchment of several existing urban greenspaces in the surrounding area, and therefore the potential loss of the site would not create an accessibility gap in urban greenspace provision. The site falls below the quality and value thresholds with scores of 13.2% and 18% respectively and as such the site is included under Recommendation 3 of Section 12.5 of the OSA:

- *Recognise low quality and value sites and how they may be able to meet other needs*

1.4 The other typology identified as having a shortfall in the Rawtenstall Analysis Area is play provision, but this is considered to be minor at only 0.01ha. A play provision site adjoins the site (ref. KKP 254 – coloured in purple on Figure A) and scores below the quality threshold with a score of 60.1%. As this site falls under public ownership, the Council would consider targeting this site for enhancement through the use of S106 contributions.

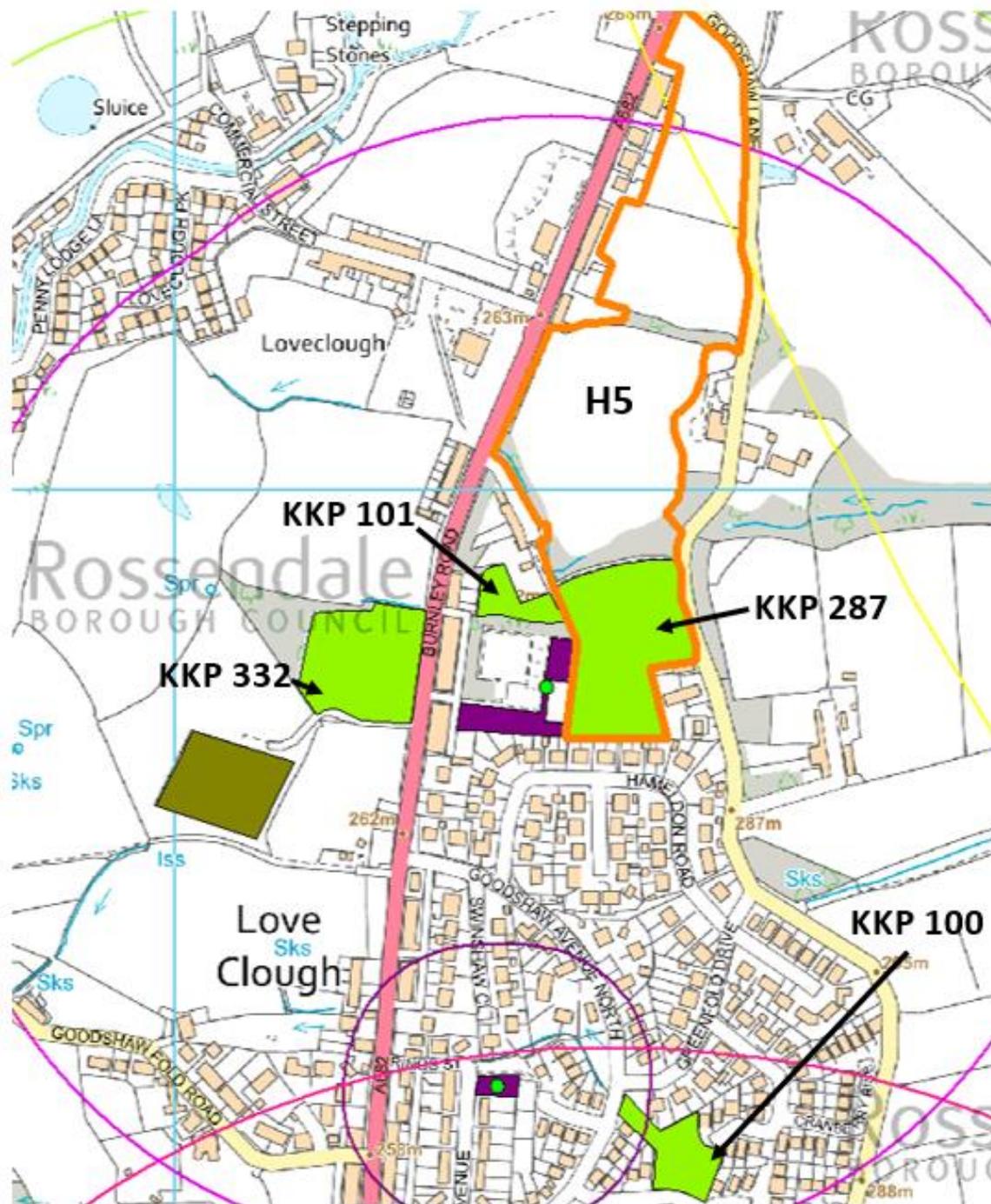
1.5 Policy HS10 (Open Space Requirements) of the emerging Local Plan requires housing developments of 10 or more dwellings to make provision for open space, where there are identified deficiencies in the quantity, accessibility or quality and/or value of open space. Given there is an identified deficiency in quantity for the Rawtenstall Analysis Area and the proposed capacity for site allocation H5 is no. 47 units, open space provision would be expected to be provided on site.

1.6 The emerging Local Plan includes a site specific policy (HS5: Swinshaw Hall) for the proposed site allocation which requires development of the entire site to be demonstrated through a masterplan and an agreed Design Code. In part, this is to protect the setting of Swinshaw Hall, a non-designated heritage asset, and the Council has maintained that the grounds of the asset – primarily the central parcel of land extending west from Swinshaw Hall – is not suitable for residential development and should be retained as open space. The pre-application submitted for the site allocation proposes to retain the central parcel as open space and the Council's formal guidance confirms that retaining the land as public open space is fundamental to the acceptability of residential development in principle. If the site allocation is brought forward as intended, the loss resulting from the proposed development would be

replaced by equivalent or better provision in terms of quantity and quality and would potentially comply with exception b) of paragraph 97 of the NPPF.

