

Rossendale Local Plan Part 2

“Lives and Landscapes”

Council Response to Comments received to Urban
Boundary and Green Belt consultation

July 2014

INDEX

1. Document 1: **Introduction** – How to Use This Document and General Summary
2. Document 2: **Haslingden** (including Rising Bridge)
3. Document 3: **South West** (including Helmshore, Edenfield, Ewood Bridge, Irwell Vale, Stubbins & Chatterton)
4. Document 4: **Bacup** (including Stacksteads, Britannia & Weir)
5. Document 5: **Whitworth** (including Facit & Shawforth)
6. Document 6: **Rawtenstall** (including Loveclough, Crawshawbooth & Goodshaw)
7. Document 7: **Waterfoot** (including Cowpe, Lumb & Water)
8. Document 8: **General Comments**

Document 1: Introduction

- **How to Use this document**
- **General Summary of the Consultation**

INDEX to Introduction

1. Introduction	1
2. Lives and Landscapes document	1
3. Background to the Green Belt and Urban Boundary Review	1-2
4. How did we appraise the existing boundaries	2
5. Proposed Boundary Changes	2-3
6. Public Consultation	3-4
7. What happens next?	4-5

Appendices:

Appendix A1: Criteria for Green Belt Boundary Changes	6-7
Appendix A2: Criteria for Urban Boundary Changes	8
Appendix B: Proposed Green Belt and Urban Boundary Changes	9
▪ Haslingden	10-13
▪ South West	14-19
▪ Bacup	20-23
▪ Whitworth	24-27
▪ Rawtenstall	28-32
▪ Waterfoot	33-36

LOCAL PLAN PART 2: LIVES & LANDSCAPES

1. Introduction

The Council is preparing its Site Allocations and Development Plan Document (DPD), known as *Lives and Landscapes*, which will form Part 2 of the Local Plan. Part 1 is the Adopted Core Strategy which has already identified Rossendale's strategic priorities and needs. This primarily sets out how much additional new development is needed within Borough, and provides the general context for how development proposals will be considered through the planning process. Part 2 will now identify proposals to meet these needs, including land for new housing, open space and employment.

The first stage in preparing Lives and Landscapes is a review of the existing Green Belt and Urban Boundary to assess whether any changes should be made. The current Urban and Green Belt boundaries were drawn more than 15 years ago and these boundaries need reviewing to make sure they are still correct, and to make room for future needs.

2. Lives and Landscapes document

What is the *Lives and Landscapes* document?

The Council is obliged to keep the Local Plan up-to-date. Without an up-to-date Local Plan, it will be difficult to influence the type, scale and design of new development that is proposed within the Borough. In Rossendale the Local Plan is being prepared in two parts.

Part 2 of the Local Plan allocates land for specific uses in order to meet the Borough's needs as identified in the Part 1 Core Strategy and sets out Development Management policies.

How is *Lives and Landscapes* being prepared?

The *Lives and Landscapes* document will be developed in three stages, and will involve consultation with a wide range of people who are interested in how Rossendale will develop over the next 15 years.

Stage 1, reviewing the Green Belt and Urban Boundary, was consulted on in late 2012 / early 2013 and forms the basis of this report.

Following on from this, **Stage 2** will consider which sites should be allocated for specific uses (e.g. for retail, housing, employment, open space etc), and guidance on how large or sensitive sites should be developed in terms of scale and design.

Stage 3 will consider further Development Management policies, ensuring that sites are developed to meet high design standards, and provide adequate infrastructure to support the development. Although Stages 2 and 3 have been identified separately there will be to some extent some overlap between these Stages.

3. Background to the Green Belt and Urban Boundary Review

Why Amend the Green Belt and Urban Boundary?

The existing Urban Boundary was last revised in the early 1990s, when the Rossendale District Local Plan was adopted (1995). The Green Belt boundary was drawn up even earlier, in some cases in the late 1970s. Hence it was considered timely to look at these boundaries to consider if they are still appropriate. Green Belt change was included as a requirement of Core Strategy policy 1 following Inspectors recommendation. The overall

approach to boundary changes is set out in Policy 1 of Rossendale's Adopted Core Strategy. This makes clear that any alterations that affect the Green Belt will be small scale in nature.

Changes have occurred on the ground since the boundaries were drawn, or the boundaries may no longer follow distinguishable features. In addition to this Rossendale has to accommodate an additional 3,700 new homes as well as make provision for open space, employment land and other uses. To a large extent this will be met within the existing urban boundary, and there is an expectation that most development will take place on previously developed (brownfield) land.

Even though the large majority of new development will take place within the existing urban area, there will be some circumstances where it will make sense to change the boundary to accommodate growth. There may also be situations where it is no longer considered appropriate for some land to be included in the urban boundary. Given that the Core Strategy seeks to prevent development occurring outside the urban boundary it is necessary to consider now where it might be appropriate to make changes. The new boundary that will be established will be in place for the next 15 years.

What's the difference between Green Belt and the Urban Boundary?

Green Belt is a national designation, which was introduced in the 1940s and is designed to keep the areas between towns open and prevent settlements merging into each other. It is intended that the Green Belt will be enduring, and not subject to significant change. In planning terms there are very strict criteria governing what and where you are able to build in the Green Belt. This is set out in the Government's National Planning Policy Framework, which Rossendale has to abide by in its planning decisions and plan-making. As a consequence we have considered changes to be suitable only where they are small scale and exceptional.

Land within **The Urban Boundary** is where most new building in Rossendale should take place, with only development that needs to be in the countryside located there. The countryside around the settlements of Rossendale is highly valued and provides not just a setting for the urban areas but an important recreational resource, which has tourism value. However, there are some areas in the Borough where the boundary could be moved to accommodate new development.

Countryside is the area of land that does not fall within the Urban Boundary.

4. How did we appraise the existing Boundaries?

The Forward Planning team has followed draft criteria to review the Boundaries. There are slightly different criteria for the Green Belt Review and for the Urban Boundary Review reflecting the policy context of each – with criteria for Green Belt Boundary Changes and Urban Boundary Changes both listed in Appendix A of the report. These criteria were consulted on in 2012 and were discussed at Forums that took place with Members, Developers, Partners and representatives of Community groups.

5. Proposed Boundary Changes

The Green Belt and Urban Boundary Review covered the whole of the Borough, split into six sub-areas (Rawtenstall, Waterfoot, Bacup, Whitworth, Haslingden, South West). 130

different proposals (69 to the Green Belt Boundary and 61 to the Urban Boundary) were put to consultation, as shown below.

1. **Rawtenstall**, including Crawshawbooth, Goodshaw and Loveclough
Proposed Changes: 5 Green Belt, 19 Urban Boundary
2. **Waterfoot**, including Cowpe, Lumb and Water
Proposed Changes: 4 Green Belt, 14 Urban Boundary
3. **Bacup**, including Stacksteads, Britannia and Weir
Proposed Changes: 3 Green Belt, 14 Urban Boundary
4. **Whitworth**, including Facit and Shawforth
Proposed Changes: 16 Green Belt, 0 Urban Boundary
5. **Haslingden**, including Rising Bridge
Proposed Changes: 14 Green Belt, 5 Urban Boundary
6. **South West**, including Helmshore, Edenfield, Ewood Bridge, Irwell vale, Stubbins and Chatterton
Proposed Changes: 27 Green Belt, 9 Urban Boundary

During the consultation we also received comments on sites that we had not consulted on and these are listed in the area sections of the report (documents 2 to 7) as “Additional Sites”

6. Public Consultation

Public consultation took place between October 2012 and January 2013 in three stages, starting with the areas covering Rawtenstall and Waterfoot initially, then Bacup and Whitworth, and then Haslingden and Edenfield. 150 letters and 276 emails were also sent out.

