

<b>Subject:</b>	“Lives and Landscapes” Boundary Change Consultation proposed responses		<b>Status:</b>	For Publication	
<b>Report to:</b>	Council		<b>Date:</b>	16 <sup>th</sup> July 2014	
<b>Report of:</b>	Planning Manager		<b>Portfolio Holder:</b>	Operational Services and Development Control	
<b>Key Decision:</b>	<input type="checkbox"/>	Forward Plan	<input checked="" type="checkbox"/>	General Exception	<input type="checkbox"/>
				Special Urgency	<input type="checkbox"/>
<b>Equality Impact Assessment:</b> <i>*There will be variable impacts on different sites that will be fully looked at in the next stage of plan preparation.</i>	Required	*Yes	Attached:	No	
<b>Biodiversity Impact Assessment:</b> <i>*There will be variable impacts on different sites that will be fully looked at in the next stage of plan preparation.</i>	Required:	*Yes	Attached:	No	
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1.	<b>RECOMMENDATION(S)</b>
1.1	That members note and the proposed responses and authorise their publication. The responses will feed into preparation of a first draft Site Allocations document on which consultation is programmed to occur in November/December

## 2. PURPOSE OF REPORT

- 2.1 To feedback to members on public responses to the “Lives and Landscapes” Local Plan Part 2 Boundary Change consultation; officers recommendations regarding the comments made and to seek authorisation for publication.

## 3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
  - **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
  - **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

## 4. RISK ASSESSMENT IMPLICATIONS

- 4.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- There is a risk that some individuals and groups may feel aggrieved by particular decisions and could potentially pursue a campaign through the media

- Developers or landowners not getting the desired response may decide to pursue a planning application prior to the Local Plan being put in place

## 5. BACKGROUND AND OPTIONS

- 5.1 As part of the preparation of the “Lives and Landscapes” Site Allocations Development Plan Document a staged consultation was held between October 2012-January 2013. This reflected a commitment made at the Examination in Public for the Core Strategy and reflected in Policy 1 of that document to undertake an early review of Green Belt and Urban boundaries. The consultation proposed 130 changes to the existing boundaries but the vast majority of these are minor in nature but some were more significant.
- 5.2 204 individuals and organisations responded to the consultation with a total of 510 individual comments being made. The vast majority of responses were from members of the public (161) followed by developers/landowners with 21 from developers and 17 from organisations such as United Utilities and CPRE.
- 5.3 All sites submitted have been analysed according to Boundary Change Criteria that were previously consulted upon. Consideration against the criteria ensures that a consistent approach is taken at each location. Specific reference to these is included in a number of the responses.
- 5.4 A small number of proposed changes were controversial and received a significant number of responses. The site that received the most individual comments was **Kirkhill Rise/Moorland Avenue, Haslingden** with nearly half of all responses. Local residents were particularly concerned about access, flooding, loss of recreational space and landscape impact. It is not intended to progress this boundary change unless fully acceptable solutions can be demonstrated by the developer to overcome the concerns identified.
- 5.5 There were a lower number of responses to **Haslam Farm, Townsend Fold, Rawtenstall** but this was in addition accompanied by an 800+ signature petition. Major issues relating to this site were impact on views and access. It is intended to amend the boundary by using Duckworth Lane as the Green Belt boundary, slightly reducing the land that will be included in the urban area.
- 5.6 Some proposed changes will not be pursued following consideration of comments made. These include sites at **K Steels, Townsend Fold** and **Newchurch Road**.
- 5.7 A number of other sites attracted a considerable amount of comment, particularly from local residents. These sites and the proposed responses are set out in the Table below

Reference	Location	Original Recommendation	Current intention
RCGL(UB)19	<b>Johnny Barn Close, Upper Cloughfold</b>	Change Urban Boundary	Not to pursue the proposed boundary change (flood risk/landscape) unless developer can demonstrate impacts can be satisfactorily resolved
SW(GB)02	<b>Land at Burnley Road/Blackburn Road junction, Edenfield</b>	Change Green Belt Boundary	Do not pursue the boundary change (landscape impacts) unless developer can demonstrate impacts can be satisfactorily resolved