1.7 Overall, the Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space in this area.

Figure A: Open space provision close to site allocation H5



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2 H10: Land at Bury Road, Rawtenstall

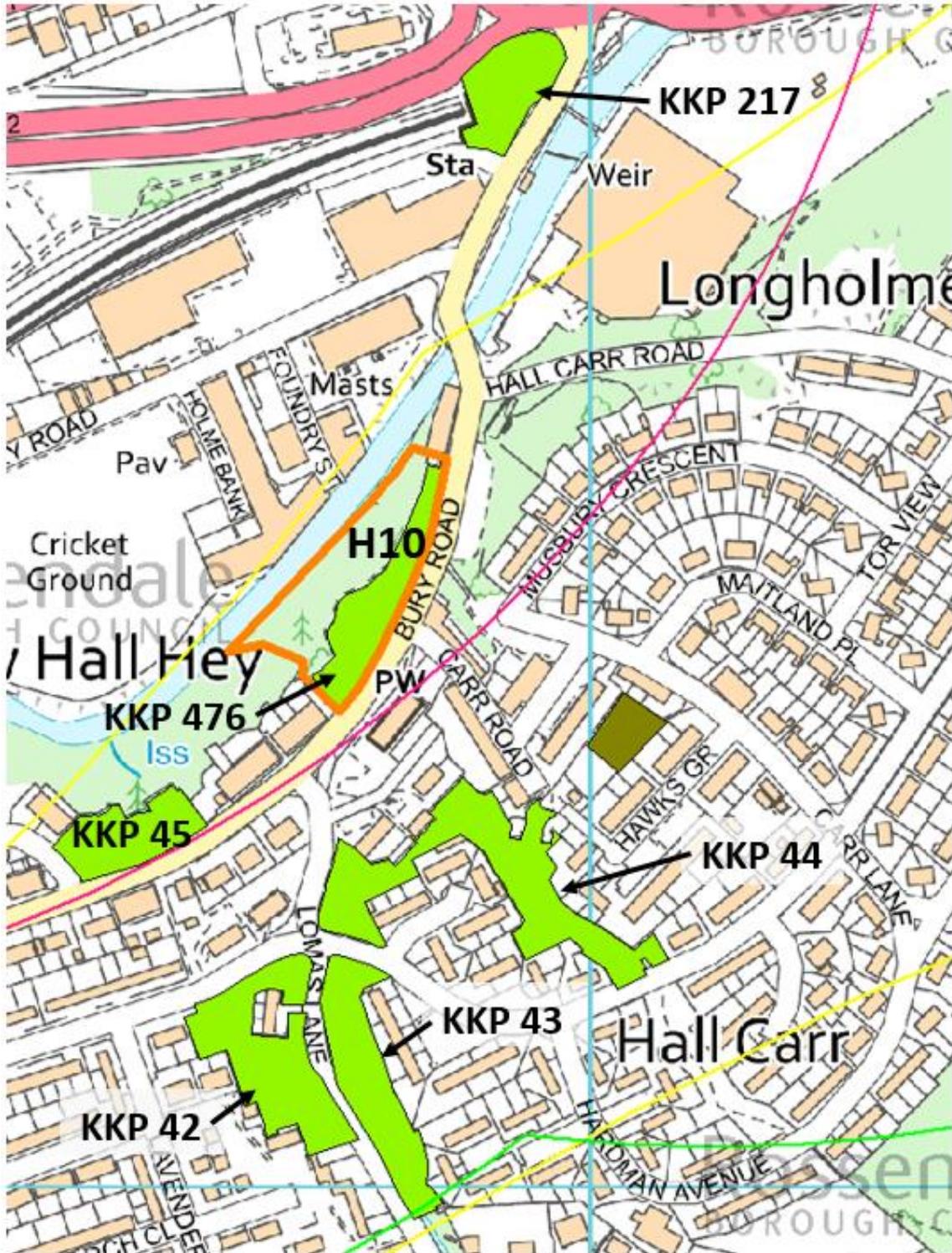
2.1 A significant part of site allocation H10 has been recorded in the OSA as urban greenspace (ref. KKP 476) and Figure B shows the extent of the open space within the site allocation which is edged in orange. The site scores above the quality and value thresholds.

2.2 Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. The site is located within the Rawtenstall Analysis Area which the OSA identified as having a shortfall against the quantity standard for urban greenspace. The Council accepts that the site has not been specifically identified as being surplus to requirements, however, the conflict with paragraph 97 of the Framework is only one factor to weigh in the balance.

2.3 The site assessed as part of the OSA is within the catchment of several existing urban greenspaces in the surrounding area, as shown on Figure B, and therefore the potential loss of the site would not create an accessibility gap in urban greenspace provision. On this basis, the site review for H10 in Appendix 4 of the OSA concluded the site does not need to be retained if quality improvements to the other sites in the area were to be undertaken. As the nearby urban greenspaces fall under public ownership (all those shown on Figure B), their enhancement will be targeted through the use of S106 contributions.

2.4 Overall, the Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space in this area.

Figure B: Open space provision close to site allocation H10



3 H16: Land East of Acrefield Drive

3.1 Site allocation H16 has been recorded in the OSA as urban greenspace (ref. KKP 93) and Figure C identifies the open space and nearby provision in the surrounding area. Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements.

3.2 The site is located within the Rawtenstall Analysis Area which the OSA identified as having a shortfall against the quantity standard for urban greenspace. The Council accepts that the site has not been specifically identified as being surplus to requirements, however, the conflict with paragraph 97 of the Framework is only one factor to weigh in the balance.

3.3 The site assessed as part of the OSA rates below the quality and value thresholds with 18.2% and 7% respectively. The site is within the catchment of other existing urban greenspaces in the surrounding area, although ref. KKP 467 has also been allocated for housing in the Plan. Figure C shows the open space provision close to H16 and the other open space site allocated for housing, which is site allocation H12 (Reedsholme Works, Rawtenstall).