Public Consultation			
Dates	Areas	Consultation Events	Deadlines for Comments
Wed 31 st October 2012 to Wed 28 th November 2012	<ul style="list-style-type: none"> • Rawtenstall, including Goodshaw, Loveclough, and Crawshawbooth • Waterfoot, including Cowpe, Lumb and water 	<ul style="list-style-type: none"> • Rawtenstall, Asda – Thurs 8th November 2012 • Waterfoot – Co-op, Weds 14th November 2012 	5pm on Wednesday 28 th November 2012
Fri 23 rd November 2012 to Friday 21 st December 2012	<ul style="list-style-type: none"> • Whitworth, including Facit and Shawforth • Bacup, including Stacksteads, Britannia and Weir 	<ul style="list-style-type: none"> • Whitworth Co-op – Wed 28th November 2012 • Bacup Library, Mon 3rd December 2012 	5pm on Fri December 2012
Wed 12 th December 2012 to Wed 16 th January 2013	<ul style="list-style-type: none"> • South-West: Helmshore, Edenfield, Ewood Bridge, Irwell Vale, Stubbins, Chatterton • Haslingden including Rising Bridge 	<ul style="list-style-type: none"> • Edenfield Community Centre, Wed 9th January 2013 • Haslingden Co-op Thurs 10th January 2013 	5pm on Wednesday 16 th January 2013
CONSULTATION DROP-IN SESSIONS TOOK PLACE BETWEEN 4PM AND 7PM			

What happened to my comments?

In total, 510 responses were received from 204 respondents (161 respondents were residents / landowners, 21 were developers, 5 were from Local Action Groups within Rossendale, and 17 were from specific organisations). Some individual proposals attracted a significant number of comments.

All comments have been considered by the Forward Planning team using the published criteria and responses made to each comment. Amendments that we intend to make as a

result of the consultation have been identified and also areas where we consider that no amendments should be made. An additional 30 boundary proposals, that did not form part of the original proposals, have also been put forward and assessed.

Responses have been grouped into six separate reports (Documents 2 to 7) according to geographical area (Rawtenstall, Waterfoot, Whitworth, Bacup, South-West, Haslingden) and whether they apply to the Green Belt (GB) or Urban Boundary (UB). They are set out in the numerical order of the proposed boundary change (e.g. comments for RCGL (GB) 1 are grouped together, followed by those for RCGL (GB) 2). A breakdown of geographical areas and individual proposals are listed in Appendix B of this report.

The coding for the responses is as listed below:

- RCGL** Rawtenstall, including Crawshawbooth, Goodshaw and Loveclough
- WCW** Waterfoot, including Cowpe, Lumb and Water
- BSBW** Bacup, including Stacksteads, Britannia and Weir
- WH** Whitworth, including Facit and Shawforth
- HRB** Haslingden, including Rising Bridge
- SW** South West, including Helmshore, Edenfield, Ewood Bridge, Irwell Vale, Stubbins and Chatterton

Once we have established what we consider is the preferred Green Belt and Urban Boundary, the Forward Planning team will then proceed to Stage 2 of the *Lives and Landscapes* document. This is the stage where we will be allocating sites for specific uses, in order to meet the Borough's requirements, such as, for new housing, or play space etc.

We will of course consult widely on this Stage too, and we may also suggest specific design policies to guide how these sites are brought forward.

Proposals that have been included or discounted in the Urban Boundary/Green Belt Review consultation can still be pursued in later consultation stages in the preparation of the Local Plan.

7. What happens next?

Further consultation on the boundary review will take place towards the end of 2014.

Initial Draft Plan	Final Draft Plan	Publication	Submission to Planning Inspectorate	Examination in Public	Inspector's Report	Adoption by Council
Nov/Dec 2014	Jun/July 2015	Nov/Dec 2015	March 2016	July 2016	Nov 2016	Jan 2017

As mentioned in the LDS, the Site Allocations and Development Management Policy consultations in late 2014 will be combined in order to create a first Draft Plan consultation.

DPD Preparation Stages and alignment with Town and Country Planning (Local Planning) (England) Regulations 2013		
Public Participation (Regulation 18)		Examination in Public (Regulations 23 & 24)
Publication of the DPD and Representations (Regulations 19 & 20)		Inspectors Report (Regulation 25)
Submission of the DPD (Regulation 22)		Adoption (Regulation 26)

The table above shows the timetable for preparation of the Site Allocations and Development Management DPD and associated revisions to the Proposals map, through to adoption at the start of 2017. The timetable has been changed significantly since the last Monitoring Report to more accurately reflect delivery risks and to ensure a more robust approach is taken. It was evident that reductions in staffing levels, the extent of work required and the need to update the evidence base would mean that it would be unrealistic to adopt the Plan by the start of 2015 as originally envisaged.

Information on the preparation of “Lives and Landscapes”- Local Plan Part 2 can be found at www.rossendale.gov.uk/land.

If you have any further questions on this document or the next stages in plan preparation process please e-mail forwardplanning@rossendalebc.gov.uk or ring the Forward Planning Team on 01706 252417.

Criteria for Green Belt Boundary Changes

Changes to the **existing** Green Belt will only be made in **exceptional circumstances** where they are **small scale** and would not increase the overall area of the existing settlement (in combination with other Green Belt changes) by more than 5%, where the following criteria are satisfied:

- 1) Existing Green Belt boundaries will only be amended where:**
 - a) Cartographic errors have occurred; or
 - b) The current boundary defining the extent of the Green Belt is unidentifiable, intermittent and/or indefensible on the ground

- 2) Land will only be considered for removal from the Green Belt where:**
 - a) It would not significantly reduce the current distance between settlements and built up areas separated by Green Belt; **and**
 - b) The site perimeter is directly adjacent to the Urban Boundary; **and**
 - c) It would not hinder urban regeneration of derelict, vacant and/or previously-developed land in adjacent or neighbouring settlements having regard to:
 - i) The amount of derelict, vacant and/or previously developed land available within the Urban Boundary of adjacent or neighbouring settlements capable of meeting development needs; **and**
 - d) It would not adversely impact upon local and longer distance views or detrimentally affect the openness of the Green Belt; **and**
 - e) It would not be detrimental to the setting and/or special character of historic towns and settlements; **and**
 - f) It does not make a significant contribution to the beneficial use of the Green Belt.

- 3) Additions to the existing Green Belt will only be considered where:**
 - a) Normal planning policies would not be adequate to maintain the permanence and openness of the existing Green Belt; or
 - b) Site specific circumstances have significantly changed since the boundaries were defined; **and in all cases**
 - c) It would maintain or increase the current distance between settlements and built up areas separated by Green Belt; **and**
 - d) It would assist the urban regeneration of derelict, vacant and/or previously-developed land in adjacent or neighbouring settlements; **and**
 - e) It would protect or enhance local and longer distance views and the openness of the Green Belt; **and**

- f) It would preserve the setting and/or special character of historic towns and settlements; and
- g) It would make a significant contribution to the beneficial use of the Green Belt.

