

**SCHEDULE OF ACTIONS MATTER 12 (HOUSING SITE ALLOCATIONS:
WATERFOOT, LUMB, COWPE AND WATER)**

ACTIONS 12.1 – 12.5

1 INTRODUCTION

- 1.1 During the Hearing Session on Matter 12 (Housing Site Allocations: Waterfoot, Lumb, Cowpe and Water), as part of the emerging Rossendale Local Plan Examination, the Inspector requested further information for certain housing site allocations.

2 ACTION 12.1

ACTION REF. NO.	ACTION
12.1	<u>H59 – Land adj. Dark Lane Football Club</u> Confirm updated position re. Reserved Matters approval to Inspector

- 2.1 The Council can confirm that the Reserved Matters application (planning ref. 2019/0358) was approved and a decision was issued on 11th December 2019. No pre-commencement conditions were included on the decision notice and a material start has now been made on the site allocation.

3 ACTION 12.2

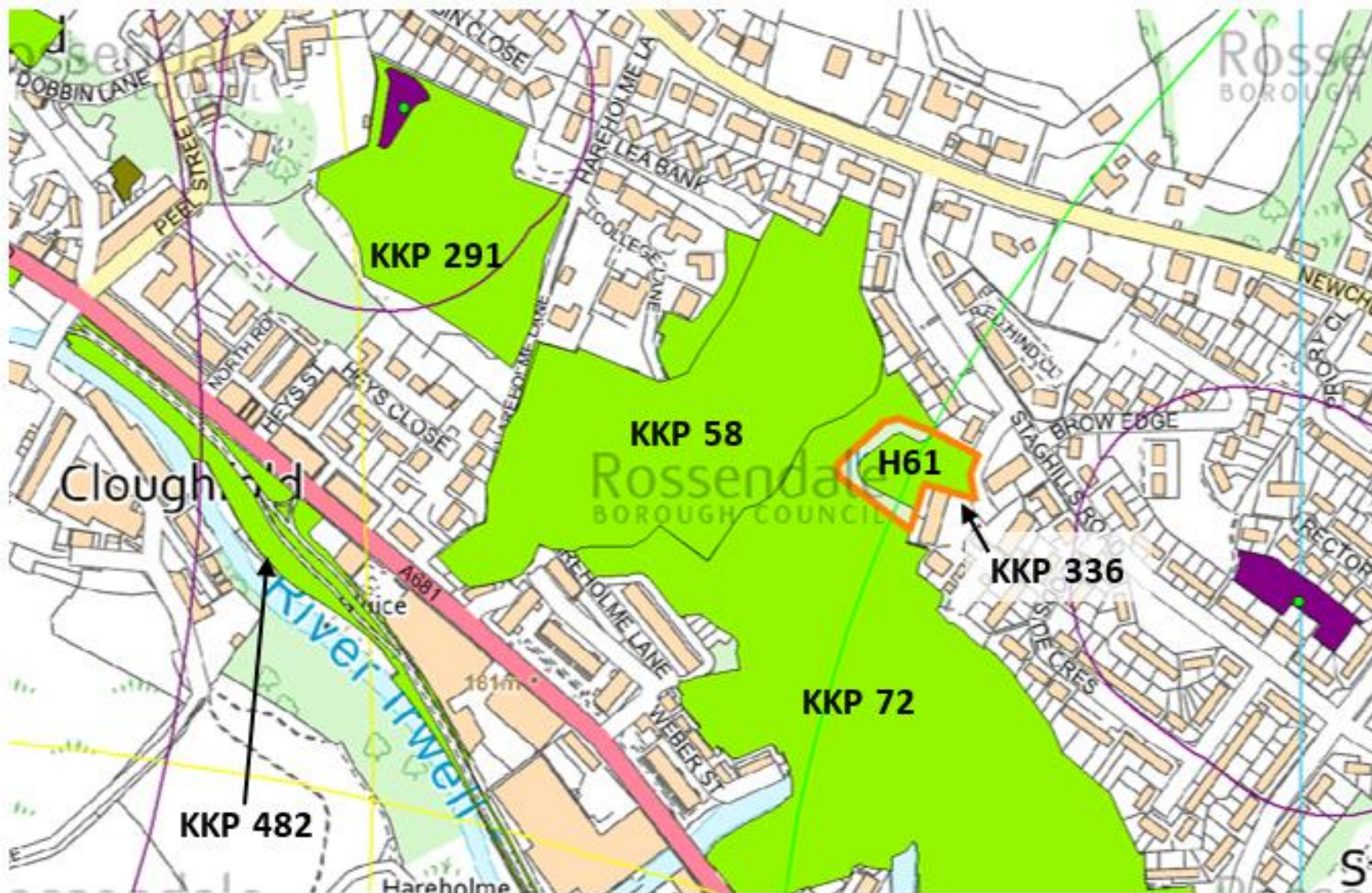
ACTION REF. NO	ACTION
12.2	<u>H61 – Hareholme, Staghills</u> Produce a note to demonstrate suitability of development on this site in relation to paragraph 97 of NPPF (justification of loss of open space)