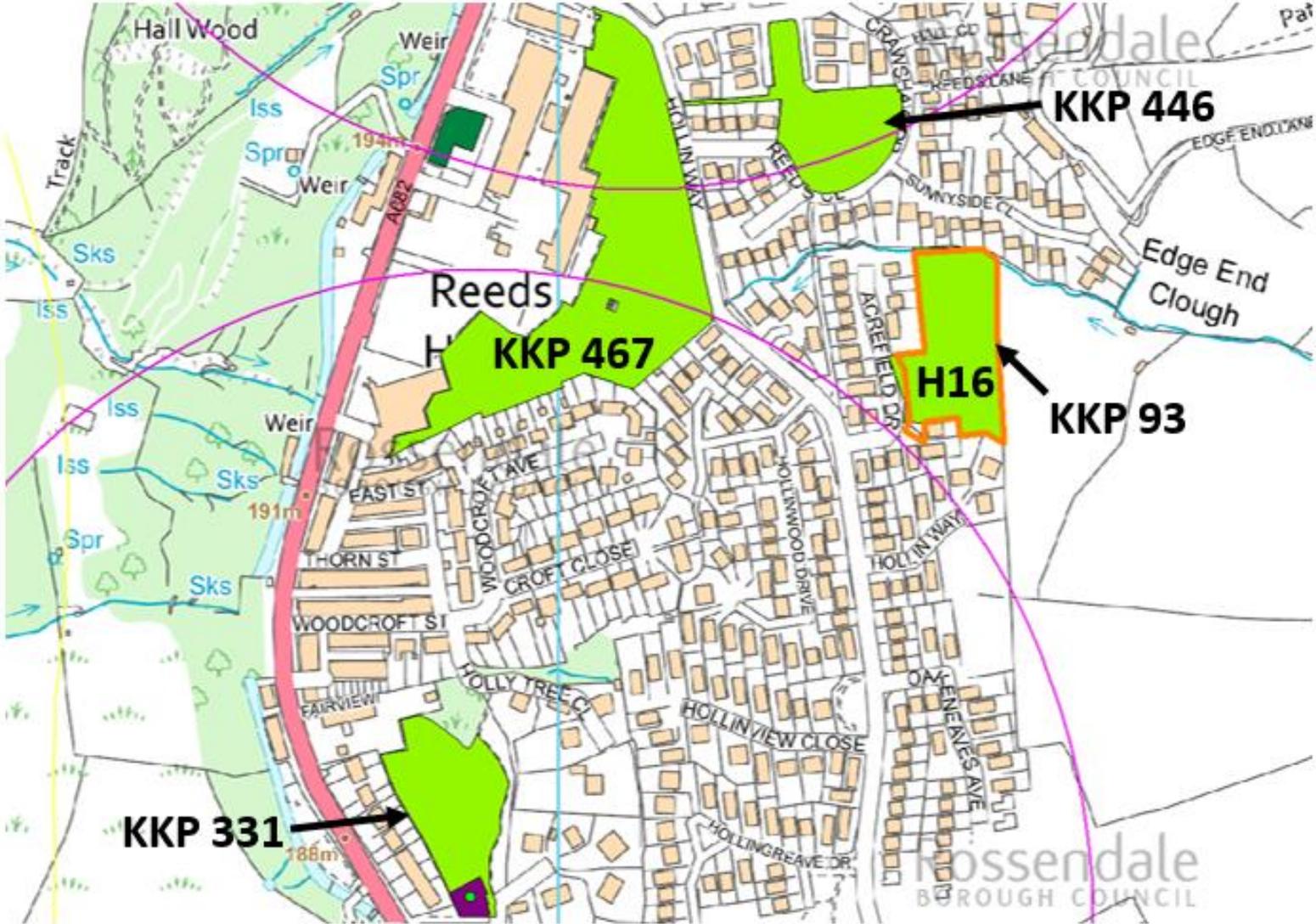
3.4 The allocation of both H12 and H16 for housing would increase the shortfall against the quantity standard for urban greenspace in the Analysis Area, however, the loss of open space would not create an accessibility gap in provision. As such, the site review for each site in Appendix 4 of the OSA concludes each site does not need to be retained if quality improvements to the other sites in the area were to be undertaken. This would apply to KKP 446 and KKP 331, and both sites fall under public ownership.

3.5 It should also be noted that the extant planning permission currently under construction across a significant area of H12 is providing a new form of open space which would be considered urban greenspace. Moreover, the outstanding area of H12 not covered by an extant planning permission has a capacity which is limited to 13 and the Council considers it necessary to retain some of this land as open space.

3.6 Policy HS10 (Open Space Requirements) of the emerging Local Plan requires housing developments of 10 or more dwellings to make provision for open space, where there are identified deficiencies in the quantity, accessibility or quality and/or value of open space. Given there is an identified deficiency in quantity for the Rawtenstall Analysis Area and the proposed capacity for site allocation H16 is no. 18 units, open space provision would be expected to be provided on site or a contribution to off-site improvements.

3.7 Overall, the Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space in this area.

Figure C: Open space provision close to site allocation H16



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4 H34: Land at Higher Cross Row, Bacup

4.1 Site allocation H34 has been recorded in the OSA as urban greenspace (ref. KKP 470) and scores above the quality and value thresholds. Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements.

