

|                                       |   |                          |  |
|---------------------------------------|---|--------------------------|--|
| <b>Subject:</b>                       | Consultation on Proposed Changes to the Green Belt and Urban Boundary | <b>Status:</b>           | For Publication  |
| <b>Report to:</b>                     | Council   | <b>Date:</b>             | 26 <sup>th</sup> September 2012  |
| <b>Report of:</b>                     | <b>Planning Manager</b>   | <b>Portfolio Holder:</b> | <b>Environmental Services</b>  |
| <b>Key Decision:</b>                  | <input type="checkbox"/> Forward Plan <input type="checkbox"/>        | <b>General Exception</b> | <input type="checkbox"/> <b>Special Urgency</b> <input type="checkbox"/> |
| <b>Equality Impact Assessment:</b>    | Required:   | Yes                      | Attached: Yes  |
| <b>Biodiversity Impact Assessment</b> | Required:   | No                       | Attached: No   |
| <b>Contact Officer:</b>               | <b>Anne Storah</b>  | <b>Telephone:</b>        | <b>01706 252418</b>  |
| <b>Email:</b>                         | <b>annestorah@rossendalebc.gov.uk</b>                                 |                          |  |

## 1. RECOMMENDATION(S)

- 1.1 That the contents of the Report are noted and the Planning Manager is authorised to undertake consultation on proposed changes to the Green Belt and Urban Boundary with stakeholders. This is the first stage in the preparation of the *Lives and Landscapes* document, which forms Part 2 of Rossendale's Local Plan, identifying Site Allocations and Development Management policies.

## 2. PURPOSE OF REPORT

- 2.1 The Adopted Core Strategy for Rossendale (2011) sets out the Council's intention to review the existing Green Belt and Urban Boundary as part of the Site Allocations DPD (*Lives and Landscapes*). The Forward Planning team has now considered the existing boundaries in detail, as well as submissions received from landowners/developers via the Call For Sites process, against an agreed set of criteria, and identified a number of proposed changes to these boundaries, which need to be consulted upon with all stakeholders. It is intended that, following approval by this Council, these changes will be formally submitted in early 2014 as part of the Submission version of *Lives and Landscapes* to an independent Planning Inspector for approval.

## 3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **A clean and green Rossendale** – creating a better environment for all.
  - **A healthy and successful Rossendale** – supporting vibrant communities and a strong economy.
  - **Responsive and value for money local services** – responding to and meeting the different needs of customers and improving the cost effectiveness of services.

## 4. RISK ASSESSMENT IMPLICATIONS

- 4.1
- Failure to engage effectively with all stakeholders on the proposed changes to the Green Belt and Urban Boundary may delay the progress of the *Lives and Landscapes* document and ultimately the plan may be found to be unsound.

## 5. BACKGROUND AND OPTIONS

- 5.1 The current Urban Boundary for Rossendale was defined by the 1995 Rossendale District Local Plan, with the Green Belt boundary defined even earlier, such as in the 1979 North East Lancashire Structure Plan. It is considered appropriate to review and where necessary

amend these boundaries. This is in part to correct any cartographic errors (such as where the boundary is shown on the Proposals Map to cut through a house), or where circumstances have changed and the land is now viewed as part of the countryside/urban area (for example, development may have taken place), as well as assisting in finding enough land to meet the Borough's development needs as identified by the Adopted Core Strategy.