SW(GB)08	<b>Land at Eden Lane, Edenfield</b>	Change Green Belt Boundary	Do not pursue proposed boundary change (landscape impact) unless developer can demonstrate impacts can be satisfactorily resolved
SW(UB)01	<b>Land at Dearden Clough, Edenfield</b>	Change Urban Boundary	Do not pursue proposed change (highway and land stability issues)
RCGL(UB)13	<b>Top of Goodshawfold Lane</b>	Change Urban Boundary	Pursue proposed boundary change subject to further landscape assessment
SW(UB)09	<b>Former Snowking site, Grane Road, Helmshore</b>	Change Urban Boundary	Pursue proposed boundary change subject to further detailed studies by the developer

- 5.8 A number of suggested additional boundary changes were submitted as part of the consultation process by landowners and other interested parties. These have been assessed against the criteria. Most of these have been rejected but some have been taken forward.
- 5.9 A number of respondents were concerned about what they considered to be the inadequacy of the consultation procedures. The relevant Regulations do not specify how consultation should be undertaken at this stage of Plan preparation, leaving it to the discretion of Local Planning Authorities. The process was publicised on the Council website; by a notice in the newspaper and public meetings. We also allowed late responses which have been considered in the attached document. While some parties are aggrieved it is considered that the approach taken did meet all reasonable legal requirements including those in the adopted Statement of Community Involvement (SCI). It is however recognised that there are always lessons that can be learnt and there is a desire by officers to make the process as effective and inclusive as possible. A consultation plan will be developed to support the next formal consultation phase which is likely to include targeted consultation on key sites and greater use of social media, taking into account the resources that are available. The Council will ensure it continues to meet all reasonable legal and regulatory consultation requirements, including those adopted in the SCI.
- 5.10 There have been a number of informal meetings with both residents and developers. Some of the latter have indicated that they may progress planning applications for land put forward as part of the Boundary Review prior to the next round of consultation. This would effectively mean that all the relevant issues would have to be assessed at the planning application stage rather than through the Local Plan. It is not possible to argue that this approach is “premature” when the Plan is still at a relatively early stage of preparation and reflects the fact that the housing market is now becoming stronger.
- 5.11 The Boundary Change Review focussed on physical features on the ground. It is however important to be aware of the wider picture. While inclusion within the Urban Boundary does not necessarily mean that land will be developed it will be necessary to find a supply of suitable sites for housing, employment and other land uses. A Strategic Housing Market Area Assessment (SHMA) is currently being undertaken to quantify current and future trends for housing. The Core Strategy requires at least 3700 new homes by 2026 and it is expected that the SHMA will show at least that number is required. It will also be necessary to allocate

20ha of employment land. The challenge for the planning process is to find suitable locations but still respect environmental constraints and the characteristics that make Rossendale an attractive place to live.

- 5.12 “Lives and Landscapes” is still in an “informal” consultation phase. The next time we are programmed to go out to public consultation is December this year. This consultation will include a range of sites within the urban boundary. Depending on the amount of suitable land that can be found within urban areas it may still be necessary to make further additional boundary changes. Equally importantly the next consultation document will identify areas for environmental protection. A large number of sites will have to be identified to meet the housing requirement. It is inevitable that some difficult choices will have to be made.
- 5.13 Members have been sent a copy of the Boundary Change responses prior to this meeting and a workshop has been organised to discuss the most important issues that arose from the consultation.

**COMMENTS FROM STATUTORY OFFICERS:**

**6. SECTION 151 OFFICER**

6.1 There are no immediate financial implications.

**7. MONITORING OFFICER**

7.1 Comments included in the body of the report.

**8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT**

8.1 The Green Belt and Boundary change consultation was an essential initial part of preparing Local Part 2 “Lives and Landscapes”. These boundaries can only be changed through the Local Plan process. There is a strong presumption against development within the Green belt. Nearly five hundred individuals and organisation on the Forward Planning database were consulted as well as individuals that were reached through public meetings and various media sources.

8.2 Officers within the Council were fully involved in the consultation process.

**9. CONCLUSION**

9.1 The responses to the Boundary Change consultation reflect a considered response to the comments that have been received. It should however be recognised that preparation of the Local Plan is an iterative process and that further changes may be required within future consultations.

**Background Papers**

Document	Place of Inspection
Council Response to Comments received to Urban Boundary and Green Belt consultation	Business Centre and Public Libraries