

Rossendale Local Plan Examination

MATTERS, ISSUES AND QUESTIONS (MIQs)



Matter 12 – Housing site allocations: Waterfoot, Lumb, Cowpe and Water

Issue – Are the proposed housing allocations in Waterfoot, Lumb, Cowpe and Water justified, effective, developable/deliverable and in line with national policy?

- H53 – Waterfoot Primary School**
- H54 – Land at Ashworth Road, Water**
- H55 – Carr Mill and Bolton Mill, Cowpe**
- H56 – Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane**
- H57 – Foxhill Drive**
- H58 – Land off Lea Bank**
- H59 – Land Adjacent Dark Lane Football Ground**
- H60 – Johnny Barn Farm and land to the east, Cloughfold**
- H61 – Hareholme, Staghills**
- H62 – Land off Peel Street, Cloughfold**
- H63 – Hollin Farm, Waterfoot**
- H64 – Hargreaves Fold Lane, Chapel Bridge, Lumb**

The general questions below apply to all of the sites within Matter 12 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 (HIA) ([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 have 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.

H53 – Waterfoot Primary School

- a) Under planning application 2016/0599 planning permission was granted for 20 one-bedroomed supported-living units and one unit of staff accommodation. The units were completed during 01/04/2018 – 31/03/2019.
- a) The site has been completed and the total no. of dwellings is no longer included in the future supply.
- b) The site has been completed and the total no. of dwellings is no longer included in the future supply.

Specific Questions:

i) Is the site safe in flood risk terms? Have the concerns of the Environment Agency been addressed?

Under planning application 2016/0559 the Environment Agency withdrew their objections subject to a condition being attached to the planning permission.

ii) Should the number of dwellings be changed from 21 to 20 dwellings to reflect Planning Approval reference 2016/0599?

Planning approval 2016/0599 has been built-out and 20 dwellings have been recorded as complete during 01/04/2018 – 31/03/2019.

H54 – Land at Ashworth Road, Water

- a) The site is suitable for housing as evidenced by the planning approval 2016/0440 for 6 dwellings which is currently under construction.
- b) The site capacity of 6 dwellings is considered appropriate as it is based on the extant planning approval currently under construction.

- c) The site is currently under construction and it is expected to be completed in years 1-5 of the Plan period.

H55 – Carr Mill and Bolton Mill, Cowpe

- a) The SHLAA 2018 concluded the site is suitable for housing subject to a contaminated land assessment. The HIA confirmed residential use would be suitable in principle and the conversion of Carr Mill is an opportunity for the re-use of a redundant building with potential to enhance the building.
- b) The net developable area of the site should be 0.20ha. The site capacity of 11 dwellings is considered appropriate considering a density of 55 dwellings per hectare.
- c) The site is available as evidenced by the landowners willingness to develop the site during public consultation. The site is considered developable in years 6-10 of the Plan period.

H56 – Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane

- a) The 2018 SHLAA concluded the site is suitable for housing subject to a contaminated land assessment. No other significant constraints have been identified, however the HIA states development should provide high standards of design and use quality materials for the conversion.
- b) The site capacity of 5 dwellings is considered appropriate as it is based on a net developable area of 0.06ha and a density of 80 dwellings per hectare.
- c) The site is available and considered developable in years 6-10 of the Plan period as evidenced by a pre-application submitted in 2018.

H57 – Foxhill Drive

- a) The 2018 SHLAA concluded the site is suitable for housing subject to a contaminated land assessment. No other significant constraints are known. However, the public footpaths would need to be retained through the site.
- b) The site capacity of 7 dwellings is considered appropriate as it is based on a net developable area of 0.22ha and a density of 30 dwellings per hectare.
- c) The site is within Rossendale Borough Council ownership and is therefore available for development. The Council considers the site to be developable in years 6-10 of the Plan period, rather than years 1-5.

