

ROSSENDALE LOCAL PLAN HEARINGS

AGENDA – DAY 6

Thursday 2st October 2019 at 10.00am

Rossendale Borough Council, The Business Centre, Futures Park, Bacup
OL13 0BB

MATTER 9 – HOUSING SITE ALLOCATIONS: RAWTENSTALL, CRAWSHAWBOOTH,
GOODSHAW AND LOVECLOUGH

MATTER 10 – HOUSING SITE ALLOCATIONS: BACUP, STACKSTEADS, BRITANNIA AND
WEIR

MATTER 11 – HOUSING SITE ALLOCATIONS: HASLINGDEN AND RISING BRIDGE

MATTER 12 - HOUSING SITE ALLOCATIONS: WATERFOOT, LUMB, COWPE AND WATER

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements produced by the Council and other parties in respect of the issues addressed at this session. These are available on the Examination website.
- The Matters are those posed by the Inspectors in the Matters Issues and Questions (MIQs) document. This has already been circulated and can be viewed on the Examination website.
- Please see the Hearings Programme for a list of the participants at each session.

Programme Note - Please note the start time of **10.00am** with Matters 9 and 12 considered in the morning session. Matters 10 and 11 will be considered in the afternoon session which will commence at **2.00pm**

Inspector – Luke Fleming

1. Inspector's opening remarks

General approach:

- 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?
- Is the proposed site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?
- Is the site available and deliverable in the timescales envisaged?

MATTER 9 – HOUSING SITE ALLOCATIONS: RAWTENSTALL, CRAWSHAWBOOTH, GOODSHAW AND LOVECLOUGH

Are the proposed housing allocations in Rawtenstall, Crawshawbooth, Goodshaw and Loveclough justified, effective, developable/deliverable and in line with national policy?

2. H1 - Greenbridge Mill, Lambert Haworth
 - Delivery-estimated timescale
 - Contamination
3. H4 - Turton Hollow, Goodshaw
 - Capacity
 - Surface water
 - Land stability
 - Delivery-estimated timescale
 - Site specific requirements
4. H5 - Swinshaw Hall, Loveclough
 - Heritage
 - Ecology
 - Access
 - Surface water
 - Landscape
 - Delivery-estimated timescale
 - Site specific requirements
5. H6 - Land south of 1293 Burnley Road, Loveclough
 - Location
 - Delivery-estimated timescale
 - Access and Highway Safety
6. H7 - Land adjacent Laburnum Cottages, Goodshaw
 - Access
 - Open space
 - Delivery-estimated timescale
7. H8 - Oak Mount Garden, Rawtenstall
 - Site size threshold
 - Topography
 - Delivery-estimated timescale
8. H9 - Land off Oaklands and Lower Cribden Avenue
 - Capacity
 - Completions
9. H10 - Land at Bury Road, Rawtenstall
 - Topography
 - Capacity/site size threshold
 - Flood risk/site boundary

- Site specific requirements
 - Delivery-estimated timescale
10. H11 - The Hollins, Hollin Way
- Delivery-estimated timescale
11. H12 - Reedsholme Works, Rawtenstall
- Capacity
12. H13 - Loveclough Working Men's Club and land at rear and extension
- Capacity/planning permissions
 - Site boundary
 - Constraints
 - Delivery-estimated timescale
13. H14 - Hall Carr Farm, Yarraville Street
- Delivery-estimated timescale
14. H15 - Willow Avenue off Lime Tree Grove
- Capacity/site size threshold
 - Heritage
 - Access
 - Surface water
 - Site specific requirements
 - Delivery-estimated timescale
15. H17 - Land south of Goodshaw Fold Road
- Capacity/site size threshold
 - Flooding
 - Site specific requirements
 - Delivery-estimated timescale
16. H18 - Carr Barn and Carr Farm
- Access
17. H19 - Land off Lower Clowes Road, New Hall Hey
- Delivery-estimated timescale

MATTER 12 – HOUSING SITE ALLOCATIONS: WATERFOOT, LUMB, COWPE AND WATER

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

18. H53 – Waterfoot Primary School
 - Capacity/Complete

19. H55 – Carr Mill and Bolton Mill Cowpe
 - Capacity/site size threshold
 - Delivery-estimated timescale

20. H56 – Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane
 - Capacity/site size threshold
 - Delivery-estimated timescale

