

**SCHEDULE OF ACTIONS MATTER 11 (HOUSING SITE ALLOCATIONS:
HASLINGDEN AND RISING BRIDGE)**

ACTIONS 11.1 – 11.3

1 INTRODUCTION

1.1 During the Hearing Session on Matter 11 (Housing Site Allocations: Haslingden and Rising Bridge), as part of the emerging Rossendale Local Plan Examination, the Inspector requested further information for certain housing site allocations.

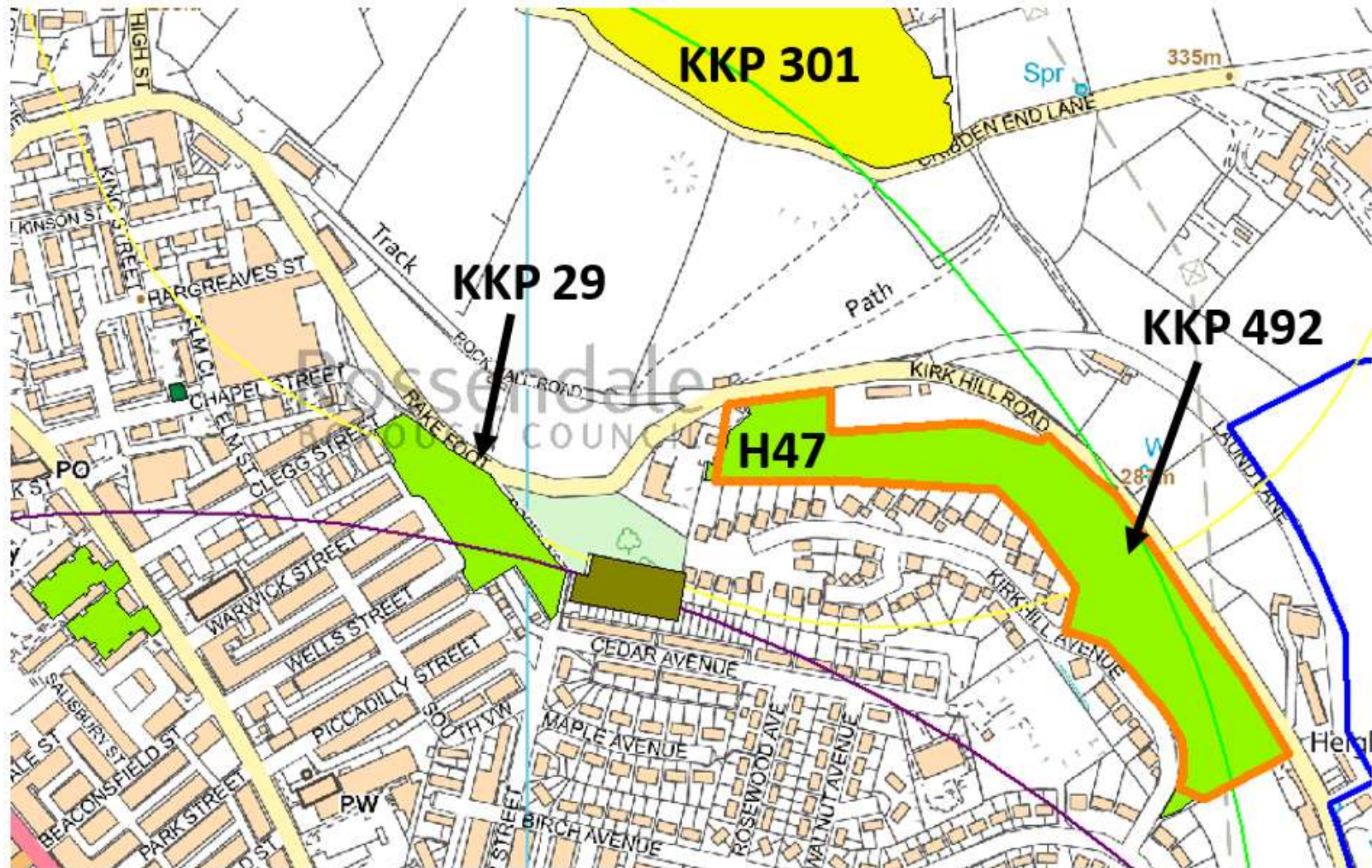
2 ACTION 11.1

ACTION REF. NO.	ACTION
11.1	<p><u>H47 – Land at Kirkhill Avenue, Haslingden</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);</p> <p>ii. b. Re-consult with LCC Highways on access/highways, particularly to check the Highway Assessment which has been prepared by the landowner/developer – produce a note to confirm whether this is acceptable.</p>