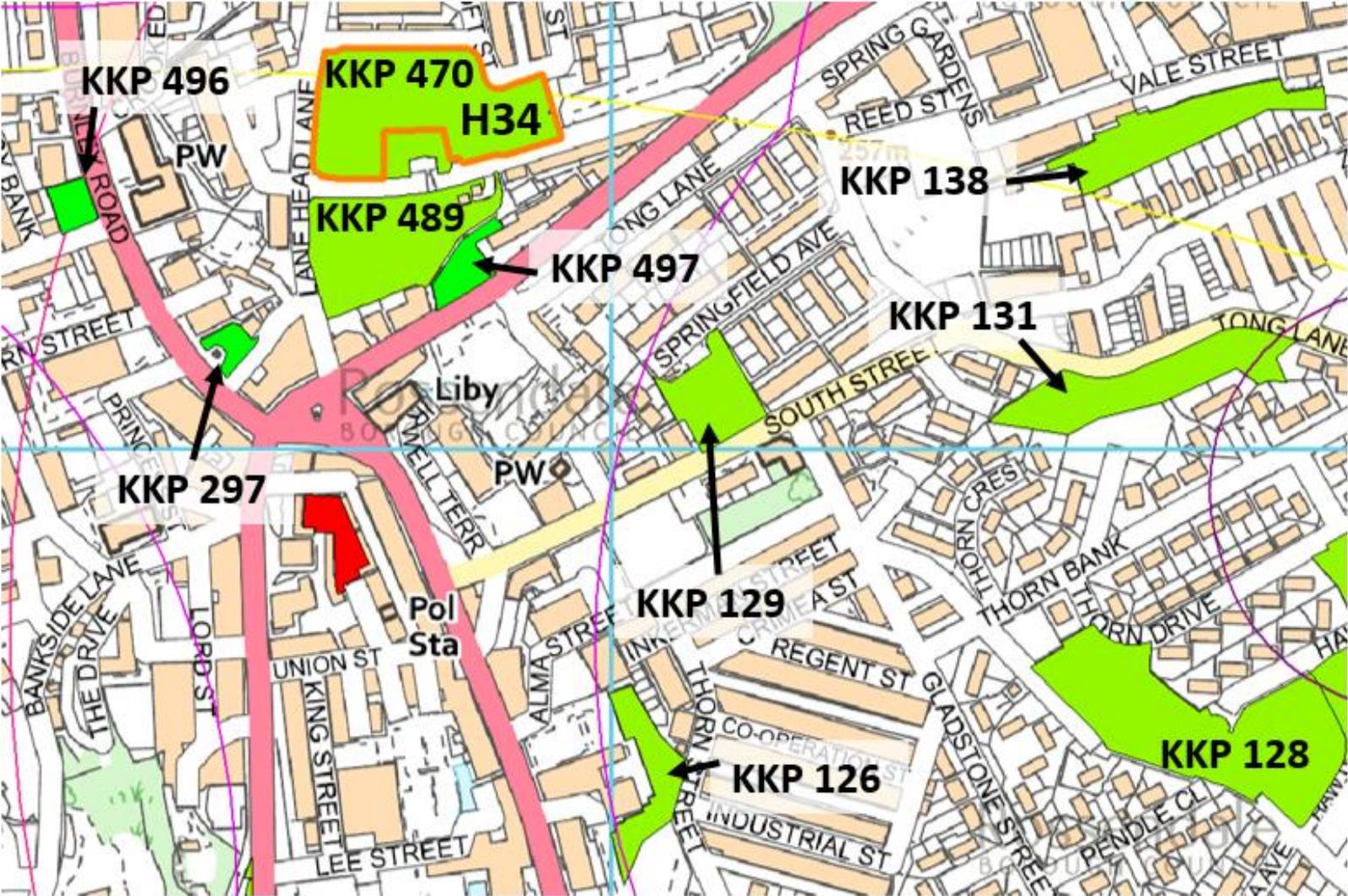
4.2 The site is located within the Bacup Analysis Area which the OSA identified as being sufficient against the quantity standard for urban greenspace by 0.27ha. The allocation of H34 for housing in the emerging Local Plan would impact the quantity in provision for urban greenspace in the area and the Council accepts that the site has not been specifically identified as being surplus to requirements. However, the conflict with paragraph 97 of the Framework is only one factor to weigh in the balance.

4.3 The site is within the catchment of several existing urban greenspaces in the surrounding area: one located in close proximity to the south and others nearby to the east and south. As such, the potential loss of the site would not create an accessibility gap in urban greenspace provision. Figure D identifies the nearby open space provision.

4.4 In light of the above, the site review for H34 in Appendix 4 of the OSA concluded the site does not need to be retained if quality improvements to the other sites in the area were to be undertaken, particularly site KKP 489, which has also been identified as urban greenspace and scores below the quality and value thresholds. KKP 489 falls under public ownership and therefore the enhancement of this open space will be targeted through the use of S106 contributions. This open space (not the housing allocation) lies within the Conservation Area of Bacup but it is not considered this would preclude the enhancement of the open space and access to the site would be prioritised as part of any future enhancement.

4.5 Overall, the Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space in this area.

Figure D: Open space provision close to site allocation H34



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5 H37: Land at Gladstone Street, Bacup

5.1 The site area for site allocation H37 extends across two sites identified in the OSA as urban greenspace (ref. KKP 491 and ref. KKP 478) – most of the site falls in KKP 491. Figure E shows the open space provision in the local area and also identifies the other site allocations in the area which are edged in orange.

5.2 Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. The site is located within the Bacup Analysis Area which the OSA identified as being sufficient against the quantity standard for urban greenspace by 0.27ha. The allocation of H37 for housing in the emerging Local Plan would impact the quantity in provision for urban greenspace in the area and the Council accepts that the site has not been specifically identified as being surplus to requirements. However, the conflict with paragraph 97 of the Framework is only one factor to weigh in the balance.

5.3 The open space sites comprising site allocation H37 both score below the quality threshold and KKP 491, which forms the majority of the site allocation, scores below the value threshold. The site is within the catchment of several existing urban greenspaces in the surrounding area, although some of these sites such as KKP 491 and KKP 266/128 are also allocated for housing in the Plan.

5.4 KKP 479 to the east of H37 is also an allocated site, however, the potential loss of both H29 and H37 would not result in an accessibility gap of urban greenspace provision. Having regard to the findings of the OSA, the Council is proposing to remove housing site allocation H41 (Thorn Bank) from the Plan and retain the site as open space. A significant area of open space would also be retained immediately below H37, as shown on Figure E.

5.5 In light of the above, the site allocation review for H37 in Appendix 4 of the OSA concludes 'the site does not need to be retained if quality improvements to the other sites in the area were to be undertaken'. Most of the land associated with H41 (Thorn Bank) is owned by Rossendale Borough Council and as it is now proposed to be retained as open space this will be targeted for enhancement through the use of S106 contributions. Part of KKP 478 also falls under the ownership of Rossendale Borough Council and this will also be considered for improvements.

5.6 Section 12.5 of the OSA provides the Council with recommendations for specific sites of open space and KKP 336 is included under Recommendation 3:

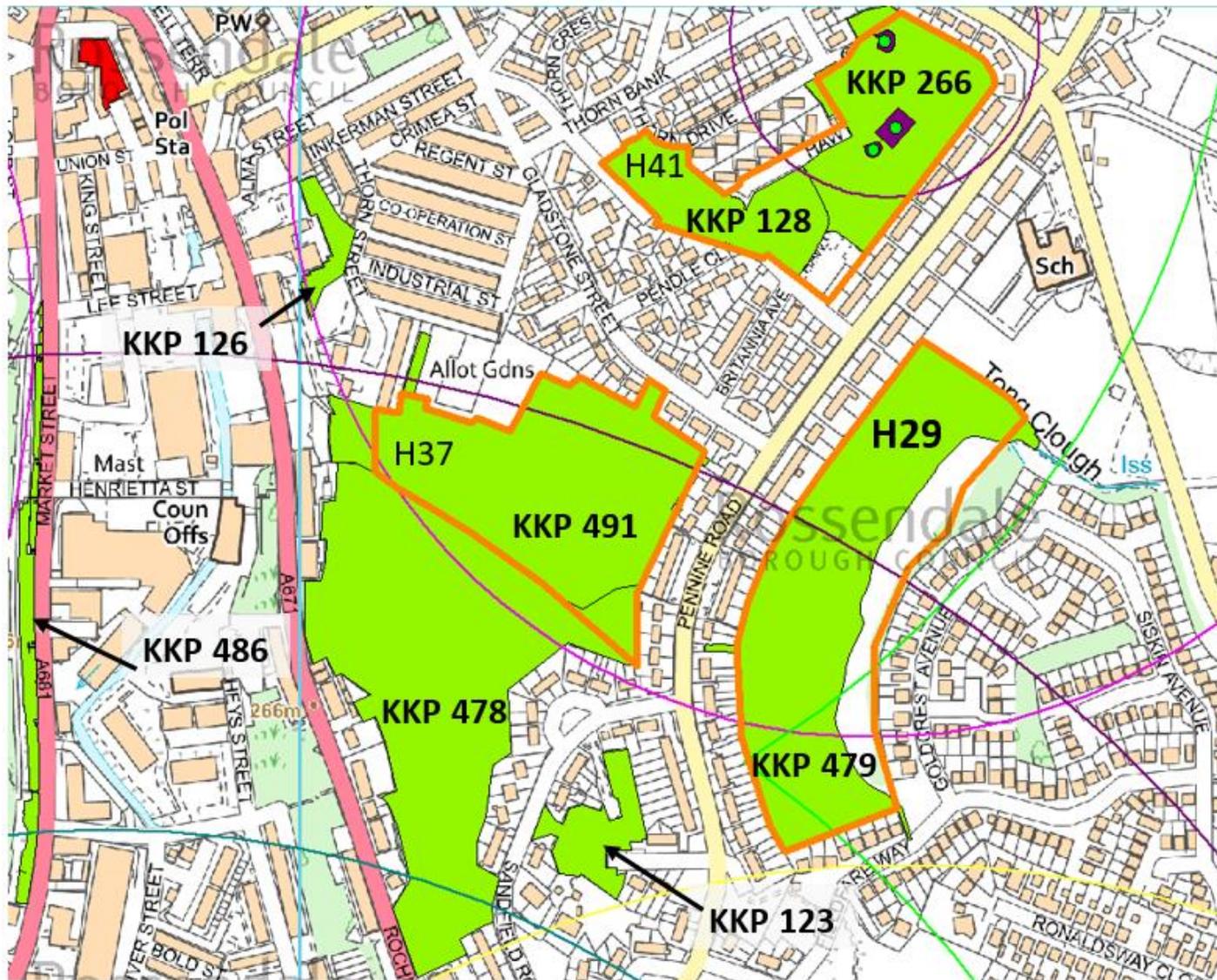
- *Recognise low quality and value sites and how they may be able to meet other needs*

5.7 Other typologies that have been identified as having a quantity shortfall in the Bacup Analysis Area are natural and semi-natural greenspace and allotments, however, it is not considered appropriate to change the site's typology to those with an identified need. The site is largely bounded by residential development within the defined urban boundary and is therefore not suitable to be considered natural and semi-natural greenspace, as such sites are normally large expansive sites, reservoirs or nature reserves. Likewise, it is not considered appropriate to seek a change in typology for the site to meet the shortfall in allotments, which is minor at only 0.02ha.

5.8 Overall, the Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have

in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space in this area.

Figure E: Open space provision close to site allocation H37



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6 H49: Land adjacent 53 Grane Road

6.1 Part of site allocation H49 has been recorded in the OSA as urban greenspace (ref. KKP 22) and Figure F shows the extent of open space within the site allocation which is edged in orange.

6.2 Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. The site is located within the Haslingden Analysis Area which the OSA identified as having a shortfall against the quantity standard for urban greenspace by 0.35ha. The allocation of H49 for housing in the emerging Local Plan would increase the quantity shortfall of urban greenspace in the area and the Council accepts that the site has not been specifically identified as being surplus to requirements. However, the conflict with paragraph 97 of the Framework is only one factor to weigh in the balance.

6.3 The site scores below the quality and value thresholds and is considered low quality with a score of 26.2%. Moreover, the site is within the catchment of several existing urban greenspaces in the surrounding area and therefore the potential loss of the site would not create an accessibility gap in urban greenspace provision. The nearby open space provision is identified on Figure F, and includes other forms of open space such as parks and gardens.

6.4 Section 12.5 of the OSA provides the Council with recommendations for specific sites of open space and KKP 336 is included under Recommendation 3:

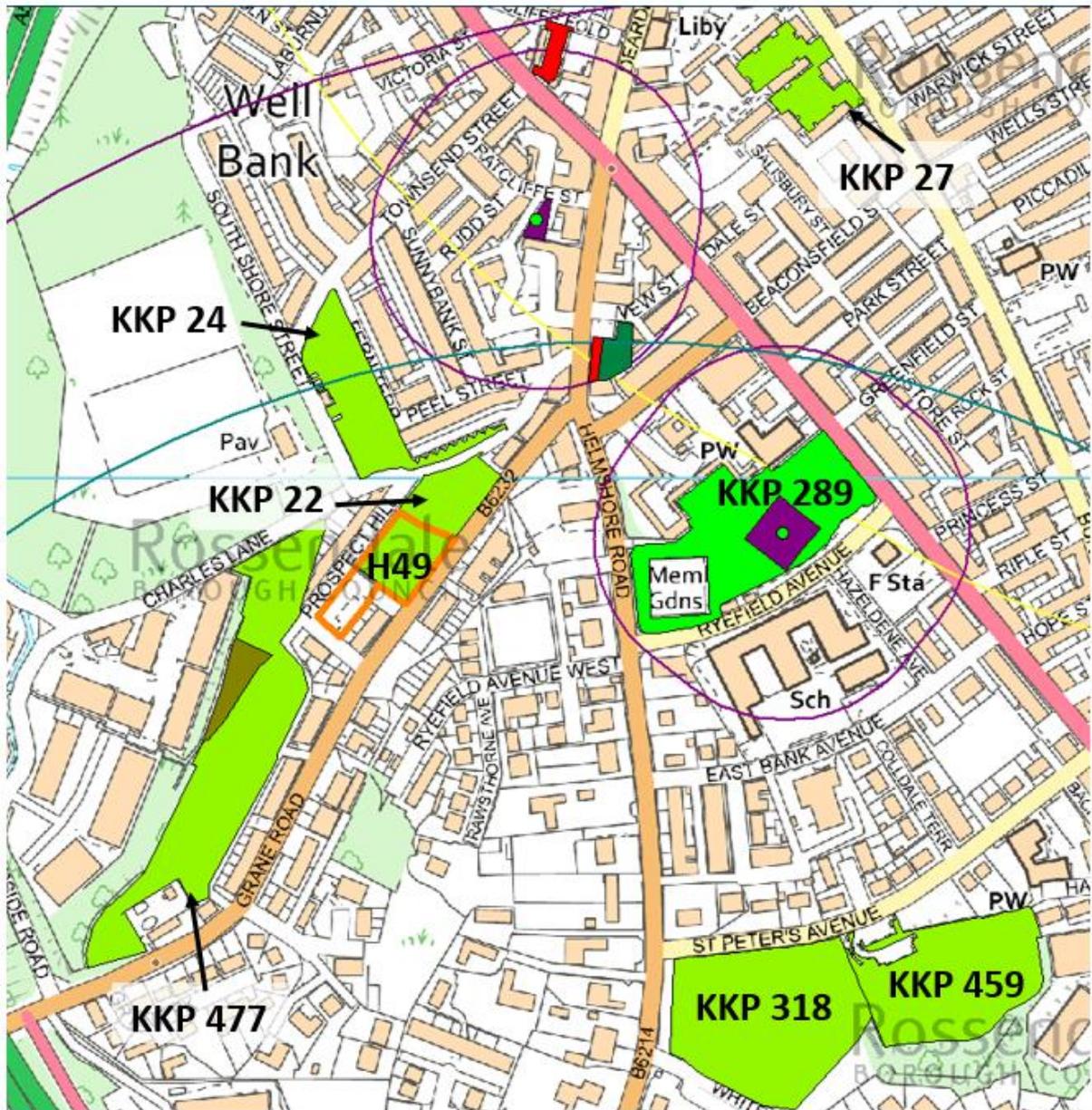
- *Recognise low quality and value sites and how they may be able to meet other needs*

6.5 The only typology that has a quantity shortfall in the Haslingden Analysis Area is parks and gardens, however, an existing parks and garden site (ref. KKP 289) is located in close proximity and rates above the quality and value thresholds. In this case, it is considered that the site would make a more significant contribution to the borough's housing need.

6.6 As the potential loss of open space would not create an accessibility gap in urban greenspace provision, Appendix 4 of the OSA concludes that the site could be appropriate for development but it was recommended mitigation is sought to enhance the quality of existing nearby sites such as KKP 24. The Council will target such sites through the use of S106 contributions.

6.7 Overall, the Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space in this area.

Figure F: Open space provision close to site allocation H49



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7 H57: Foxhill Drive

7.1 Part of site allocation H57 has been recorded in the OSA as urban greenspace (KKP 481) and Figure G shows the extent of the open space within the site allocation which is edged in orange.

7.2 Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. The site is located within the Waterfoot Analysis Area, which the OSA identified as being sufficient against the quantity standard for urban greenspace by 1.62ha. At present, the sites allocated for housing in the emerging Local Plan and identified as urban amenity space in the Waterfoot Analysis Area include H57, H58 and H61. The potential loss of these sites would reduce the quantity of urban amenity space provision, however, the Waterfoot Analysis Area would still be sufficient against the quantity standard for this typology.

7.3 The urban greenspace forming part of site allocation H57 scores below the quality and value thresholds and is considered low quality with a score of 34.7%. Moreover, the site is within the catchment of two existing urban greenspaces in the surrounding area and therefore the potential loss of the site would not create an accessibility gap in urban greenspace provision. It should be noted KKP 105 to the south of H57 is also allocated for housing in the emerging Local Plan but will now be withdrawn as a site allocation upon the request from the site's landowner. Figure G identifies the nearby open space provision.

7.4 Section 12.5 of the OSA provides the Council with recommendations for specific sites of open space and KKP 481 is included under Recommendation 3:

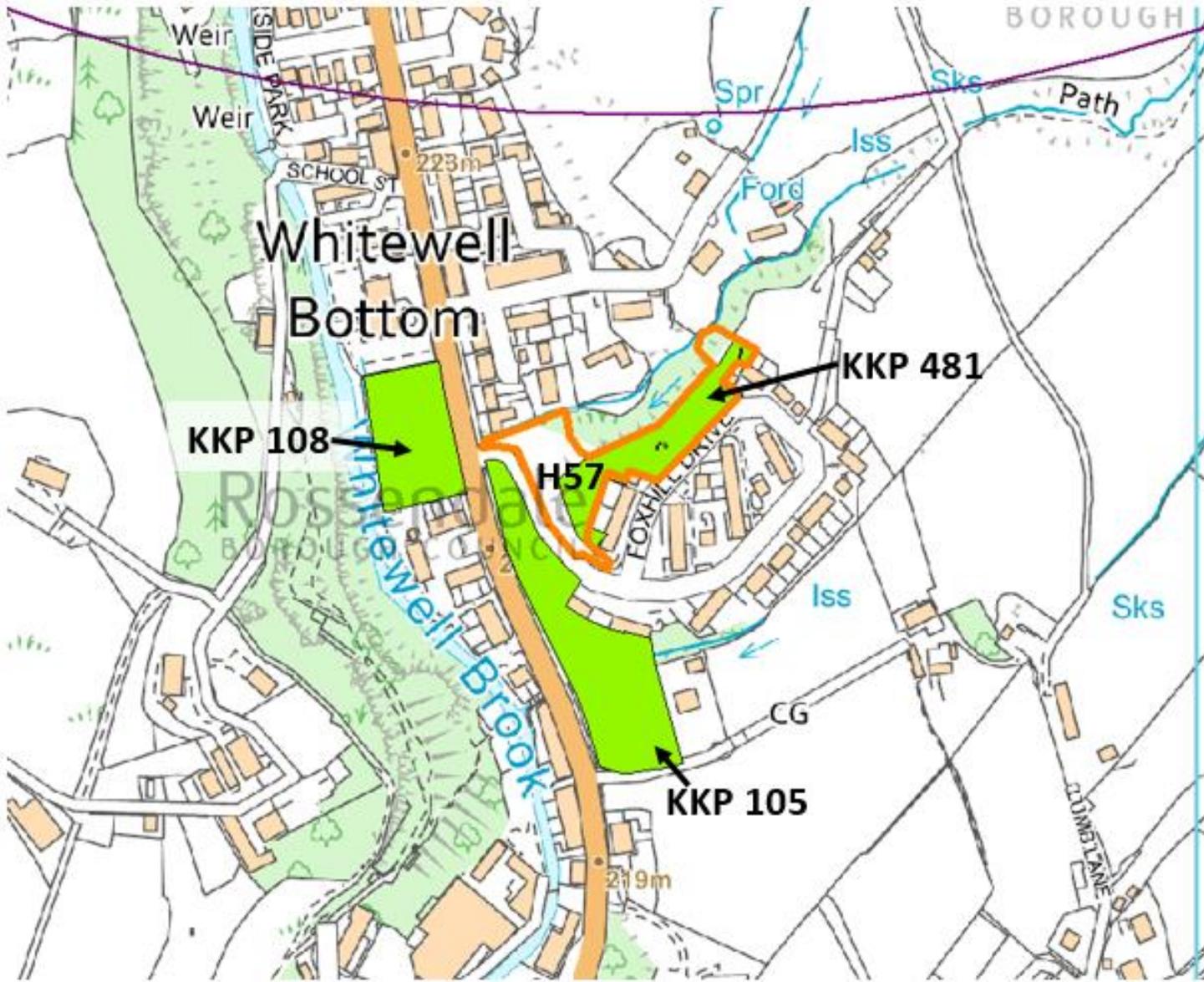
- *Recognise low quality and value sites and how they may be able to meet other needs*