Please note that removal from Green Belt does not mean that the land will be allocated or is suitable for development. It will revert to Countryside. To allocate land for development it must then be brought within the Urban Boundary via the Urban Boundary Review.

Criteria for Urban Boundary Changes

The purpose of the Urban Boundary is to clearly define and differentiate between designated settlements, Countryside and Green Belt.

Please note, the criteria set out below relate to changes to the existing Urban Boundary.

1) The Urban Boundary will be amended to correct any cartographic errors, anomalies and inconsistencies where:

- a) Boundaries are inaccurately drawn, or
- b) Do not follow strong, robust and permanent boundaries, or
- c) Areas of land no longer read as part of the wider built up area, or
- d) Areas of land clearly read as part of the wider built up area.

2) To meet the Borough's future development and community needs, additional land will be considered for inclusion within the Urban Boundary where:

- a) It is capable of being developed sustainably and integrated into the existing built-up area taking into account:
 - i) Public Transport
 - ii) Walking and cycling routes
 - iii) Social, community and leisure facilities
 - iv) Flood Risk
 - v) Other Infrastructure – roads, sewerage, water, gas and electricity etc, and
- b) It would not adversely affect aspects of the natural environment unless it is capable of full mitigation, and
- c) It would not result in the amalgamation of settlements or adversely affect the character of the settlement; and
- d) It would not adversely affect heritage assets or their setting, and
- e) It is capable of being developed without a significant adverse impact on local views and viewpoints, including where appropriate the use of appropriate mitigation measures

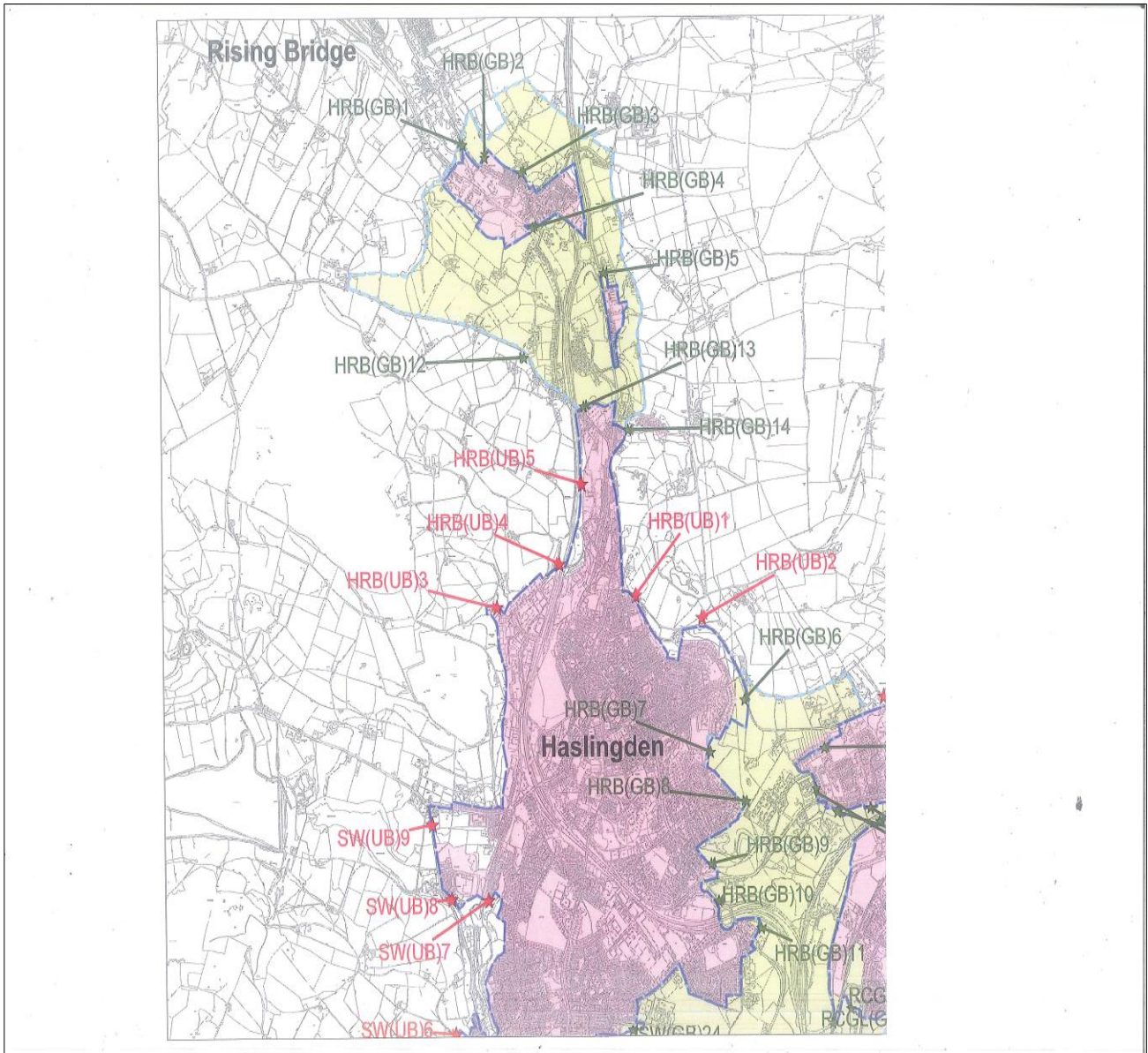
3) Open land on the edge of existing settlements will be excluded from the Urban Boundary where it has existing recreational or community value (e.g. playing fields, allotments, playgrounds etc) to ensure it remains undeveloped

APPENDIX B: Proposed Green Belt and Urban Boundary Changes

Key to Boundary References

Reference Code	Numbers	Geographical Area
HASLINGDEN		
HRB (GB)	01-14	Haslingden (including Rising Bridge) – Green Belt Review
HRB (UB)	01-05	Haslingden (including Rising Bridge) – Urban Boundary Review
SOUTH WEST		
SW (GB)	01-27	South West (including Helmshore, Edenfield, Ewood Bridge, Irwell Vale, Stubbins & Chatterton) – Green Belt Review
SW (UB)	01-09	South West (including Helmshore, Edenfield, Ewood Bridge, Irwell Vale, Stubbins & Chatterton) – Urban Boundary Review
BACUP		
BSBW (GB)	01-03	Bacup, Stacksteads, Britannia, Weir – Green Belt Review
BSBW (UB)	01-14	Bacup, Stacksteads, Britannia, Weir – Urban Boundary Review
WHITWORTH		
WH (GB)	01-16	Whitworth (including Facit & Shawforth) – Green Belt Review
RAWTENSTALL		
RCGL (GB)	01-05	Rawtenstall, including Crawshawbooth, Goodshaw, and Loveclough – Green Belt Review
RCGL (UB)	01-19	Rawtenstall, including Crawshawbooth, Goodshaw, and Loveclough – Urban Boundary Review
WATERFOOT		
WCW (GB)	01-04	Waterfoot, including Cowpe, Water and Lumb – Green Belt Review
WCW (UB)	01-14	Waterfoot, including Cowpe, Water and Lumb – Urban Boundary Review

