

Strategic Housing Land Availability Assessment (SHLAA) Errata

July 2017

1. Access by public transport criterion

Since the appraisal of the sites, the bus service 482 has stopped between Bacup and Todmorden. There is a daily service, no. 465, between Todmorden and Bacup. According to a message published on Rosso website on Sunday 09 July, the service 465 does not operate during school holidays and will recommence in September with additional journeys to serve Todmorden High School. Also, the service 482 will also serve Pennine Road in Bacup from 23rd July. Thus, the access by public transport criterion should be modified for the following sites:

- Land off Todmorden Rd, Greave Clough (SHLAA16396)
Instead of amber, the criterion should be red: “one daily bus service (465) during school time”.
The suitability summary is unchanged and remains “Not suitable”.
The conclusion is unchanged and remains “Not developable or not to be included in the SHLAA”.
- Land off Coal Pit Lane (SHLAA16050)
The criterion stays red, however the comment should states “500m to bus stop on Todmorden Road with one service: no.465 (daily)”.
The suitability summary and conclusion remain unchanged.
- Bull Hall Barn, Todmorden Rd (SHLAA16051)
Instead of amber, the criterion should be red: “one daily bus service (465) during school time”.
The suitability summary should change to “Suitable in medium to long term”. The justification should change to “The site is situated further than 5.5km / 3.5 miles to the A56 / A682 junction. It only has a daily bus service to Todmorden or Bacup. Three local services are accessible by walk (primary school, local centre and play area). The public footpath along the boundary needs to be maintained. The site is within a high risk development area of the Coal Authority and therefore a coal risk assessment will be required. The site is considered suitable in the medium to long term, provided that the constraints identified area adequately addressed.”

- Green Farm, Todmorden Old Rd (SHLAA16052)

Instead of amber, the criterion should be red: “200m to bus stop with one daily service (465), 950m to bus stop on St James Street with high quality bus route”.

The suitability summary remains unchanged, however the justification should change to “The access requires improvement. The site is situated further than 5.5km / 3.5 miles from a strategic road network. Most local services are accessible within 15 minutes walk, except the secondary school and GP surgery that can be accessed by private cars as the closest bus service is situated approximately 1km away. The site is within the Settled Valleys landscape character type, however the landscape assessment study (2015) recommended to develop only the southern part of the site. The site is also situated in a Coal Authority high risk development area, thus a coal mining risk assessment will be required. A land stability study is recommended to ensure the mining history does not affect the stability of the land. The southern half of the site is considered suitable for housing development in the medium term, with a reduced yield of 23 dwellings (half the yield of the whole site) provided that the other constraints identified are appropriately addressed.”

- Red Well, Bacup (SHLAA16403)

Instead of amber, the criterion should be red: “390m to bus stop on Todmorden Road with one daily service (465) during school time”.

The suitability summary remains unchanged, but the justification should be: “There is a slope on the site however it does not preclude development. The current vehicular access is poor as it is via Todmorden Old Road which is a narrow and steep lane. The access should be improved or another access created. Future residents will be able to access some local services by walking (e.g. primary school, local centre and cricket ground). The public right of way along the site's boundaries should be maintained and a landscape impact assessment is recommended due to the fact that two thirds of the site are in the Moorland Fringe character type. The site adjoins Pinfold which is a listed structure of grade II, therefore a heritage impact assessment will be required. The site is situated within the Coal Authority high risk development area therefore a Coal Mining Risk Assessment is needed. It seems that coal is situated in proximity to the surface so extraction prior to development might be a consideration. The site can become suitable in the future if the constraints identified can be addressed and mitigated.”

- Land at Rossendale Crescent/Greave Clough Lane (SHLAA16055)
The criterion stays amber: “300m to Tong Lane with bus stop for service no. 482 (hourly)”.
The suitability summary and conclusion remain unchanged.
- Land east of Warcock Lane, Bacup (SHLAA16048)
The criterion should remain green: “within 400m to bus stop with access to bus service no. 482 (hourly)”.
The suitability summary and conclusion remain unchanged.
- Reed Street, Bacup (SHLAA16060)
The criterion should change from amber to green: “350m to bus stop on St James Street with access to several services, including a high quality bus route (464)”.
The suitability summary remains unchanged but the justification should change to “The site is situated further than 5.5 km /3.5 miles from a strategic road but several bus services are accessible within walking distance including a high quality bus route (464). Most local services are accessible within walking distance except the secondary school that can be accessed by bus. There are surface water flooding risks to the north eastern part of the site. The area at high risk of surface water flooding has been excluded from the development area. The public footpath along the eastern boundary of the site should be maintained. There are potential land contamination issues therefore a further assessment is required. The site is surrounded by residential properties and businesses. The businesses are unlikely to affect the amenity of future residents as the garage, children nursery and offices not considered to generate pollution (including noise, light and smell). A planning permission was granted for the erection of 2 blocks of apartments (50 units) in 2008 (2008/0244) but has now expired. The site is considered suitable for housing development provided that the constraints are adequately addressed.”

2. Legal constraints / ownership issues criterion

- There are covenants and easements on the site “Land to the rear of Edinburgh Road” in Helmshore (SHLAA16302), therefore the criterion should change to red, and the justification should say: “There are covenants and easements associated with the land title. No building should be built over the drains or sewers”.
The availability summary should say “Available” and the justification should say: “The site is in RBC ownership and is therefore available for development

subject to covenants and easements (no building over the sewers and drains)”.

The conclusion remains unchanged and the justification should say “The site is available now but attention should be drawn to the covenants and easements associated with the land title. The site is not currently suitable for a housing development. If the constraints can be adequately addressed the site can become suitable subject to HSE approval. The development is considered to be viable and achievable in the medium to long term. Overall, the site is developable in the long term.”

- There are covenants and easements on the site “End of Haslingden Sports Centre playing fields, Helmshore” (SHLAA16299). The criterion remains unchanged. The justification should say: “There are covenants and easements associated with the land title. No building should be built over the drains or sewers”.

The availability summary should say “Available” and the justification should say: “The site is in RBC ownership and is therefore available for development subject to covenants and easements (no building over the sewers and drains)”.

The Conclusion should be changed to “Developable in the medium to long term (within 6 to 10 years, or after 10 years)” The justification should say: “The site is available now but attention should be drawn to the covenants and easements associated with the land title. The site is suitable for a housing development. The development is considered viable and deliverable in the medium term. Overall, the site is developable in the medium to long term.”