H58 – Land off Lea Bank

- a) The SHLAA 2018 concluded the site is suitable and no significant constraints are known.
- b) The site capacity of 9 dwellings is considered appropriate and is based on a net developable area of 0.31ha, which excludes the access road, and a density of 30 dwellings per hectare.
- c) The site is considered to be available and developable in years 6-10 of the Plan period.

H59 – Land Adjacent Dark Lane Football Ground

- a) The site is suitable for housing as evidenced by the outline planning application (2016/0563) for up to 100 dwellings that was granted permission on 09.08.2019.
- b) The site capacity of 80 dwellings was considered appropriate as of 1st April 2019, however, the outline planning approval for 100 dwellings and the recent submission of reserved matters for 95 dwellings support a revision of the site capacity.
- c) The site is available and is considered deliverable in years 1-5 of the Plan period as evidenced by the submission of a Reserved Matters application.

H60 – Johnny Barn Farm and land to the east, Cloughfold

- a) The site is suitable for housing as evidenced by the outline planning approval 2015/0517 for 30 dwellings.
- b) The site capacity is considered appropriate as it is based on the extant planning approval for 30 dwellings for the western part of the site and a further 50 dwellings for the remaining part of the site.
- c) The site is available and is considered deliverable in years 1-5 of the Plan period. A pre-application has been submitted by a developer to discuss a Reserved Matters proposal for the western part of the site.

Specific Questions:

- i) **Is the site capable of being safely accessed? Have the concerns of the Local Highways Authority been satisfied specifically can the site be safely accessed?**

The Local Highways Authority has previously commented that a new access via Newchurch Road appears achievable.

ii) Is the site safe in flood risk terms. 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 Newchurch Road.

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?

The site boundary is considered appropriate to minimise impact on a heritage asset and the landscape.

The site capacity is also considered adequate based on the outline application granted for 30 dwellings and 50 dwellings for the remaining of the site. The low density proposed for the remaining part is considered effective due to the prominent position of the site.

iv) Should the number of dwellings be changed from 80 to 30 dwellings to reflect Planning Approval reference 2015/0517?

Planning approval 2015/0517 for 30 dwellings relates to a section of land in the western part of the site and a significant area within the eastern part of the site allocation remains developable.

H61 – Hareholme, Staghills

a) The SHLAA 2018 concluded the site is suitable for housing subject to a contaminated land assessment, ecological assessment and suitable mitigation for the loss of a recreational area.

b) The site capacity of 9 dwellings is considered appropriate as it is based on a net developable area of 0.31ha, which excludes significant areas of woodland, and a density of 30 dwellings per hectare.

c) The site is available and is considered developable in years 6-10 of the Plan period.

H62 – Land off Peel Street, Cloughfold

a) The SHLAA 2018 concluded the site is suitable for housing. The constraints identified include the proximity to a Conservation Area, ecological value and potential land contamination.

b) The site capacity of 9 dwellings is considered appropriate as it is based on a net developable area of 0.31ha, which excludes significant areas of woodland, and a density of 30 dwellings per hectare.

c) The site is available and is considered developable in years 6-10 of the Plan period.

H63 – Hollin Farm, Waterfoot

a) The SHLAA 2018 concluded the site is suitable for housing and no known constraints have been identified.

b) The site capacity of 5 dwellings is considered appropriate as it is based on a net developable area of 0.18ha and a density of 30 dwellings per hectare.

c) The site is available as evidenced by information received during a previous call for sites and is considered developable in years 6-10 of the Plan period.

H64 – Hargreaves Fold Lane, Chapel Bridge, Lumb

a) The SHLAA 2018 concluded the site is suitable for housing. The constraints identified include various sloping gradients present on site and improvement to the vehicular access. Also, particular attention to design and materials should be taken to mitigate any impacts on heritage asset.

b) The site capacity of 23 dwellings is considered appropriate as it is based on a net developable area of 0.75ha and a density of 30 dwellings per hectare.

c) The site is available and is considered developable in years 6-10 of the Plan period.