

# Rossendale Local Plan Examination

## MATTERS, ISSUES AND QUESTIONS (MIQs)



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### **Matter 11 – Housing site allocations: Haslingden and Rising Bridge**

***Issue – Are the proposed housing allocations in Haslingden and Rising Bridge justified, effective, developable/deliverable and in line with national policy?***

The general questions below apply to all of the sites within Matter 11 and the answers will correspond with the respective letter.

The additional specific questions raised by the Inspector in the MIQs document for certain site allocations will be set out under the relevant site allocation.

#### **General Questions**

**a) Is the site suitable for housing? Are there any specific constraints or requirements associated with the site, or a need to seek mitigation measures to achieve an acceptable form of development? Should these be specified in the Plan?**

**b) Is the proposed site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?**

**c) Is the site available and deliverable in the timescales envisaged?**

The following commentary has been informed by evidence such as the SHLAA 2018 ([EB004](#)), the Heritage Impact Assessment ([EL1.002g](#)), Strategic Flood Risk Assessment 2016 ([EB032](#)), Landscape Study ([EB025](#)) and responses from consultees such as Highways England and LCC Highways (see Regulation 19 responses [SD010](#)). These have provided information on constraints and, if identified, potential mitigation. Further information provided as part of a planning application has also been used where relevant.

If the Inspector deems it to be appropriate, further detail could be provided on those sites where specific constraints and/or mitigation has been identified (if these are considered to necessitate specific guidance). This could include a site plan and a brief summary of considerations and could be prepared for relevant sites as a Main Modification.

#### **H45 – Former Haslingden Police Station, Manchester Road**

- a) The site is suitable for housing as evidenced by the extant planning approval 2016/0320 for 8 dwellings.
- b) The site capacity of 8 dwellings is considered appropriate as it is based on the capacity of extant planning approval.
- c) The site is available and is considered to be deliverable in years 1-5 of the Plan period.

#### **H46 – 1 Laburnum Street**

- a) The site is suitable for housing as evidenced by the previous outline planning approval (2012/0096) for 8 dwellings.
- b) The site capacity of 8 dwellings is considered appropriate as it is based on the capacity of the previous outline planning approval (2012/0096) for 8 dwellings.

#### **H47 – Land at Kirkhill Avenue, Haslingden**

- a) The site is suitable for housing subject to a significant mitigation of the landscape impacts and surface water flood risk being addressed in certain areas of the site.
- b) The site capacity of 22 dwellings is considered appropriate as it is based on a net developable area of 0.74ha, which has been reduced in order to protect a significant area of woodland, and provide a density of 30 dwellings per hectare.
- c) The site is available and the Council considers the site developable in years 6-10 of the Plan period, rather than years 1-5.

#### **Specific Questions:**

- i) Is the site capable of being safely accessed?

The Highway Authority have submitted comments on the site allocation and would raise an objection to a new access road off Haslingden Old Road. Alternative access cannot be secured via Kirkhill Avenue or Moorland Rise, as neither road has been completed to the standards required by LCC Highways and so both remain unadopted. In the longer term the Borough Council considers a suitable access could be achievable if these unadopted roads were improved and brought up to a standard whereby they could be adopted by the Highway Authority.

- ii) What effect would the proposed allocation have on drainage and surface water in the area?

The Local Lead Flood Authority has been consulted on the site allocation and notes that with a carefully considered surface water drainage plan, with adequate drainage mitigation, development of the site could reduce any surface water flood risk within it as well as any threat to properties at the rear of Kirkhill Avenue.

In accordance with the NPPF and the Non-Statutory Technical Standards for Sustainable Drainage Systems, development must prevent any negative impact of surface water runoff so the allocation should have no issues on the drainage and surface water in the area.

- iii) Is the site boundary and site capacity justified and effective?

At Regulation 19, the landowner requested the site allocation boundary should be extended to include land south of the allocation, referred to as the Moorland Rise site.

The Moorland Rise site is located in the Green Belt and was assessed in the 2016 Green Belt Review – Land Parcel Reference 13. The site was not identified as a parcel with potential for release, and the Green Belt Review noted the site performed strongly against Purpose 2 – to prevent neighbouring towns merging into one another. Therefore, the site was not identified for release from the Green Belt.

Taking into consideration the findings of the Green Belt Review, the Council concluded the site boundary for H47 is justified and the site capacity is considered appropriate in relation to the net developable area.

#### **H48 – Land Off Highfield Street**

- a) The SHLAA 2018 concluded the site is suitable for housing and no significant constraints are known.
- b) The site capacity of 13 dwellings is considered appropriate and is based on a net developable area of 0.45ha, which has been reduced in order to protect an area of woodland, and a density of 30 dwellings per hectare.
- c) The site is available and the Council considers the site developable in years 6-10 of the Plan period, rather than years 1-5.