Haslingden



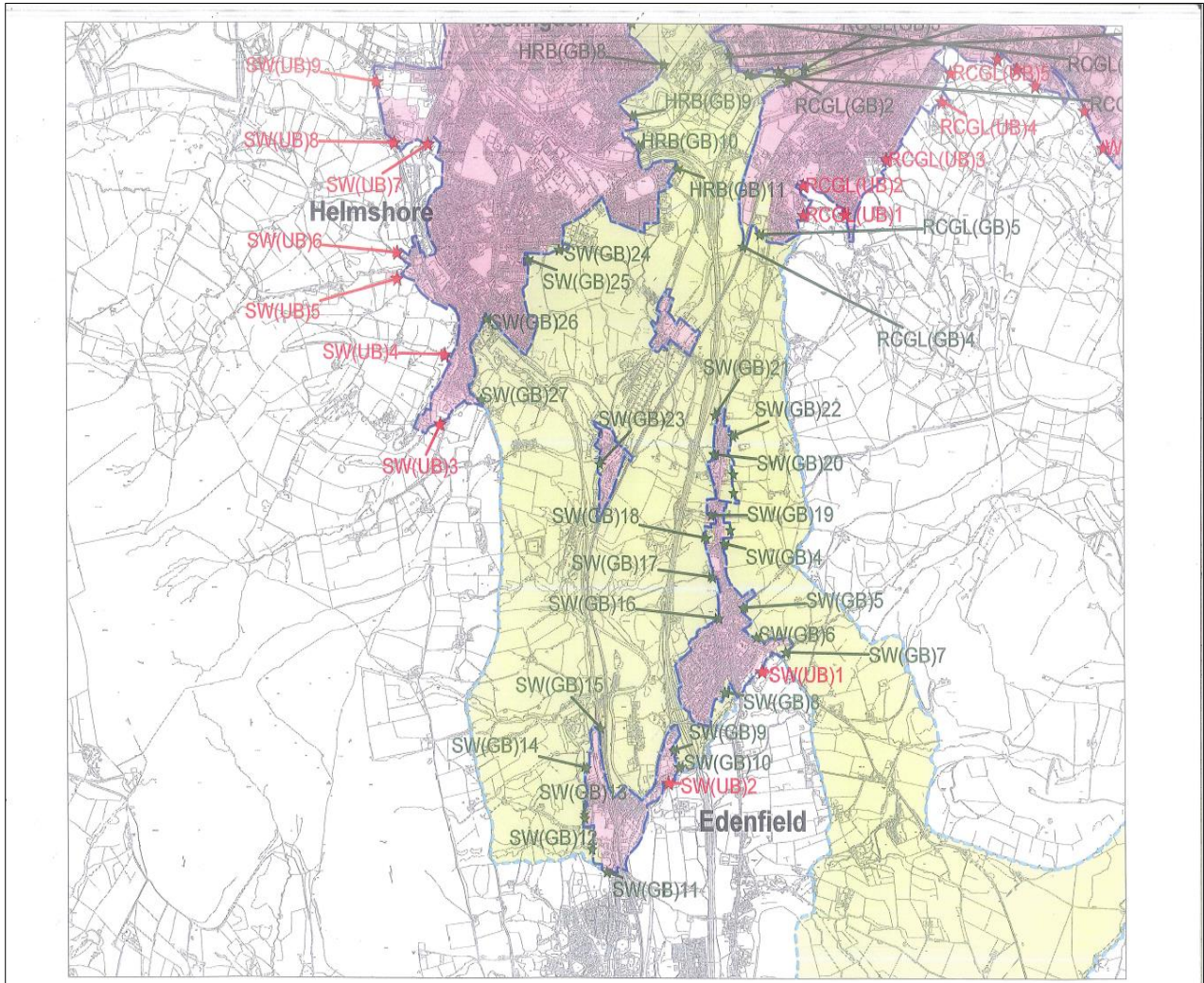
HASLINGDEN			
Boundary Ref.	Address	Original Proposal	Changes following Consultation
HRB (GB) 01	Land at 736 Blackburn Road, Rising Bridge	It is proposed to make some small changes to the Green belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 02	Field adjacent to Baxenden Methodist Church	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 03	Houses adjoining Back Lane, Rising Bridge	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 04	Land at Baxenden Chemicals, Rising Bridge	It is proposed to take some land from the countryside and put it into the Green Belt, to protect it from future development	Proceed with proposed boundary change
HRB (GB) 05	Land at Winfields, Acre	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 06	Green Belt to north of Longshoot / Kirkhill / Moorlands Rise	It is proposed to take some land from the Green belt and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change
HRB (GB) 07	Land to south of St Marys RC School, Moorlands Rise	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 08	Houses and gardens on Yarmouth Avenue	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change

HRB (GB) 09	Land opposite rear of Sykeside Country House Hotel at Laneside Road	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 10	Roundabout at Tesco's, Sykeside	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 11	Land at Edenwood Apartments	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 12	Roundhill Road	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 13	31-39 Hud Hey Road	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (GB) 14	Land and buildings at Clough End	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (UB) 01	Land around Fountain Mill, to west of Rake Foot	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (UB) 02	Countryside area to north of Longshoot / Kirkhill / Moorlands Rise	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change
HRB (UB) 03	Land at Todd Hall	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change

HRB (UB) 04	Land south of Commerce Street	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
HRB (UB) 05	Land adj A56 (T) at Hud Hey	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change

ADDITIONAL PROPOSALS for HASLINGDEN			
Boundary Ref.	Address	Proposal submitted following Consultation	Council response to additional proposal
HRB(GB)ADD01	Land at Manchester Road/Clod Lane, Ewood Bridge	Proposed during consultation to take this land out of Green Belt	Retain land in Green Belt. The Council will not be supporting this change
HRB(GB)ADD02	Land between Clod Lane & Tor View School	Proposed during the consultation	Retain land in Green Belt. The Council will not be supporting this proposed change
HRB(GB)ADD03 & RCGL(GB)ADD01	Land at Pike Hill, adjacent to Kirkhill, Haslingden	Proposed during the consultation	It is not intended to make any change to the existing Green Belt at this location
HRB(GB)ADD04	Land south of 51 Rising Bridge Road	Proposed during the consultation	Retain land in Green Belt. The Council will not be supporting this proposed change
HRB(GB)ADD05	Land at Mayfield Chicks, Ewood Bridge	Change proposed during consultation. Should be taken out of Green Belt	Minor change to Green Belt to reflect previously built up area

South West



SOUTH WEST			
Boundary Ref.	Address	Original Proposal	Changes following Consultation
SW (GB) 01	Elton banks, Burnley Road, Edenfield	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
SW (GB) 02	Pinfold, Bury Road, Edenfield	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change
SW (GB) 03	Land behind agricultural stores near 162 Market Street, Edenfield	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
SW (GB) 04	Gardens behind 128-150 Market Street, Edenfield	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 05	Small piece of land by Edenfield Cricket ground	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 06	Garden areas behind 17-41 Rochdale Road, Edenfield	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 07	Land at Bridge Mills, Dearden Clough, Edenfield	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 08	Land off Eden Street, Edenfield	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change