- 5.2 Policy 1 of the Adopted Core Strategy sets out criteria to be used in the assessment. These criteria have been further refined with a further short consultation undertaken with stakeholders in March this year. In line with national guidance, as set out in the National Planning Policy Framework (NPPF, 2011) it is only proposed to make exceptional, small scale changes to the Green Belt, changes that are not detrimental on the purposes of including land in the Green Belt. The *small scale exceptional rule* does not apply to the same extent to changes made to the Urban Boundary, although significant consideration is given to the criteria.
- 5.3 The Forward Planning team has assessed the lines demarcating on the Proposals Map the current Green Belt and Urban Boundary using a desk-top exercise involving Ordnance Survey maps and aerial photographs. In addition the team used information gathered from the Call For Sites exercise, where landowners/developers/members of the public had put forward sites. All this information was supplemented with site visits to ascertain whether any proposed changes were accurate and reflected actual boundaries on the ground. While a large part of the boundary will remain unchanged, it is proposed in some cases to take land out of the Green Belt and the defined Countryside as well as, albeit less frequently, putting land back into the Green Belt and Countryside.
- 5.4 All of the proposed changes have been assessed against the agreed criteria. However, there are some instances where it is considered that a change may be appropriate but does not meet one or more of the criteria, or else a more detailed assessment is needed (for example in respect of ecological value). Where this is so, this is clearly identified within the consultation documentation.
- 5.5 Members will recall that the Forward Planning team is preparing *Lives and Landscapes* document in three stages, with the boundary review being the first stage. This will enable us to go forward to Stage 2 and identify sites, primarily within the Urban Boundary, suitable to be allocated for specific uses, such as housing, employment, open space etc. Stage 3 will overlap with Stage 2 and will identify Development Management policies to ensure that the scale and design of development throughout the Borough is appropriate and where necessary identify specific measures to mitigate against any potentially adverse impacts (such as providing guidance on materials to be used, building heights of etc). These stages will all be consulted on separately before a final consultation will take place on the entire document. This will then be followed by a formal statutory consultation stage, known as Publication, when stakeholders can tell us if they consider the Plan to be sound or not. As such it is possible that there may be some alterations made to the proposed changes identified in the forthcoming consultation on the Boundary Changes. This may be because of comments received, or further information becoming available, or the need to find additional land for development.
- 5.6 It is expected that the six week consultation on boundary changes will commence at the end of October, and will finish in mid December. The consultation will be widely advertised on the Council's web site and at key locations throughout the Borough. In addition the Forward Planning team expect to hold a number of road shows throughout the Borough to explain the proposed changes to the Green Belt and Urban Boundary and answer queries.

## COMMENTS FROM STATUTORY OFFICERS:

### 6. SECTION 151 OFFICER

- 6.1 The financial implications arising from the development of the documents outlined in the Local Development Scheme (including *Lives and Landscapes*) have been separately identified. Resources have been identified within a specific earmarked reserve.

### 7. MONITORING OFFICER

- 7.1 Included within the report

### 8. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

- 8.1 The Local Plan will be subject to Equality Impact Assessment in the course of its preparation, and all will be subject to consultation with stakeholders. No other Human Resource implications.

### 9. CONSULTATION CARRIED OUT

- 9.1 The Forward Planning team has held a number of Forums throughout the year with Members, community group representatives, developers and partners. In February we discussed the draft refined criteria and asked for comments, and then in July we presented a selection of changes to these Forums and asked for comments, primarily in relation to how the proposed changes were presented. We have also contacted stakeholders to explain the delay to this consultation.

### 10. CONCLUSION

- 10.1 This is the first widespread Borough-wide consultation in the preparation of the *Lives and Landscapes* document. Proposing alterations to the boundaries at this stage will rule out some areas from being considered for development, and bring other areas in for consideration. It is, therefore, important that we advertise this consultation thoroughly and present proposed changes clearly, explaining why we think the change is justified. Members will be formally asked to approve proposed changes to the Green Belt and Urban Boundary prior to the submission to the Planning Inspectorate for examination of the *Lives and Landscapes* document by an independent Planning Inspector.

| Background Papers  |  |
|--|--|
| Document   | Place of Inspection  |
| Criteria to Assess Green Belt and Urban Boundary Changes | <a href="http://www.rossendale.gov.uk/land">www.rossendale.gov.uk/land</a> |

## INITIAL EQUALITY IMPACT ASSESSMENT

|  |   |                               |
|--|---|-------------------------------|
| <b>Name of Policy, Decision, Strategy, Service or Function, Other: (please indicate)</b> | Review of the Rossendale Green Belt and Urban Boundary, as part of <i>Lives and Landscapes</i> , the Site Allocations and Development Management DPD (Local Plan Part 2). |                               |
| <b>Lead Officer Name(s):</b>   | Anne Storah / Adrian Smith  |                               |
| <b>Job Title &amp; Location:</b>   | Principal Planning Officer, Forward Planning (OSS)  |                               |
| <b>Department/Service Area:</b>  | Forward Planning, Planning Unit   |                               |
| <b>Telephone &amp; E-mail Contact:</b>   | 01706 252418 /<br>annestorah@rossendalebc.gov.uk  |                               |
| <b>Date Assessment:</b><br>13.09.12  | <b>Commenced:</b><br>20.2.12  | <b>Completed:</b><br>13.09.12 |

