

**SCHEDULE OF ACTIONS MATTER 9 (HOUSING SITE ALLOCATIONS:
RAWTENSTALL, CRAWSHAWBOOTH, GOODSHAW AND LOVECLOUGH**

ACTIONS 9.1 – 9.5

1 INTRODUCTION

1.1 During the Hearing Session on Matter 9 (Housing Site Allocations: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough), as part of the emerging Rossendale Local Plan Examination, the Inspector requested further information for certain housing site allocations proposed in the Plan.

2 ACTION 9.1

ACTION REF. NO.	ACTION
9.1	<u>H5 – Swinshaw Hall</u> Provide correspondence between landowners and RBC re. deliverability of site and add to Examination webpage

2.1 Four landowners are involved with housing site allocation H5 (Swinshaw Hall) and one of the landowners is Rossendale Borough Council. Since the Hearing Session on Matter 9, the Council has been in correspondence with the three private landowners, and a meeting was proposed for all landowners to attend at the Council offices on Monday 10th February 2020. All landowners attended the meeting, the Council being represented by the Forward Planning team, and the minutes of the meeting are included in the Appendix of this document.

2.2 In reference to deliverability, the landowners agreed at the meeting to work together to deliver the site allocation and confirmed they would discuss options on how to progress the site. A commitment was made by the three private landowners to submit a pre-application and the Council can confirm receipt of a formal pre-application on 15th April 2020.

2.3 The Council does not normally publicise the details of pre-application submissions and formal guidance issued to applicants remains confidential. Nevertheless, the planning agent has requested the submitted details to be sent to the Inspectors and this has been done. The Council can confirm the following details were submitted as part of the pre-application for site allocation H5 and these are available to view on the Examination webpage as [EL8.009.1](#) - Pre-application letter and Council response re land at Swinshaw (site H5 in the emerging Local Plan):

- Pre-application request letter
- Correspondence / Letters from interested house builders
- Heritage Appraisal

- Transport / Access Technical Notes
- Site Constraints Plan
- Indicative Site Masterplan
- LVIA
- Landscape Design Statement