- 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 Waterfoot Analysis Area, which the OSA identified as being sufficient against the quantity standard for urban amenity space by

1.62ha. At present, the sites allocated for housing in the emerging Local Plan and identified as urban amenity space in the Waterfoot Analysis Area include H57, H58 and H61. The potential loss of these sites would reduce the quantity of urban amenity space provision, however, the Waterfoot Analysis Area would still be sufficient against the quantity standard for this typology.

- 3.3 The site assessed as part of the OSA, referenced as KKP 336, falls below the quality and value thresholds and is considered low quality with a score of 31.4%. 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 below identifies the nearby open space provision.

Figure A: Open space provision close to site allocation H61



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- 3.4 Section 12.5 of the OSA provides the Council with recommendations for specific sites of open space and KKP 336 is included under Recommendation 3:
- *Recognise low quality and value sites and how they may be able to meet other needs*
- 3.5 The OSA concludes, “Where sites of low quality or value appear to fall within an area of sufficiency, a change of primary typology should first be considered. If no shortfall of other open space type is noted or the practicality of enhancing the site is not cost effective, then the site may be redundant or 'surplus to requirements’”.
- 3.6 The only typology that has a quantity shortfall in the Waterfoot Analysis Area is natural and semi-natural greenspace, however, owing to the site’s size and location within the urban boundary, it is not considered appropriate to change the site’s typology to natural and semi-natural greenspace, particularly when such sites are normally large expansive sites, reservoirs or nature reserves. Whilst the quality of the site could be improved, it is considered more cost effective and appropriate to enhance other areas of open space rated higher in terms of quality and value such as KKP 291.
- 3.7 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.

4 ACTION 12.3

ACTION REF. NO.	ACTION
12.3	<u>H62 – Land off Peel Street, Cloughfold</u> Produce a note to demonstrate suitability of development on this site in relation to paragraph 97 of NPPF (justification of loss of open space)

- 4.1 The site was not assessed as part of the OSA as it was observed as being part of the grounds associated to the school immediately south of the allocation, and has no access or use from the general public.
- 4.2 The land within the site allocation located outside of the school grounds is privately owned and has also not been identified as open space.

5 ACTION 12.4

ACTION REF. NO	ACTION
12.4	<u>H63 – Hollin Farm, Waterfoot</u> Get updated confirmation from landowner that they are willing to release the land for development – Inspector then to take a view on whether this site can be considered available

- 5.1 The landowner confirmed on 15th March 2020 that they were no longer willing to release the land for development and therefore the Council is proposing to remove H63 from the emerging Local Plan's list of housing site allocations. The Council proposes to amend Policy HS2: Housing Site Allocations as part of the Main Modifications to the Local Plan.

5 ACTION 12.5

ACTION REF. NO.	ACTION
12.5	<u>H64 – Hargreaves Fold Lane, Lumb</u> Inspector to confirm view on whether site is suitable for housing development, particularly in relation to whether it is in a sustainable location and whether the road running through the site effectively splits it into two separate parcels

- 6.1 Site allocation H64 is located adjacent to the existing urban boundary in an area of countryside, but would, as part of the emerging Local Plan, form part of the settlement of Water, a proposed Rural Local Service Centre. The site allocation is located approximately 25m to the east of Burnley Road East (B6238), which is served by a medium frequency bus service with bus stops within a 400m radius of the site. Further south the road connects to other local centres such as Waterfoot.
- 6.2 Some shops and services are located close to the site allocation, with a local convenience store and public house less than 700m north and a primary school less than 600m north. Journeys to such services would be along Burnley Road East which is served with continuous footways, and as such it would be possible to walk to local shops and services given the nature and length of the route. Overall, the Council considers the site allocation to be located in a sustainable location and suitable for housing.
- 6.3 The landowner of the northern parcel of land comprising site allocation H64 has submitted a response Action 12.5 which they would like the Inspectors to consider. The landowner's response, received on 22nd April 2020, is included in the Appendix of this response.