Justification of Loss of Open Space

- 2.1 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.
- 2.2 The site has been recorded in the Open Space Assessment 2020 (OSA) as urban greenspace and is located within the Haslingden Analysis Area, which the OSA identified as having a shortfall against the quantity standard for urban greenspace by 0.35ha. The allocation of H47 for housing in the emerging Local Plan would increase the quantity shortfall of urban greenspace in the 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.
- 2.3 The gross site area for H47 is 2.39ha yet the net developable area is limited to 0.74ha in order to mitigate the allocation’s landscape impact. As such, a significant part of the site allocation would be retained as open space and the site is within close proximity to an existing urban greenspace (ref. KKP 29) which rates above the quality and value thresholds. Consequently, the allocation of H47 would not create an accessibility gap in urban greenspace provision. Figure A presents the nearby open space provision.

Figure A: Open space provision close to site allocation H41



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- 2.4 The site assessed as part of the OSA falls below the quality threshold of 45% and is considered low quality with a score of 36%. Section 12.5 of the OSA provides the Council with recommendations for specific sites of open space and KKP 492 is included under Recommendation 3:
- *Recognise low quality and value sites and how they may be able to meet other needs*
- 2.5 The other typology that has been identified as having a quantity shortfall in the Haslingden Analysis Area is Parks and Gardens provision, however, this is considered minor at only 0.08ha and not an appropriate typology for this site.
- 2.6 Policy HS10 (Open Space Requirements) of the emerging Local Plan requires housing developments of 10 or more dwellings to make provision for open space, where there are identified deficiencies in the quantity, accessibility or quality and/or value of open space. In this case, the allocation of H47 for no. 22 dwellings would retain a significant area of urban greenspace that should be enhanced as part of any future development of the site.
- 2.7 Overall, 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.

Access / Highways

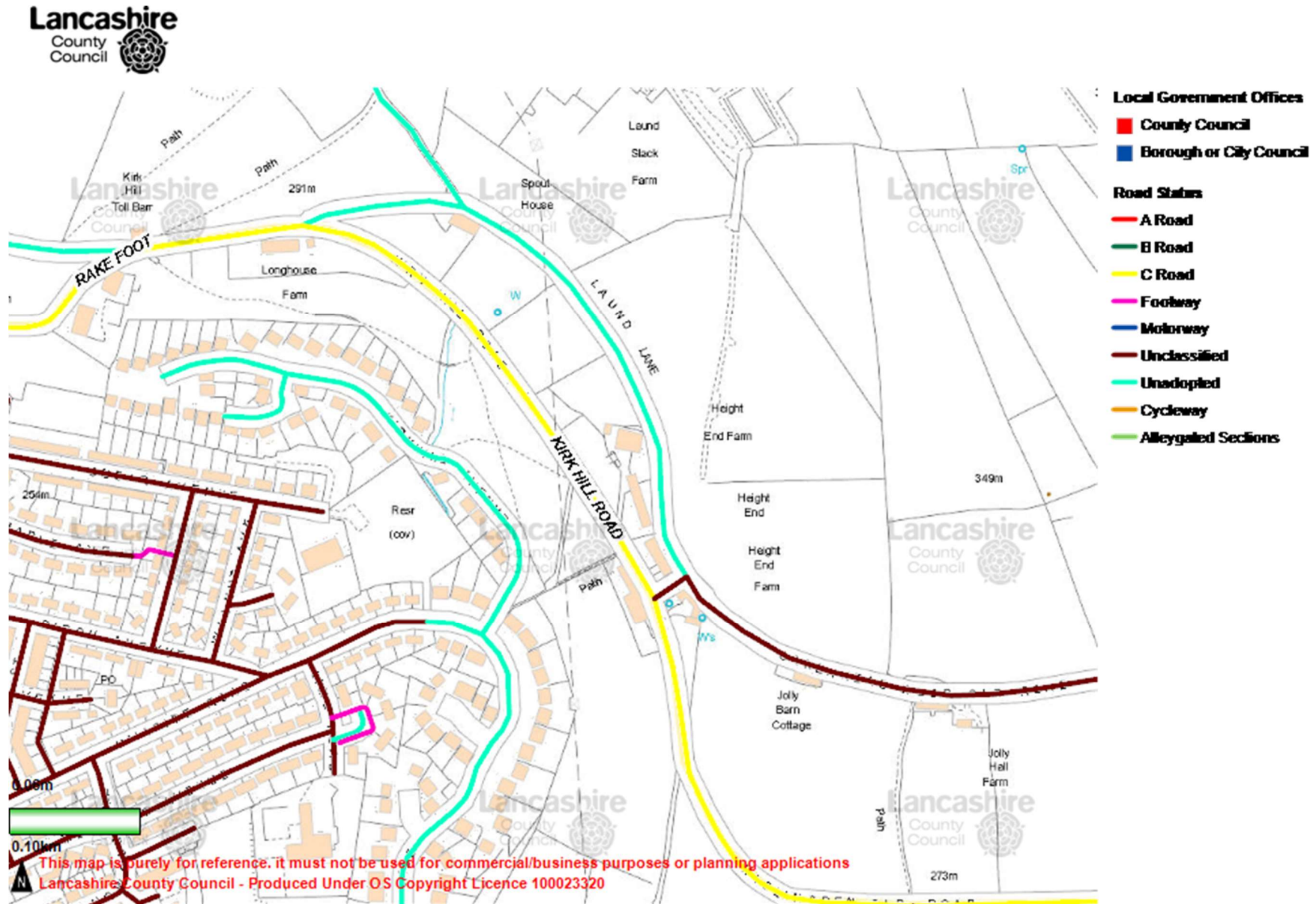
- 2.8 The Council has re-consulted the Local Highway Authority on the Technical Note prepared by the landowner and their comments are included, in full, below:

“A Technical Note has been prepared for this site which discusses potential access options into the site from Kirkhill Avenue and Kirkhill Road however the report favours the latter being used for emergency access purposes only (should one be required). Notwithstanding the decision to be taken, it would be considered necessary to provide both pedestrian and cycle links to Kirkhill Road and in doing so ensure that the necessary sightlines, appropriate to the prevailing traffic speeds, are achievable.

Access from Kirkhill Avenue is discussed in the report and there are no site constraints that would prevent this being achieved, however a number of the local roads in the area are not adopted and may require the agreement /consent of the street managers for the use of and access on to Kirkhill Avenue. It should also be noted that Moorland Rise is also privately maintained.”

As shown in Figure B, Kirkhill Avenue and Moorland Rise are currently unadopted, with the northern limit of Hillside Road also being unadopted. Through the Land Registry, the Council has confirmed the landownership of the local highway network and it would appear the landowner of the site allocation owns some of the unadopted roads in the area. However, according to the Land Registry, sections of the unadopted roads are also owned by landowners who appear to be unaffiliated with the landowner of the site allocation, and this applies to the northern limit of Hillside Road, Moorland Rise as well as the western half of Kirkhill Avenue. The Council has notified the Planning Agent representing the landowner of H47 of this and has asked if they have had any discussions with the respective landowners of the local road network.

Figure B: Road status of local road network near site allocation H47



3 ACTION 11.2

ACTION REF. NO	ACTION
11.2	<u>H50 – Land adj. Park Avenue/Criccieth Close, Haslingden</u> Confirm potential funding with Together Housing

3.1 Rossendale Borough Council, as landowner of H50, had received a proposal from Together Housing as part of The Rossendale Together Barnfield Joint Venture Partnership, which includes the Council, Together Housing and Barnfield Construction Limited, however, this is no longer being taken forward.

3.2 Instead, the Council has decided to take the site to open market and RBC's Property Services team has provided the following estimated timescale for disposal:

Estimated Timescale of Disposal	
Valuation of Land for Sale	Complete
Procurement of Marketing Agent	1 month (ongoing for instruction by the end of February)
Marketing Period	Estimated 3 – 4 months
Acceptance of Offer	N/A
Internal / Committee Agreement	2 months
Conveyancing & Completion	3 months

3.3 The Council estimates disposal of the site will be completed towards the end of November 2021, although this could be brought forward subject to interest on the site.

4 ACTION 11.3

ACTION REF. NO.	ACTION
11.3	<u>H52 – Land to the rear of Haslingden Cricket Club</u> Produce a draft specific policy, in consultation with landowner/developer and Sport England, including: reason for needing a mixed use allocation, proposed enhancements to the existing sports facilities and how this relates to the housing development (if found acceptable, amend Policies Map to show a larger mixed use allocation) – Inspector to confirm view on whether this is acceptable

4.1 Sport England has confirmed that it would have concerns with a mixed use policy encompassing both the proposed housing allocation and the existing Cricket Pitch. They consider that a mixed use policy would not provide sufficient protection for the Cricket pitch. As a result the Council proposes to provide a Site Specific policy for H52 in the Local Plan as follows below. In addition the Council is proposing to

amend the boundary to remove the Practice facility from the H52 allocation and to include this land within the Playing Pitch designation. A further amendment will see land immediately to the rear of the existing Cricket Pavilion (closest to Private Lane) being brought into the allocation.

- 4.2 The amended Policy is based on Sport England's initial comments but unfortunately due to time constraints the developer has not been able to confirm this is acceptable. Initial comments back from the developer's agent suggest that they are likely to oppose this, in line with their previous stance. As such we await their comments via the consultation. Comments have been received from Sport England in support and these are noted below.