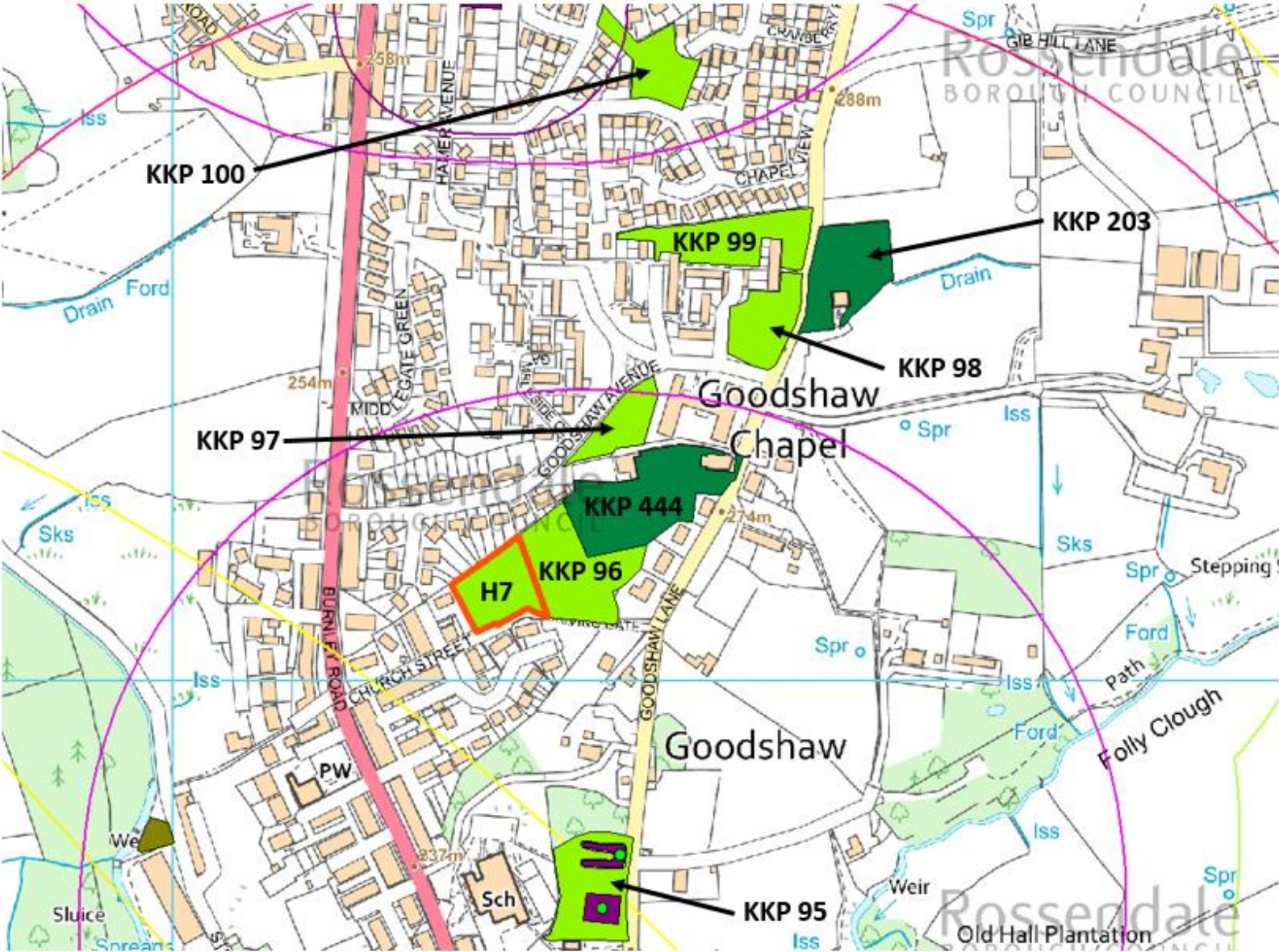
3 ACTION 9.2

ACTION REF. NO	ACTION
9.2	<p><u>H7 – Land adj. to Laburnum Cottages, Goodshaw</u></p> <p>i. Produce a note to demonstrate suitability of development on this site in relation to paragraph 97 of NPPF (justification of loss of open space) – potentially propose a modification to prepare a specific policy on the site;</p> <p>ii. RBC to identify landowner of strip of land on Church St. and produce a note to state whether this could affect access.</p>

Justification of Loss of Open Space

- 3.1 Paragraph 97 of the NPPF states that existing open space should not be built on unless one of three criteria are met, one being that an assessment has been undertaken which has clearly shown the open space to be surplus to requirements.
- 3.2 The site has been recorded in the Open Space Assessment 2020 (OSA) as urban greenspace and is located within the Rawtenstall Analysis Area. The OSA has identified a shortfall against the quantity standard for urban greenspace in the Rawtenstall Analysis Area and the Council accepts that the site has not been specifically identified as being surplus to requirements. However, the conflict with paragraph 97 of the Framework is only one factor to weigh in the balance.
- 3.3 The site assessed as part of the OSA, referenced as KKP 96, falls below the quality threshold of 45% and is considered low quality with a score of 34.7%. Moreover, the site is within the catchment of several existing urban greenspaces in the surrounding area and therefore the potential loss of the site would not create an accessibility gap in urban greenspace provision. Figure A identifies the nearby open space provision, including other designated forms of provision such as cemeteries. With reference to Figure A, urban greenspace is light green in colour and cemeteries are dark green. The outline of site allocation H7 is also edged in orange

Figure A: Open space provision close to site allocation H7



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- 3.4 Significantly, the site assessed as part of the OSA is larger in size than the site allocated for housing in the Plan and therefore a significant area of KKP 96 would be retained as open space if the site was developed. Given the site falls under public ownership, the Council would look to enhance the retained area of open space through developer contributions, and this is in line with the site's review in Appendix 4 of the OSA, and is consistent with policy HS10 (Open Space Requirements) of the emerging Local Plan.
- 3.5 The Council has to balance the demand for future development needs with the provision of open space and it is considered that the contribution the site allocation would have in meeting the borough's housing need would outweigh any materially adverse impact upon the provision of open space.