**We carry out Equality Impact Assessments (EIAs) to analyse the effects of our decisions, policies or practices. The EIA should be undertaken/started at the beginning of the policy development process – before any decisions are made.**

### 1. Overview

|  |
|--|
| <b>The main aims/objectives of this policy<sup>1</sup> are:</b>  |
| To consider consulting on the current boundaries for the Green Belt and Urban Boundary as shown on the 1995 Proposals Map to assess these boundaries for their relevance, to inform Stage 2 of <i>Lives and Landscapes</i> , which will allocate land for specific uses. The Equality Impact Assessment is on-going for <i>Lives and Landscapes</i> and the review of the boundaries. A Community Impact Assessment was undertaken and approved on the overall Local Development Scheme on 20.2.12. This sets out the timetable for the production of the <i>Lives and Landscape</i> document. |

(Refer to **EIA Guidance** for details)

Is the policy or decision under review (please tick)

New/proposed

Modified/adapted

Existing

### INTERNAL ONLY

#### MANAGEMENT ACTION REQUIRED (to be completed by the Head of P&P following review by Management Team / Programme Board)

- Outcome of EIA agreed/approved by Management Team / Programme Board:  
Yes  No
- Is a full CIA required Yes  No
- Referred back to Assessor for amendment : (date)
- Published/made publicly available on: (date)

Signed:..... (Head of P&P) Date:

Date of Review<sup>2</sup>:

<sup>1</sup> Policy refers to any policy, strategy, project, procedure, function, decision or delivery of service.

<sup>2</sup> This date will be set on an annual basis as default for review unless otherwise specified by you.

|                                 |                  |                       |   |
|---------------------------------|------------------|-----------------------|---|
| <b>Responsible Section/Team</b> | Forward Planning | <b>Version</b>        | 1 |
| <b>Responsible Author</b>       | Anne Storah      | <b>Due for review</b> |   |
| <b>Date last amended</b>        | 13.09.12         | <b>Page 1 of 2</b>    |   |

[To be Completed by Lead Officer]

## 2. Equality Impact

Using the table below please indicate whether the policy/strategy/decision has a positive, negative or no impact **from an equalities perspective** on any of the protected equality groups listed below. **Please also give consideration to wider equality of opportunity and community cohesion impacts within and between the groups identified. If you have identified any negative impact and mitigating actions are not sufficient, you will need to complete a Full Equality Impact Assessment.**

| Equality  |  | Positive Impact (It could benefit) | Negative Impact (It could disadvantage) | Reason and any mitigating actions already in place (to reduce any adverse /negative impacts <u>or</u> reasons why it will be of positive benefit or contribution) | No Impact                           |
|---|--|------------------------------------|---|---|-------------------------------------|
| Age   | Older people   | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
|   | Younger people and children                                | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Disability  | Physical/learning/mental health                            | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Gender Reassignment   | Transsexual people   | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Pregnancy and Maternity   |  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Race (Ethnicity or Nationality)   | Asian or Asian British people                              | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
|   | Black or black British people                              | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
|   | Irish people   | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
|   | White British  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
|   | Chinese people   | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
|   | Gypsies & Travellers                                       | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
|   | Other minority communities not listed above (please state) | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Belief or Religion  |  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Gender  | Women  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
|   | Men  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Sexual Orientation  | Lesbian women, gay men and bisexual people                 | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Marriage and Civil Partnership (employment only)  |  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Contribution to equality of opportunity   |  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Contribution to fostering good relations between different groups (people getting on well together – valuing one another, respect and understanding)  |  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |
| Human Rights<br><a href="http://intranet/site/scripts/documents_info.php?categoryID=86&amp;documentID=251">http://intranet/site/scripts/documents_info.php?categoryID=86&amp;documentID=251</a> |  | <input type="checkbox"/>           | <input type="checkbox"/>                |   | <input checked="" type="checkbox"/> |

|                          |                  |                |   |
|--------------------------|------------------|----------------|---|
| Responsible Section/Team | Forward Planning | Version        | 1 |
| Responsible Author       | Anne Storah      | Due for review |   |
| Date last amended        | 13.09.12         | Page 2 of 2    |   |