Matter 12: Appendix – Landowner’s response to Action 12.5

Issue 1: Whether the land is in a sustainable location:

The economic growth in the long term in the UK is 2-2.5% this is reflective of the growth that is envisaged in the Rossendale Borough.

The area where the land is positioned (Lumb) forms the gateway to Rossendale and has nature trails, rambling and cycling routes up to Clough Bottom Reservoir, then onto the trails over the countryside and back via Crompton's Cross. This area of land is in a prime location to develop the tourism and leisure industry. There is an economic opportunity to strengthen the health and socially cultural wellbeing of the population of Lumb through the utilization of untapped potential of the natural surroundings of the countryside and encourage economic growth and future employment opportunities.

1. The land at H64 Hargreaves Fold Lane forms part of an already established well built up area adjoining a cluster of houses 13 bungalows and 18 semi-detached/terrace houses, therefore, this land if used for housing would easily be integrated into the existing established housing economy.

2. The land at Hargreaves Fold Lane - H64 is located in an area which has an already well-established infrastructure which would withstand and support any further economic growth.

Current local education, health and commercial resources within the locality:

Schools

(Primary Schools) Water (1/4 mile), and Waterfoot (2 miles).

Bacup and Rawtenstall Grammar School, Waterfoot (2 miles)

Fearn Community Sports College (2.2miles)

Health Centres

Waterfoot Heath Centre, Cowpe Road. (1.5 miles.)

Food and Accommodation

Commercial Inn Bed & Breakfast, Water (1/4 mile)

Hargreaves Arms (1/4 Mile).

Shops

Post Office Waterfoot, (1.5 miles).

Village Store, Water (1/4 mile).

3. The local community is strong and vibrant and has a long history of a non-transient population which brings with it community stability.

The land offers an opportunity to improve housing provision for future generations thus enhancing the strong community heritage that currently exists. but it also is an area that has the potential to attract a younger generation as future residents. The housing provision in the locality is sparse, but the rural location is an attractive proposition for high income earners to relocate to Lumb as it is within easy commuting distance to Manchester. This younger generation of residents will have the financial capability to invest in and grow the local and borough economy, to improve the social mobility of the area, increasing the economy and providing a sustainable community.

The concept of providing intergenerational housing will meet a myriad of needs for the present and future generations enhancing the health and emotional wellbeing of the local and future population through offering a mixed economy of housing and keeping generations together whilst adding vibrancy and progressiveness into the area. there is evidence to suggest that some rural communities can become isolated and impoverished and face economic challenges due to a lack of transient populations.

4. The natural environment where the land H64 is located offers a key opportunity to build on the existing conservation of the countryside. This can be achieved by ensuring that any future developments are compliant with ecological principles.

The conservation of the area through the utilization of natural resources for any development will enrich the area through the promotion of a sustainable low carbon economy.

whether the road running through the site effectively splits it into two separate parcels.

Issue 2 : Whether the road running through the site effectively splits it into two separate parcels.

Access to the land is from Hargreaves Fold Lane, it is an unadopted private highway. The road does lend itself to split into two separate parcels.

Any future housing development can be attained as a stand-alone development on H64 Hargreaves Fold Lane land.

The current land owner of H64 would be willing to develop an agreed partnership with any other landowners to achieve a collaborative approach to any future development on the parcels of land if required, to achieve the strategic housing objectives and the best outcome for the local authority.

The freehold land is currently owned by Mrs. Margaret Kardasz 60 Cambridge Drive, Hapton Lancashire BB12 7DD, (John Kardasz - son acts on her behalf).

The landowner is currently in preliminary discussions with a local planning agent with a view to considering future development opportunities.

An agreed timescale subject to appropriate terms and conditions of planning and development investment opportunities will be determined once the planning agent is selected.

Kind Regards

John Kardasz

(on behalf of Mrs Margaret Kardasz)

Kind Regards
Carol

Carol Baker-Longshaw