Ownership of Strip of Land on Church Street

- 3.6 It was raised at the Hearing Session for Matter 9 that a strip of land adjacent to Church Street and site allocation H7 could potentially restrict access to the site. Figure B identifies the strip of land adjacent to Church Street and the housing site allocation.
- 3.7 The Land Registry has confirmed that the land adjacent to Church Street is owned by RBC. Considering the land comprising H7 is wholly within the ownership of RBC, it is not considered that the strip of land would restrict access to the site.

Figure B: Strip of land outside site allocation H7



The strip of land identified at the Hearing Session as a potential constraint to accessing the site.

4 ACTION 9.3

ACTION REF. NO.	ACTION
9.3	<u>H12 – Reedsholme Works, Rawtenstall</u> a. Confirm to Inspector if conditions have been discharged on Reserved Matters permission

- 4.1 The following application for approval of details reserved by condition relates to the Reserved Matters permission (planning ref. 2018/0535) for H12 (Reedsholme Works, Rawtenstall):

Planning Application Ref.	Proposal	Decision
2019/0438	Approval of Details Reserved by Conditions 6 (Natural England License), 7 (Invasive Species Protocol) and 8 (Badgers) pursuant to Planning Approval 2018/0535.	Approved

- 4.2 With reference to the Reserved Matters permission, there are no more pre-commencement conditions which need to be addressed.

- 4.3 However, not all of the conditions pursuant to the Outline Approval (planning ref. 2016/0267) have been satisfied. The following applications for approval of details reserved by condition relate to the Outline Approval:

Planning Application Ref.	Proposal	Decision
2019/0520	Approval of details reserved by condition 3 (materials) pursuant to outline approval 2016/0267 for the erection of 97 dwellings.	Approved
2019/0472	Approval of details reserved by conditions 7 (Street Maintenance & Management), 8 (Street Details), 9 (Future Management and Maintenance of Communal Areas), 10 (Offsite Highways Works), 11 (Travel Plan), 12 (cycle store), 19 (surface water drainage) and 21 (Management and Maintenance of Sustainable Drainage System) pursuant to planning permission 2016/0267	Approved
2019/0435	Approval of Details Reserved by Conditions 6 (Construction Method Statement) and 13 (Site Investigation Report) pursuant to Planning Approval 2016/0267.	Split – Condition 6 Approved / Condition 13 not discharged.

2020/0234	Approval of details reserved by Condition 13 (Site Investigation) pursuant to planning permission 2016/0267.	Part Approval
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- 4.4 With reference to 2019/0435, the details submitted in relation to Condition 13 (site investigation report) have been approved and permission had been given for earthworks (only) to commence on site subject to the developer providing further site investigation information to the Council as soon as possible upon commencement of the earthworks.
- 4.5 An application to part discharge Condition 13 pursuant to the Outline Approval (planning ref. 2016/0267) was submitted on 4th June 2020 and was partially approved on 12th August 2020. Further details will be required as part of the remediation works on site, however, the Council can now confirm that development has now started on site and progress is being made.

5 ACTION 9.4

ACTION REF. NO	ACTION
9.4	<u>H15 – Willow Avenue off Lime Tree Grove</u> Inspector to confirm view on whether the site capacity should be reduced to 4 dwellings as suggested by landowner (in which case, the site would be considered too small to be a specific housing allocation)

- 5.1 Action 9.4 does not require the Council to provide a response.

6 ACTION 9.5

ACTION REF. NO.	ACTION
9.5	<u>H18 – Carr Barn and Carr Farm</u> Check whether Public Rights of Way / recreation value on site – if so, may need to be included in Open Space Assessment.

- 6.1 The land included within H18 is predominantly characterised as grasslands and fenced fields located within an area designated as countryside. Consequently, the Open Space Assessment identified the site as a fenced field with no obvious public access or use, and therefore the site was not assessed as part of the study.
- 6.2 Public Right of Way (PROW) 14-4-FP 260 runs along the north-eastern border for approximately 25m where it meets PROW 14-4-FP 259, which runs east across the north-eastern parcel of the site allocation into the curtilage of Carr Farm, located outside of the site allocation. No other PROWs are located in the site allocation. Figure C identifies the location of the PROWs within site allocation H18.

Figure C: PROWs within site allocation H18



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