SW (GB) 09	Playground at Stubbins Primary School	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 10	Eden bank boundary alignment	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 11	Land at southern end of Georgia Pacific Mill, Stubbins	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	It is not intended to progress with the proposed boundary change
SW (GB) 12	Land to rear of Georgia Pacific	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 13	Land near Springfield	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Change to be pursued with amendments
SW (GB) 14	Land to rear of Stubbins Vale Mill	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 15	Land at top end of Stubbins Vale Mill	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 16	Exchange Street, Edenfield	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 17	Land to rear of former Horse and Jockey Public House	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change

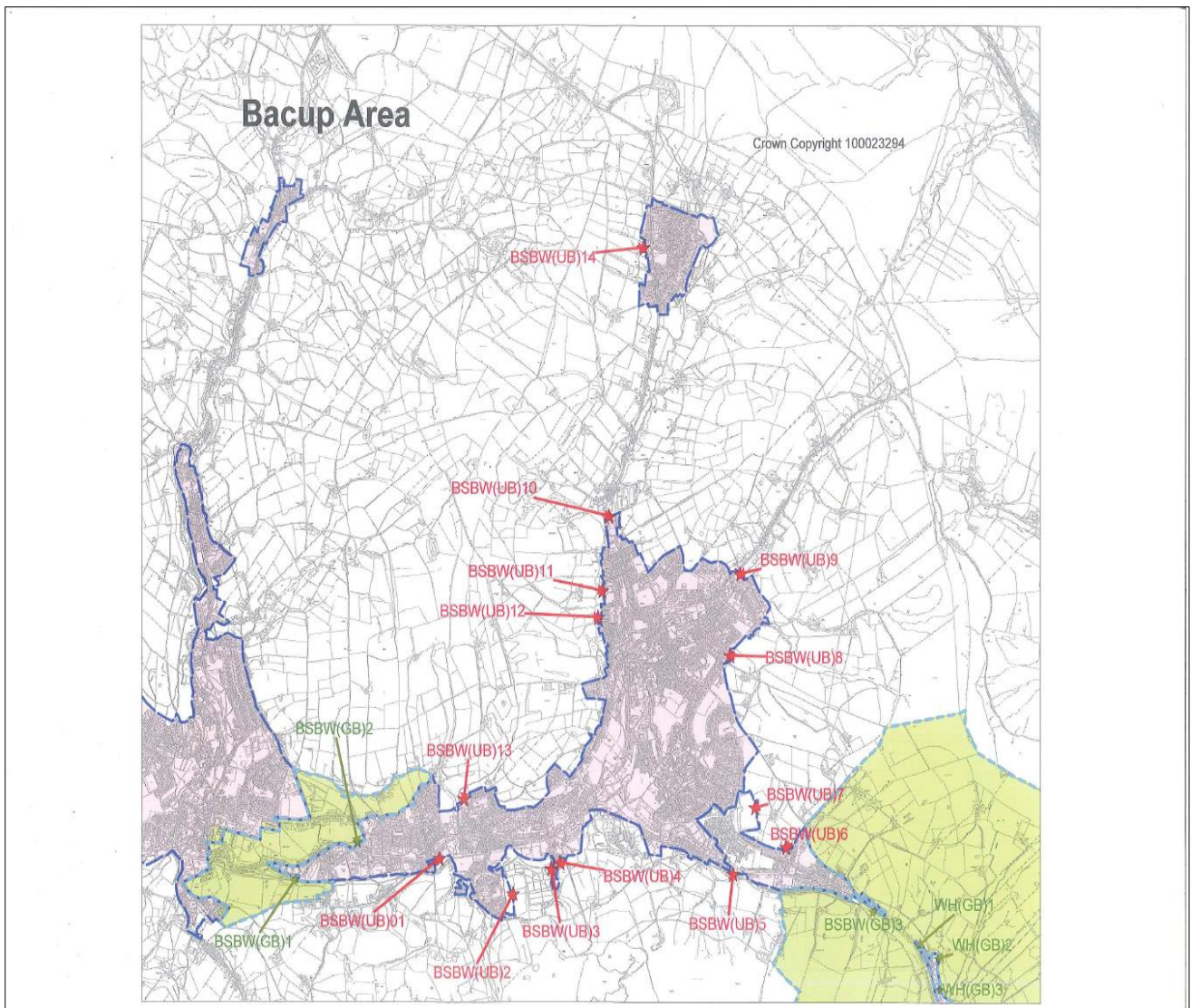
SW (GB) 18	Land around Alderwood and Packhorse Farm	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change
SW (GB) 19	Land around Edenfield Parish Church	It is proposed to take some land from within the Urban Boundary and put it into the Green Belt, to protect it from future development	Change to be pursued with amendments
SW (GB) 20	Back gardens at Pinfold	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 21	Oak Cottage amendments	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 22	Gardens to rear of 40-90 Burnley Road, Edenfield	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	It is not intended to progress with the proposed boundary change
SW (GB) 23	Garden to rear of Rivermead, Irwell Vale	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 24	Land at Rossendale Golf Club, Greens Lane	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 25	Land at St Veronica's playground	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (GB) 26	Station Masters House, Helmshore	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change

SW (GB) 27	Land at Eldon Road, Helmshore	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (UB) 01	Land along Dearden Clough	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change
SW (UB) 02	Land at Rosebank	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	It is not intended to progress with the proposed boundary change
SW (UB) 03	Land off Alden Lane, Helmshore	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (UB) 04	Land at 1 Woodbank, Sunnybank Lane	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (UB) 05	Land to rear of Wavell House and Sunnybank Mill, Helmshore	It is proposed to take some land from within the Urban Boundary and put it into the countryside, to protect it from future development	Proceed with proposed boundary change
SW (UB) 06	West End Villas, Park Road, Helmshore	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (UB) 07	Land at Swinnell Brook, Helmshore	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
SW (UB) 08	Land at Grange Park way and Ogden Brook, Helmshore	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change

SW (UB) 09	Land off Holcombe Road / Arran Nurseries, Helmshore	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
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ADDITIONAL PROPOSALS for SOUTH WEST			
Boundary Ref.	Address	Proposal submitted following Consultation	Council response to additional proposal
SW(GB)ADD01	Land north of Mill in Irwell Vale	Change proposed during consultation. Should be taken out of Green Belt and put in Urban Boundary	It is not intended to proceed with this proposed change
SW(GB)ADD02	Land at Water Lane, Edenfield	Change proposed during consultation. Should be taken out of Green Belt	Proceed with proposed boundary change
SW(GB)ADD03	Land at Blackburn Road junction, Edenfield	Change proposed during consultation. Should be taken out of Green Belt	It is not intended to proceed with the proposed change
SW(GB)ADD04	Strip of land east of Burnley Road, Edenfield	Change proposed during consultation. Should be taken out of Green Belt	It is not intended to proceed with the proposed change
SW(GB)ADD05	Edenwood Mill, Edenfield	Change proposed during consultation. Should be taken out of Green Belt	It is not intended to proceed with the proposed change
SW(GB)ADD06	Land at Plunge Farm & Mangle Fold Farm	Change proposed during consultation. Should be taken out of Green Belt	It is not intended to proceed with the proposed change
SW(GB)ADD07	Land at Rising Head Lane, Turn	Change proposed during consultation. Should be taken out of Green Belt	It is not intended to proceed with the proposed change
SW(GB)ADD08	Blackburn Road, Edenfield (existing caravan storage)	Change proposed during consultation. Should be taken out of Green Belt	It is not intended to proceed with the proposed change
SW(GB)ADD9	Field adjacent Esk Bank off Blackburn Road, Edenfield	Change proposed during consultation. Should be taken out of Green Belt	It is not intended to proceed with the proposed change
SW(UB)ADD01	Land at Cooperative St, Helmshore	Change proposed during consultation. Should be put into Green Belt	It is not intended to proceed with the proposed change