7.5 The only typology that has a quantity shortfall in the Waterfoot Analysis Area is natural and semi-natural greenspace. However, owing to the site's size and location within the urban boundary, it is not considered appropriate to change the site's typology to natural and semi-natural greenspace, particularly when such sites are normally large expansive sites, reservoirs or nature reserves, and furthermore this locality had ready access to the countryside.

7.6 As the potential loss of open space would not create an accessibility gap in urban greenspace provision, Appendix 4 of the OSA concluded that the site could be appropriate for development but it was recommended mitigation is sought to enhance the quality of existing nearby sites such as KKP 105 and KKP 108. The Council will target such sites through the use of S106 contributions.

7.7 Overall, the Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space in this area.

Figure G: Open space provision close to site allocation H57



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8 H58: Land off Lea Bank

8.1 Part of site allocation H58 has been recorded in the OSA as urban greenspace (ref. KKP 58) and forms part of a substantial site of open space that extends south towards Bacup Road. Figure H identifies the open space site and also shows the site allocation H58 (edged in orange).

8.2 Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. The site is located within the Waterfoot Analysis Area, which the OSA identified as being sufficient against the quantity standard for urban amenity space by 1.62ha. At present, the sites allocated for housing in the emerging Local Plan and identified as urban amenity space in the Waterfoot Analysis Area include H57, H58 and H61. The potential loss of these sites would reduce the quantity of urban amenity space provision, however, the Waterfoot Analysis Area would still be sufficient against the quantity standard for this typology.

8.3 The urban greenspace forming part of site allocation H58 scores below the quality and value thresholds and is considered low quality with a score of 12.4%. Moreover, the site is within the catchment of several existing urban greenspaces in the surrounding area and therefore the potential loss of the site, which is minor in comparison to the wider urban greenspace it forms part of, would not create an accessibility gap in urban greenspace provision. The nearby open space provision is identified on Figure H.

8.4 Section 12.5 of the OSA provides the Council with recommendations for specific sites of open space and KKP 336 is included under Recommendation 3:

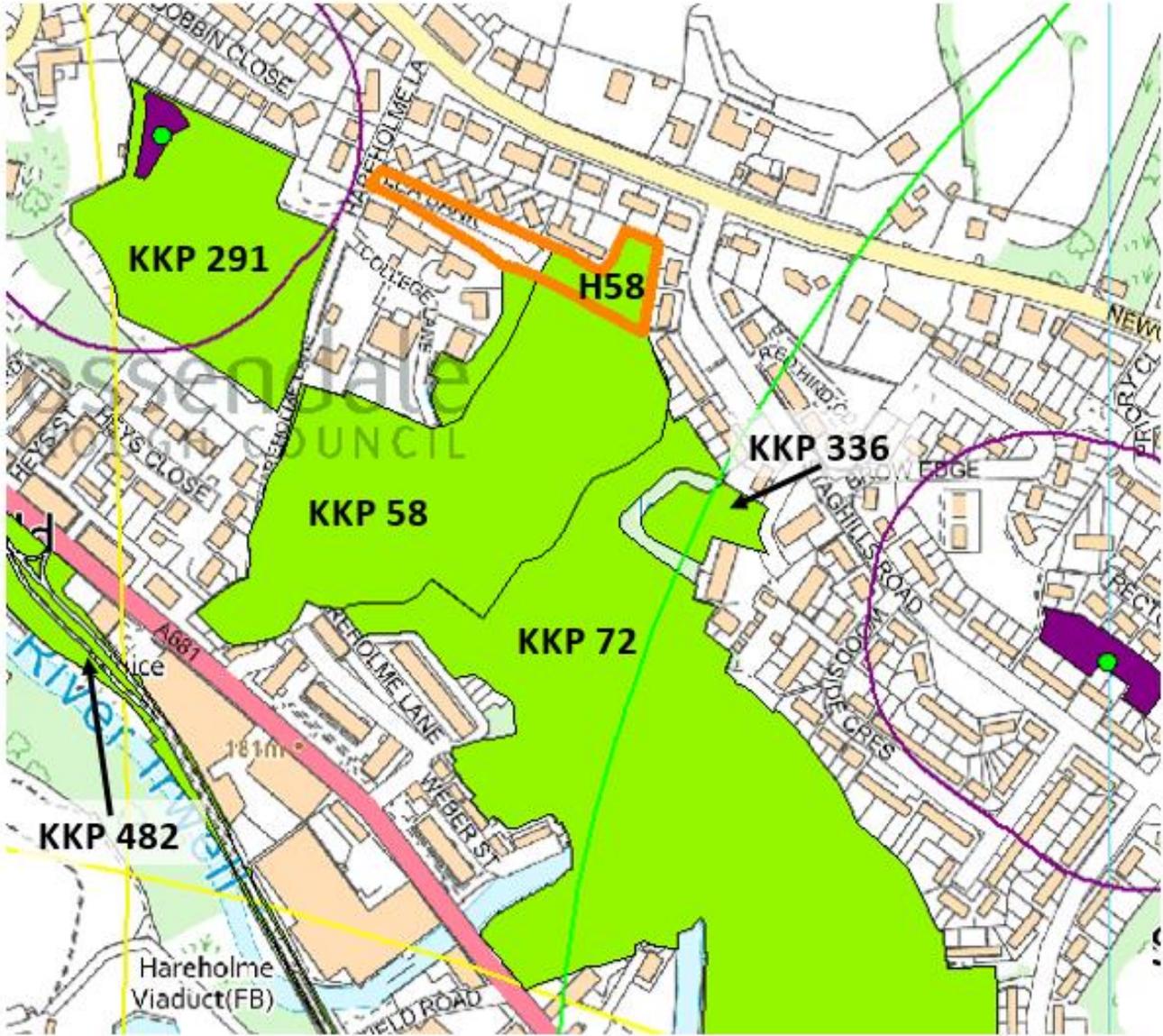
- *Recognise low quality and value sites and how they may be able to meet other needs*