21. H57 – Foxhill Drive
 - Public footpath
 - Delivery-estimated timescale
 - Site specific requirements

22. H59 – Land adjacent Dark Lane football ground
 - Capacity
 - Delivery-estimated timescale

23. H60 – Johnny Barn Farm and land to the east, Cloughfold
 - Capacity
 - Access – Newchurch Road
 - Surface water
 - Site specific requirements
 - Delivery-estimated timescale

24. H61- Hareholme, Staghill
 - Ecology, woodland and recreation
 - Contamination
 - Site specific requirements

25. H62 - Land off Peel Street
 - Playing field, ecology, woodland
 - Contamination
 - Site specific requirements
 - Capacity/site size threshold

26. H63 – Hollin Farm Waterfoot
 - Delivery-estimated timescale

27. H64 – Hargeaves Fold Lane, Chapel Bridge, Lumb
 - Access

- Capacity
- Delivery-estimated timescale

MATTER 10 – HOUSING SITE ALLOCATIONS: BACUP, STACKSTEADS, BRITANNIA AND WEIR

Are the proposed housing allocations in Bacup, Stacksteads, Britannia and Weir justified, effective, developable/deliverable and in line with national policy?

28. H20 – Old Market Hall, Bacup

- Heritage
- Capacity
- Delivery-estimated timescale

29. H21 – Reed Street, Bacup

- Capacity
- Delivery-estimated timescale

30. H22 – Former Bacup Health Centre

- Specialist housing

31. H25 – Land at Blackwood Road, Stacksteads

- Capacity
- Delivery-estimated timescale

32. H28 – Sheephouse Reservoir, Britannia

- Capacity
- Delivery-estimated timescale

33. H29 – Land off Pennine Road, Bacup

- Planning application
- Capacity
- Access
- Surface water
- Open space

34. H30 - Tong Farm

- Access
- Delivery-estimated timescale

35. H31 – Lower Stack Farm

- Access
- Delivery-estimated timescale

36. H32 – Booth Road/Woodland Mount, Brandwood

- Capacity

37. H33 - Land Off Rockcliffe Road and Moorlands Terrace

- Delivery-estimated timescale

38. H34 - Land at Higher Cross Row Bacup

- Capacity

39. H35 - Shadlock Skip, Stacksteads

- Capacity/ site size threshold
- Flooding
- Delivery-estimated timescale

40. H36 - Hare and Hounds Garage Newchurch Road

- Capacity/site size threshold
- Delivery-estimated timescale

41. H37 - Land off Gladstone Street, Bacup

- Access
- Delivery-estimated timescale

42. H38 – Land off Burnley Road and Meadows Avenue, Bacup

- Delivery-estimated timescale

43. H39 – Land off Cowtoot Lane, Bacup

- Bacup Borough Football Club/open space/sport pitches
- Access
- Capacity
- Delivery-estimated timescale

44. H40 – Land off Todmorden Road, Bacup

- Coal & Mineral safeguarding
- Access
- Surface Water
- Site boundary
- Site specific requirements

45. H41- Thorn Bank, Bacup

- Site specific requirements

46. H42 – Land south of the Weir Public House

- Capacity

47. H43 –Land West of Burnley Road Weir

- Delivery-estimated timescale

48. H44 – Irwell Springs Weir

- Delivery-estimated timescale

MATTER 11– HOUSING SITE ALLOCATIONS: HASLINGDEN AND RISING BRIDGE

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

49. H46 – Laburnum Street, Haslingden

- Delivery-estimated timescale

50. H47 – Land at Kirkhill Avenue. Haslingden

- Access
- Surface water
- Site boundary/Capacity
- Delivery-estimated timescale

51. H48 – Land off Highfield Street

- Delivery-estimated timescale

52. H49 – Land adjacent to 53 Grane Road

- Delivery-estimated timescale

53. H50 – Land Adjacent Park Avenue/Criccieth Close

- Delivery-estimated timescale
- Site specific requirements

54. H51- Land to side and rear of petrol stations, Manchester Road

- Heritage
- Site specific requirements

55. H52 – Land to the rear of Haslingden Cricket Club

- Mixed use
- Open space/Sports facility
- Access, highway safety and parking
- Site specific requirements
- Delivery-estimated timescale