Bacup



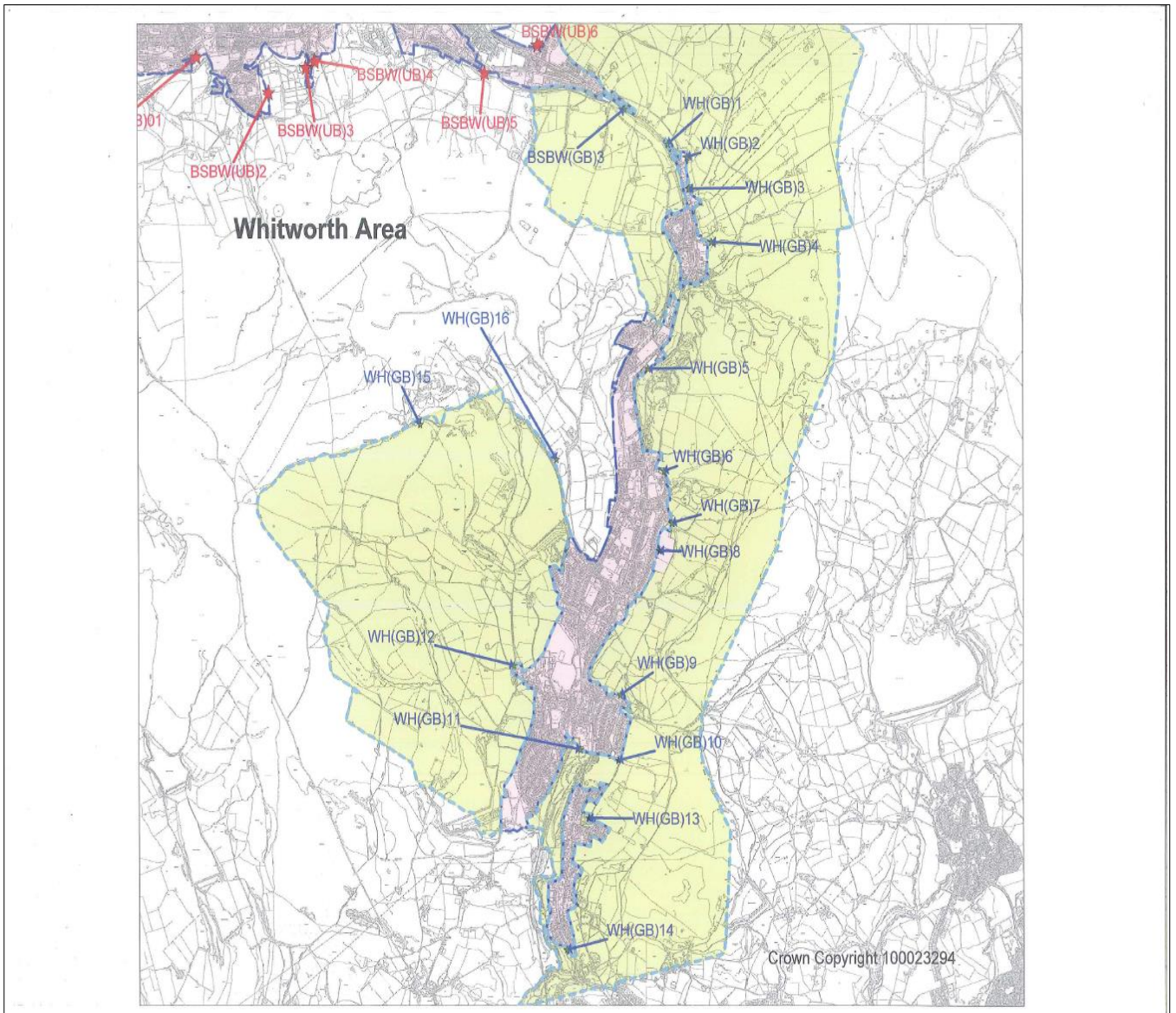
BACUP			
Boundary Ref.	Address	Original Proposal	Changes following Consultation
BSBW (GB) 01	Land to ear of Atherton Holme Works, Nunhills	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (GB) 02	Land at bottom of Four Lane Ends Road, Stacksteads	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	It is not intended to progress with the proposed boundary change
BSBW (GB) 03	Prince Street, Britannia	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (UB) 01	Land at Bowlers Wood, Stacksteads	It is proposed to take some land from within the Urban Boundary and put it into the countryside, to protect it from future development	Proceed with proposed boundary change
BSBW (UB) 02	Field adjacent to Acre View	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change
BSBW (UB) 03	Woodland between Fairwell Cemetery and Lee Road, Bacup	It is proposed to take some land from within the Urban Boundary and put it into the countryside, to protect it from future development	Proceed with proposed boundary change
BSBW (UB) 04	Houses at the top of Lee Road, Bacup	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (UB) 05	Land adjacent to Stack Lane, fronting Newline	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change

BSBW (UB) 06	Land at Lees Street, Britannia	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Change to be pursued with amendments
BSBW (UB) 07	Sheephouses Reservoir	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change as shown in the consultation (but not the additional land proposed by the owner)
BSBW (UB) 08	Land at Slackgate, Bacup	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (UB) 09	Land around Todmorden Road and Coal Pit Lane	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (UB) 10	Land around Meadow Lane and Burnley Road, Bacup	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (UB) 11	Car park adjoining Bacup Hub	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (UB) 12	Land off Ash Street, Bacup	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (UB) 13	Land off Sow Clough Road	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
BSBW (UB) 14	Land to west of Burnley Road, Weir	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change

ADDITIONAL PROPOSALS for BACUP

Boundary Ref.	Address	Proposal submitted following Consultation	Council response to additional proposal
BSBW(UB)ADD01	3a Doals Bungalow, Weir	Proposed during the consultation	Not proposed to proceed with a change to the boundary at this location
BSBW(UB)ADD02	Greens Farm off Todmorden Road, Bacup	Proposed during the consultation	Proceed with change as proposed during consultation