#### **H49 – Land adjacent 53 Grane Road**

- a) The SHLAA 2018 concluded the site is suitable for housing and no significant constraints are known.
- b) The site capacity of 5 dwellings is considered appropriate and is based on a net developable area of 0.15ha, which has been reduced in order to protect an area of trees, and a density of 30 dwellings per hectare.

- c) The site is available and the Council considers the site developable in years 6-10 of the Plan period, rather than years 1-5.

### **H50 – Land Adjacent Park Avenue/Criccieth Close**

- a) The SHLAA 2018 concluded the site is suitable for housing subject to a land contamination assessment and coal mining risk assessment being submitted. The site has been reduced in area to avoid the area of high risk of surface water flooding, however, approximately half of the site is at medium risk of surface water flooding and a flood risk assessment would be required.
- b) The site capacity of 30 dwellings is considered appropriate and is based on a net developable area of 1ha, which has been reduced to avoid areas at high risk of surface water flooding, and a density of 30 dwellings per hectare.
- c) The site is available and the Council considers the site deliverable in years 1-5 of the Plan period.

### **Specific Questions:**

#### **i) Is the site capable of being safely accessed?**

The Local Highway Authority have commented on the site allocation and state access is achievable, however concerns over potential congestion on the local road network will require a transport assessment and proposals to mitigate impact.

#### **ii) Is the site safe in flood risk terms?**

Areas of high flood risk from surface water located to the southern section of the site have been removed from the net developable area and this is in accordance with comments raised by the Local Lead Flood Authority.

#### **iii) What effect would the proposed allocation have on drainage and surface water in the area?**

Development within the low flood risk sections of the site, with a carefully considered surface water drainage plan, with adequate drainage mitigation, could reduce any surface water flood risk within these sections as well as any threat to properties at the rear of Fields Rd.

### **H51 – Land to side and rear of Petrol Station, Manchester Road**

- a) The site is considered suitable for housing subject to a contaminated land assessment and the comments raised in the HIA in relation to design, siting, materials and landscaping.

- b) The site capacity of 5 dwellings is considered appropriate and it based on a net developable area of 0.16ha, which removes land occupied by the existing petrol stations and underground tanks, and a density of 30 dwellings per hectare.
- c) The site is available and is considered to be developable in years 6-10 of the Plan period.

## **H52 – Land to the rear of Haslingden Cricket Club**

- a) The SHLAA 2018 concluded the site is suitable for housing subject to suitable access / parking arrangements. The loss of the cricket training facilities would need the support of Sport England, and we are aware that the landowner has undertaken preliminary discussions with Sports England and the nearby Haslingden High School in order to relocate the training facilities at the school.
- b) The site capacity of 13 is considered appropriate and is based on a net developable area of 0.45ha, which takes account of the sports ground and associated facilities, subject to suitable mitigation for and the enhancement of the cricket practice facility, appropriate car parking, and a density of 30 dwellings per hectare.
- c) The site is available and is considered deliverable in years 1-5 of the Plan period.

### **Specific Questions:**

- i) Would the development of the site involve the loss of open space of public value? If so is its loss justified within the terms of paragraph 97 of the National Planning Policy Framework?**

Currently, on the adopted Local Plan, both the existing cricket pitch itself and the associated facilities (including the pavilion), are shown as a Greenlands Area and a Recreational Area. These designations also include the car parking and the grassed area (including the training area) which are to the west of the actual pitch itself. The Council is considering protecting the Cricket Club whilst releasing land to the west for housing.

The area of land where the proposed housing allocation is located is currently part of a wider piece of open land / recreational facility. The Council consider that this part of the site is suitable for development. An assessment has not recently been conducted to determine the open space value of this part of the site (other than its sports provision). However, if necessary, this could be assessed through any planning application on the site which will seek to provide suitable compensation. It is considered that the loss of the open space due to the housing development could be justified under point b) of paragraph 97 of NPPF. This is because the proposal would involve the relocation of the part of the sports facility to a more suitable location and will secure additional enhancement to the remaining recreational facility.

**ii) Should the site be a mixed use allocation based on the relationship with Haslingden Cricket Club**

Subject to suitable safeguards being in place to ensure that the improvements to the associated facilities can be delivered and the training facility relocated in conjunction with the housing development, the Council would be minded to consider a specific mixed use allocation.

**iii) Is the site capable of being safely accessed? What would be the implications for access to Haslingden Cricket Club?**

The Local Highway Authority have commented on the site allocation and state access to the site is achievable, though mitigation works will be required to provide a footway along Private Lane and amendments to the junction at Broadway and Grasmere Road.