POLICY H52

Within the area defined on the Policies Map as H52, new residential development for up to 30 dwellings will only be permitted where:

Prior to any planning application being granted:

- **Adequate provision to have been secured (not just identified) at Haslingden High School to compensate fully for the loss of the training wicket and any other sports-related facilities to the satisfaction of the Council**
- **Planning consent to have been granted and works started for the improvements to the adjacent Haslingden Cricket Club, Bentgate, to include improved changing facilities at the Pavilion and the provision of adequate on-site parking for the Cricket Club.**
- **Should the emerging Playing Pitch Strategy show there are deficiencies in pitch provision then replacement playing field land is to be provided in accordance with the findings of the Playing Pitch Strategy and to comply with paragraph 97(b) of the NPPF**

Explanation

The facilities at Haslingden Cricket Club, although well used, are dated and in need of improvement. Additional male and female changing facilities are required, and these should be accessible for people with disabilities.

Some of the land on the western side of the Cricket Club is surplus to the Cricket Club's requirements and considered suitable for additional new housing. The sale of this land for housing would finance the redevelopment of the Cricket Club immediately to the east of this housing allocation.

This land includes a training wicket which, although not in use currently, will need to be replaced. The Cricket Club has been in discussions with Haslingden High School to provide at the School a non-turf cricket wicket, capable of being used by the school for both practice and matches and which the Cricket Club would be able to use as needed. This will need to be provided prior to the approval of any planning application.

Some of this land is currently used for parking by the Cricket Club on match days and for other social events held in the Pavilion. This car parking will need to be accommodated elsewhere and it is expected that both the Pavilion and the associated required car parking may be relocated to the eastern side of the Cricket Ground, with access removed from Private Lane and a new access created from Clod Lane. Although in principle the Pavilion and parking can be relocated, development

management matters will need to be resolved to the satisfaction of the Local Planning Authority and the Highway Authority.

The Playing Pitch Strategy (2016) identifies sufficient availability of cricket pitches within Rossendale to meet existing and future demand. Should the emerging Playing Pitch and Outdoor Sports Study identify that there is now a deficit, the applicants will need to replace the amount of land lost. This will be in addition to relocating the training wicket to the playing pitches at Haslingden High School.

Overall, this scheme in principle will provide several benefits. It will enable the School to participate more effectively in cricket both as part of the curriculum and competitively, thus enabling more cricket to be played. In addition funding will be available for the Cricket Club to re-invest in its facilities and become more sustainable as a sporting facility. Furthermore, the new housing will contribute to the Borough's housing supply. Any planning application will need to satisfy other policies relating to design and access, and suitably address other issues including amenity and noise, parking, materials, affordable housing, open space requirements etc.

Policies Map – Proposed Boundary Amendment

Sport England request that the boundary of H52 be amended to retain the cricket practice facility which they comment was constructed within the last 4 years. This would seem to align with the Illustrative Masterplan that was submitted to the Examination, which indicates where housing development is to be located. This change is shown on the plan below as Area A, with the red line indicating the proposed amended boundary. Another proposed change is to bring the boundary closer to the existing Cricket Pavilion, but to retain the existing Pavilion within the Playing Pitch designation. These changes combined would have a small impact on the size of the housing allocation, with a reduction from 0.74 ha to 0.71 ha.



Sport England comments (29.01.2021)

Sport England confirmed their support to the proposed policy and revised allocation boundary, but asked for an amendment as follows, which will be addressed through the Main Modifications.

“I fully support the revised allocation boundary to exclude the cricket practice facility, and to leave the remainder of the site as designated playing field. I also fully support the wording of the policy as it ensures all required mitigation is secured prior to planning approval for the housing being granted.

The only remaining concern I have is that the housing will be located immediately adjacent to the cricket ground where there is the potential for ballstrike. I suggest including an additional clause that requires a Ballstrike Risk Assessment and Mitigation Strategy to be submitted and approved, with the mitigation approved with the housing planning application. A condition we commonly use in these instances and which can be tailored to meet the requirements of this policy is:

The development hereby approved shall not be occupied until full details of the design and specification of the ball stop mitigation, including details of management and maintenance responsibilities, as set out in [insert details of the mitigation report] have been; (a) submitted to and; (b) approved in writing by the Local Planning Authority, [after consultation with Sport England]. The approved details shall be installed in full before the development is first occupied and thereafter be managed and maintained in accordance with the approved details.

Reason: To provide protection for the occupants of the development and their property from potential ball strike from the adjacent playing field or sports facility, to reduce conflict between neighbours and therefore safeguard sporting use of the adjacent sports facilities and to accord with policy **”