Whitworth



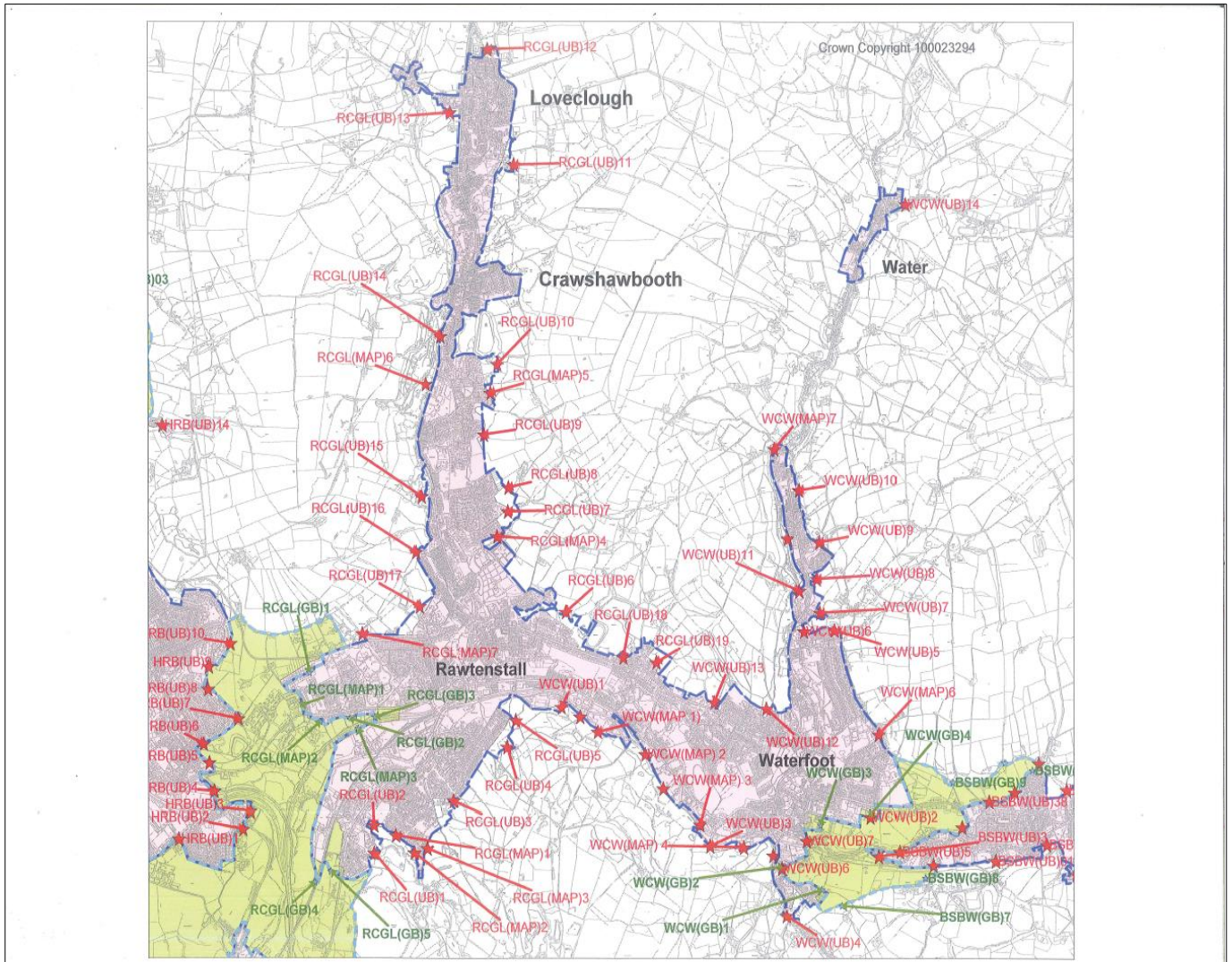
WHITWORTH			
Boundary Ref.	Address	Original Proposal	Changes following Consultation
WH (GB) 01	Land off Market Street, Shawforth	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
WH (GB) 02	Land adjacent to Rock View, off Market Street, Shawforth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 03	Freeholds Road, Whitworth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 04	Land adjacent to Eagley Bank, Shawforth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 05	Land to rear of Millgate (off Market Street), Whitworth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 06	Land to ear of Sunnyville, Whitworth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 07	Land to north of Longacres farm, Whitworth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 08	Long Acres Farm, Whitworth	It is proposed to take some land from within the Urban Boundary and put it into the Green Belt, to protect it from future development	Proceed with proposed boundary change

WH (GB) 09	Land behind Taylor Street, Whitworth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 10	Land off Waingap View, Whitworth	It is proposed to take some land from the countryside and put it into the Green Belt, to protect it from future development	Proceed with proposed boundary change
WH (GB) 11	Land adjacent to Albert Mill, Whitworth	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
WH (GB) 12	Hall Street, Whitworth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 13	Tonacliffe Primary School	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 14	Land at Station Road, Tonacliffe	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 15	Walstead Clough, Whitworth	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WH (GB) 16	Adjacent to Cowm Reservoir	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change

ADDITIONAL PROPOSALS for WHITWORTH

Boundary Ref.	Address	Proposal submitted following Consultation	Council response to additional proposal
WH(GB)ADD01	Land behind Heather Bank, Highgate Lane, Whitworth	Change proposed to remove land to rear of properties from the Green Belt and bring into Urban Boundary	Council supports this proposal to remove land from the Green Belt

Rawtenstall



RAWTENSTALL			
Boundary Ref.	Address	Original Proposal	Changes following Consultation
RCGL (GB) 01	Land to rear of Lower Cribden Avenue	It is proposed to take some land from within the Urban Boundary and put it into the Green Belt, to protect it from future development	Proceed with proposed boundary change
RCGL (GB) 02	Land to rear of Haslingden Road	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (GB) 03	Land between Haslingden Road and A56 Bypass	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (GB) 04	Behind K Steels	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change
RCGL (GB) 05	Haslam Farm, Rawtenstall	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Change to be pursued with amendments
RCGL (UB) 01	Land behind Clayton Avenue	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (UB) 02	Land to rear of Redwood Drive / Cherrytree Avenue	It is proposed to take some land from within the Urban Boundary and put it into the countryside, to protect it from future development	Change to be pursued with amendments
RCGL (UB) 03	Land off Hardmans Avenue across from Lomas Lane	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change

RCGL (UB) 04	Land behind Hardman Avenue	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change subject to landscape and flooding assessments
RCGL (UB) 05	Land off Hardman Avenue down to Greenbridge Works	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (UB) 06	Land at Marl Pitts and adjoining Waingate Close	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (UB) 07	Land at end of Hollin Lane adjacent Hollin Lane Farm	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (UB) 08	Land at end of Hollins Lane adjacent New Barn Farm	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (UB) 09	End of Hollins Way	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (UB) 10	Urban boundary around Reeds House	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
RCGL (UB) 11	Land south of Goodshaw Chapel and opposite St Marys and All Saints	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
RCGL (UB) 12	Land between Goodshaw Lane and Burnley Road (Loveclough Park)	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change

