

## **Fieldfare/Back Meadows Frequently Asked Questions**

### **1. What is being proposed in the new housing development?**

The design is for 71 homes to be built, of which 13 will be classed as affordable

### **2. Who is the developer of the scheme?**

The developer is McDermott Homes Ltd

### **3. Why was the site allocated for housing?**

Every planning authority must prepare a Local Plan that allocates sites for our future housing requirements over the next 15-year period. Following site assessments, rounds of consultation and an independent assessment by the Planning Inspectorate, the most suitable housing sites were agreed. The Plan was adopted in 2021.

### **4. Has planning permission been granted yet?**

Yes. Following the refusal of the planning application by Rossendale Borough Council, the developer appealed to the Planning Inspectorate who granted planning permission.

There remain several pre commencement conditions that need to be discharged prior to them starting development works on site.

### **5. Why have they started on site without the pre-commencement conditions being discharged?**

Clearance of vegetation and the erecting of the fence are not regarded as “development” in planning terms.

### **6. What is the expected timeline for construction and completion?**

It is currently expected that on average two homes will be completed per month so from the point where they have formally started on site, completion will be approximately three years later.

### **7. Who owns the land now?**

McDermotts Homes have owned the land since February 2024.

**8. Why did the Council sell the land?**

As the land had been allocated in the Local Plan the next stage was to develop housing sites in the Plan. Access to the land was controlled by McDermotts due to their surrounding land ownership, known as a ransom strip, so RBC entered negotiations with them.

**G. How much was paid to Rossendale Borough Council for their land?**

The developer paid £475,000 for the land.

**10. How was the land valued?**

Two valuations were received regarding the value of the land for house building purposes. One valued the land for housing at £500,000 but subject to concluding the ransom strip compensation and the other at £475,000 that covered the ransom strip.

**11. Could the Community have bought the site from Rossendale Borough Council?**

The land was registered as an Asset of Community Value in December 2019. This gives the community six months to prepare an offer for the land. The community were encouraged on three occasions to submit their offers based on what financial value they placed on the land, on January 2020, August 2021 and February 2023. On each occasion no offers were received.

**12. How were the public informed and consulted about the planning application?**

The planning authority are obliged to notify people affected by a proposed development of this scale by placing an advert in the local paper and either placing site notices around the site or send letters to people adjacent to the site. The planning authority placed four notices around the site and sent out the requisite letters to neighbouring residents, along with a notice published in the local paper.

**13. If I have concerns about the way the works are progressing, who can I contact?**

If the concern is related to planning matters, then please send your concern to:  
[fieldfare@rossendalebc.gov.uk](mailto:fieldfare@rossendalebc.gov.uk)

If the issue related to what or how the developers are working on site, please  
contact: [customercare@mcdermotthomes.co.uk](mailto:customercare@mcdermotthomes.co.uk)

Health and Safety issues can be reported by following the link:  
<https://www.hse.gov.uk/contact/tell-us-about-a-health-and-safety-issue.htm>