8.5 The only typology that has a quantity shortfall in the Waterfoot Analysis Area is natural and semi-natural greenspace, however, owing to the site's location within the urban boundary, it is not considered appropriate to change the site's typology to natural and semi-natural greenspace, particularly when such sites are normally large expansive sites, reservoirs or nature reserves.

8.6 As the potential loss of open space would not create an accessibility gap in urban greenspace provision, Appendix 4 of the OSA concluded that the site could be appropriate for development but it was recommended mitigation is sought to enhance the quality of existing nearby sites such as ref. KKP 291 and KKP 72. The Council will target such sites through the use of S106 contributions and will also target ref. KKP 58

8.7 Overall, the Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space in this area.

Figure H: Open space provision close to site allocation H58



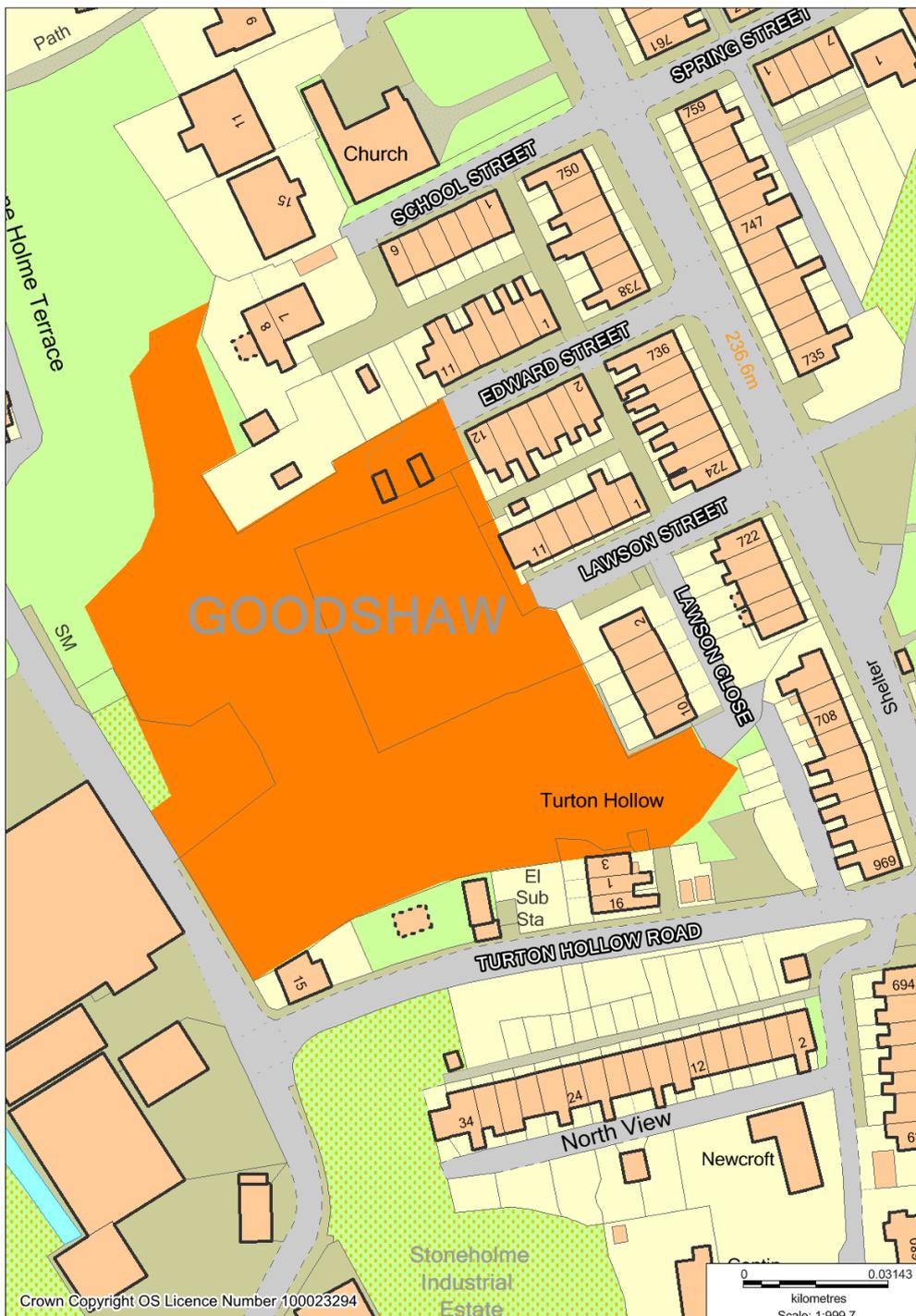
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APPENDIX 2

Maps to show revised site boundaries

The boundaries of the following two sites (H4 and H 55) are proposed to be amended as the landowners are no longer interested in bringing forward their part of the proposed allocation for residential development.

- **H4: Turton Hollow, Goodshaw**



- H55: Carr Mill and Bolton Mill, Cowpe