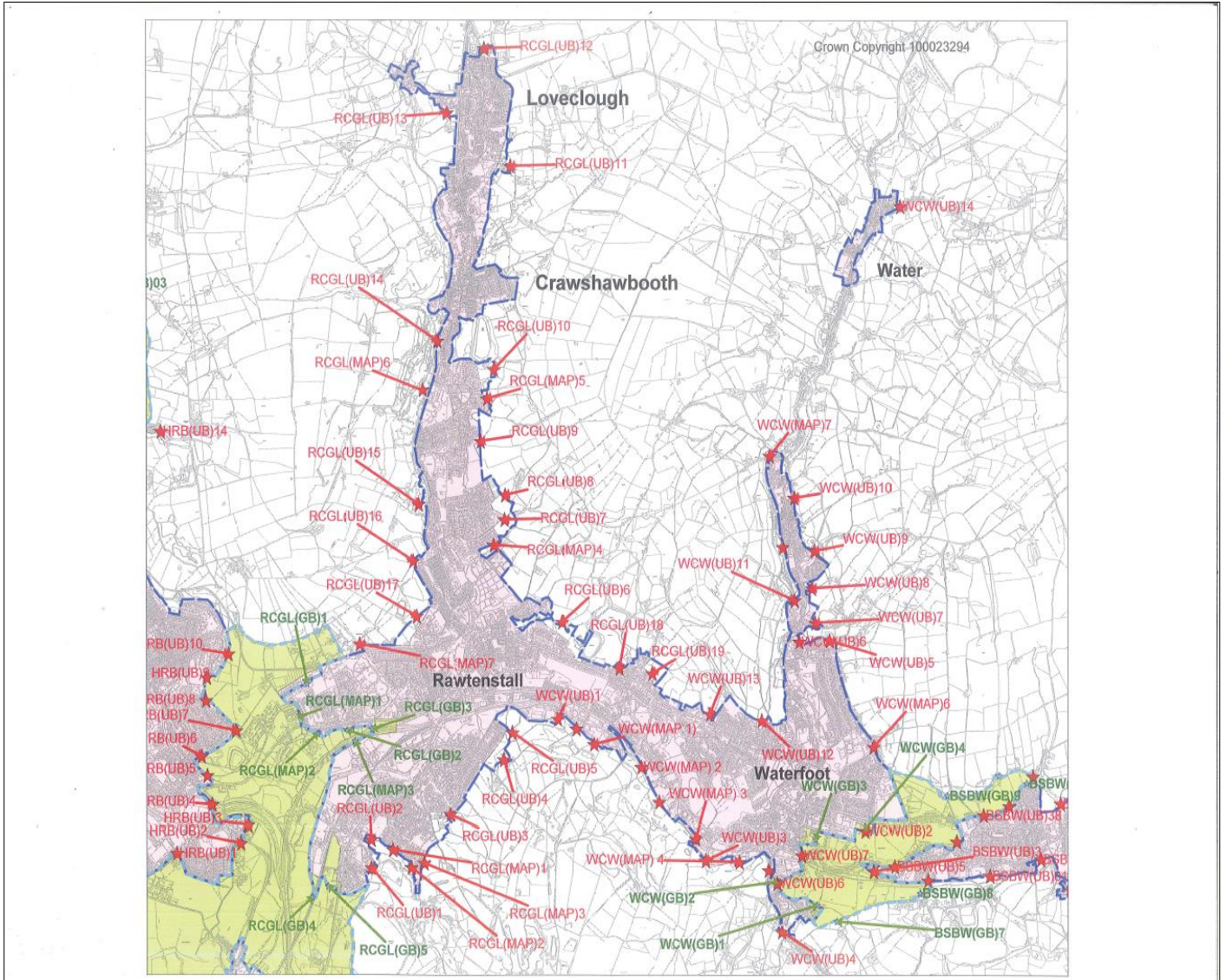
RCGL (UB) 13	Land off Goodshawfold Lane, behind Kershaws	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change subject to landscape assessment
RCGL (UB) 14	Land opposite Crawshaw Hall	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
RCGL (UB) 15	Land off Burnley Road near Laund Bank	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	It is not intended to progress with the proposed boundary change
RCGL (UB) 16	Land off Holland Avenue	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change subject to further information
RCGL (UB) 17	Land to rear of Oakenhead resource centre	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
RCGL (UB) 18	Land to rear of 420 and 422 Newchurch Road	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change
RCGL (UB) 19	Land at end of Johnny Barn Close	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	It is not intended to progress with the proposed boundary change

ADDITIONAL PROPOSALS for RAWTENSTALL

Boundary Ref.	Address	Proposal submitted following Consultation	Council response to additional proposal
RCGL(GB)ADD01&H RB(GB)ADD03	Land at Pike Hill, adjacent to Kirkhill, Haslingden	Proposed during the consultation	It is not intended to make any change to the existing Green Belt at this location
RCGL(GB)02	Land at Union Road	Proposal submitted during consultation to take this land out of Green Belt	It is not intended to make any change to the existing Green Belt at this location

RCGL(UB)ADD01	Land adjacent to Swinshaw Hall, Loveclough	Proposal submitted during consultation to take this out of Countryside	No change to existing Urban Boundary proposed
RCGL(UB)ADD02	Land at Broad Ing, Loveclough	Proposal submitted during consultation to take this land out of Countryside	No change to existing Urban Boundary proposed
RCGL(UB)ADD03	Land at Hurst Lane, Waingate	Proposal submitted during consultation	Boundary change to take same land out of Green Belt to be taken forward
RCGL(UB)ADD04	Land at St Peter's Road Newchurch	Proposal submitted during consultation	It is not intended to take forward any changes
RCGL(UB)ADD05	Former Smallpox Hospital	Proposal submitted during consultation to take this land out of Countryside	No change to existing Urban Boundary proposed
RCGL(UB)ADD06	Land at Goodshaw Chapel, Goodshaw Lane	Proposal submitted during consultation to take this land out of Countryside	The Council will be supporting this proposed change

Waterfoot



WATERFOOT			
Boundary Ref.	Address	Original Proposal	Changes following Consultation
WCW (GB) 01	Land at end of Hardman Close, Cowpe	It is proposed to take some land from the Green Belt and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
WCW (GB) 02	Land off Carr Road	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (GB) 03	Land by Glen Road / Ivy Close	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (GB) 04	Land by Waterfoot Primary School and properties to rear of Booth Road	Is it proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (UB) 01	Land to rear of Laneside Court off Fallbarn Road	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (UB) 02	Land to rear of 19 Union Terrace, Fallbarn Road	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (UB) 03	Land to rear of Buckhurst Plant	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (UB) 04	Land on Cowpe Road near Buck Inn	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change

WCW (UB) 05	Land to rear of Nuttalls Farm	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (UB) 06	Land north of Piercy Road	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (UB) 07	Land off Shawclough Road	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
WCW (UB) 08	Land off Burnley Road East	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
WCW (UB) 09	Land at end of Brock Clough Road	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (UB) 10	Land off West View Road	It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground	Proceed with proposed boundary change
WCW (UB) 11	Land to rear of Wood Mill	It is not proposed to amend the current Urban Boundary	Proceed with proposed boundary change
WCW (UB) 12	Land above Greendale Avenue	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Change to be pursued with amendments
WCW (UB) 13	Land adjacent to Heightside	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change

WCW (UB) 14	Land on Dean Lane, Water	It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future	Proceed with proposed boundary change
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ADDITIONAL PROPOSALS for WATERFOOT

Boundary Ref.	Address	Proposal submitted following Consultation	Council response to additional proposal
WCW(UB)ADD01	Land at Delph House, off Scout Road, Piercy	Change proposed during consultation to extend the Urban Boundary	It is not intended to proceed with the proposed change
WCW(UB)ADD02	Land east of 6 Hargreaves Fold Lane, Lumb	Change proposed during consultation to extend the Urban Boundary	Not intended to take forward this change to the existing boundary
WCW(UB)ADD03	Land adjacent 16 Grover Weir Terrace, Water	Change proposed during consultation to take out of Countryside	It is not intended to take forward this proposal
WCW(UB)ADD04	Land to the south of Westview Road, Whitewell Bottom	Change proposed during consultation to take out of Countryside	It is not intended to take forward this proposal

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