

LOCAL DEVELOPMENT FRAMEWORK

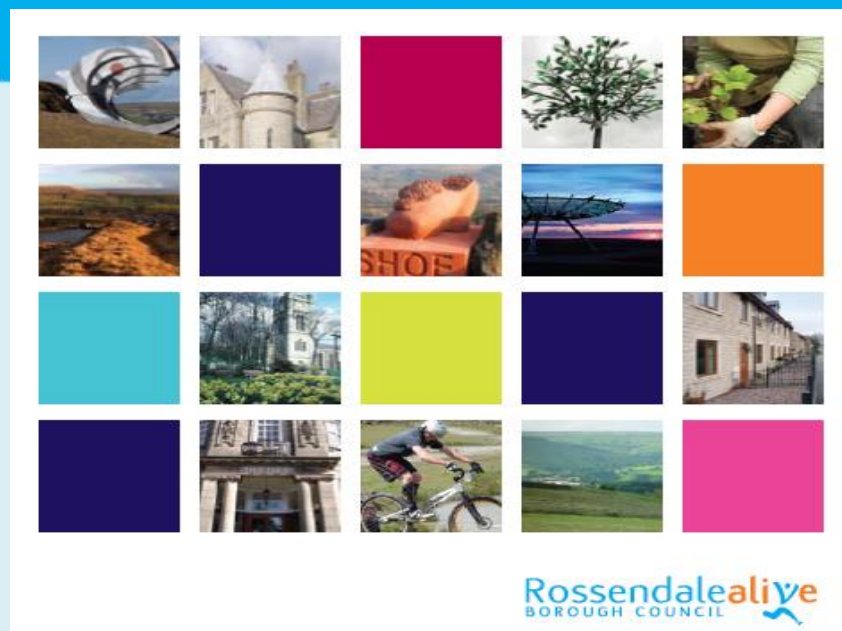
LOCAL PLAN PART 2: *LIVES & LANDSCAPES*

COUNCIL'S RESPONSES TO GREEN BELT AND URBAN BOUNDARY REVIEW

Site Allocations and Development Management DPD

Document 3: **South West**

(including Helmshore, Edenfield, Ewood Bridge, Irwell Vale, Stubbins & Chatterton)



For background information on how to use this document please refer to the Introduction Document which can be found on the Council Website: www.rossendale.gov.uk/land

Other available Council Responses Reports:

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

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GREEN BELT

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SW(GB)25	Land at St Veronica's playground
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SW(GB)27	Land at Eldon Road, Helmshore

URBAN BOUNDARY

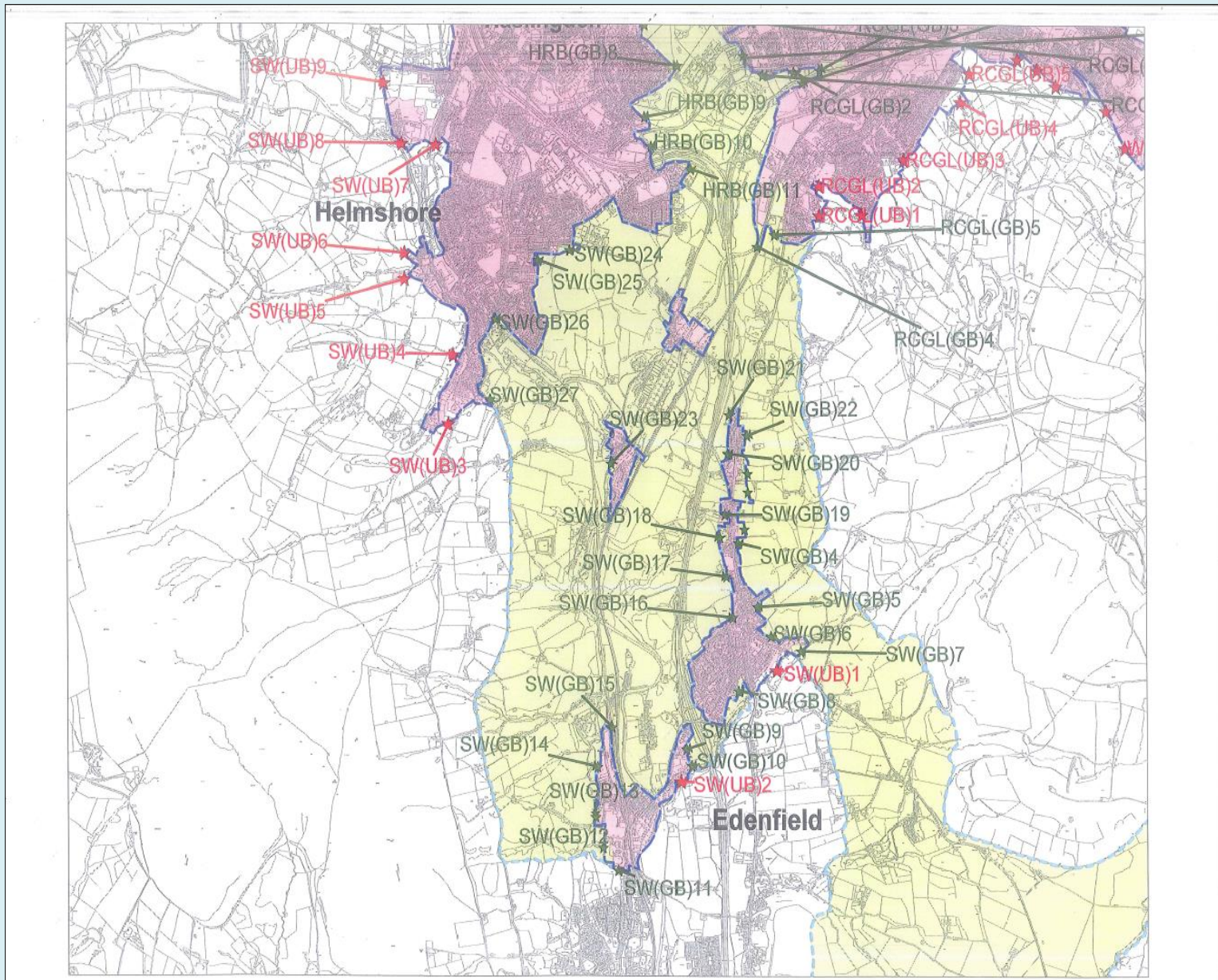
SW(UB)1	Land along Dearden Clough
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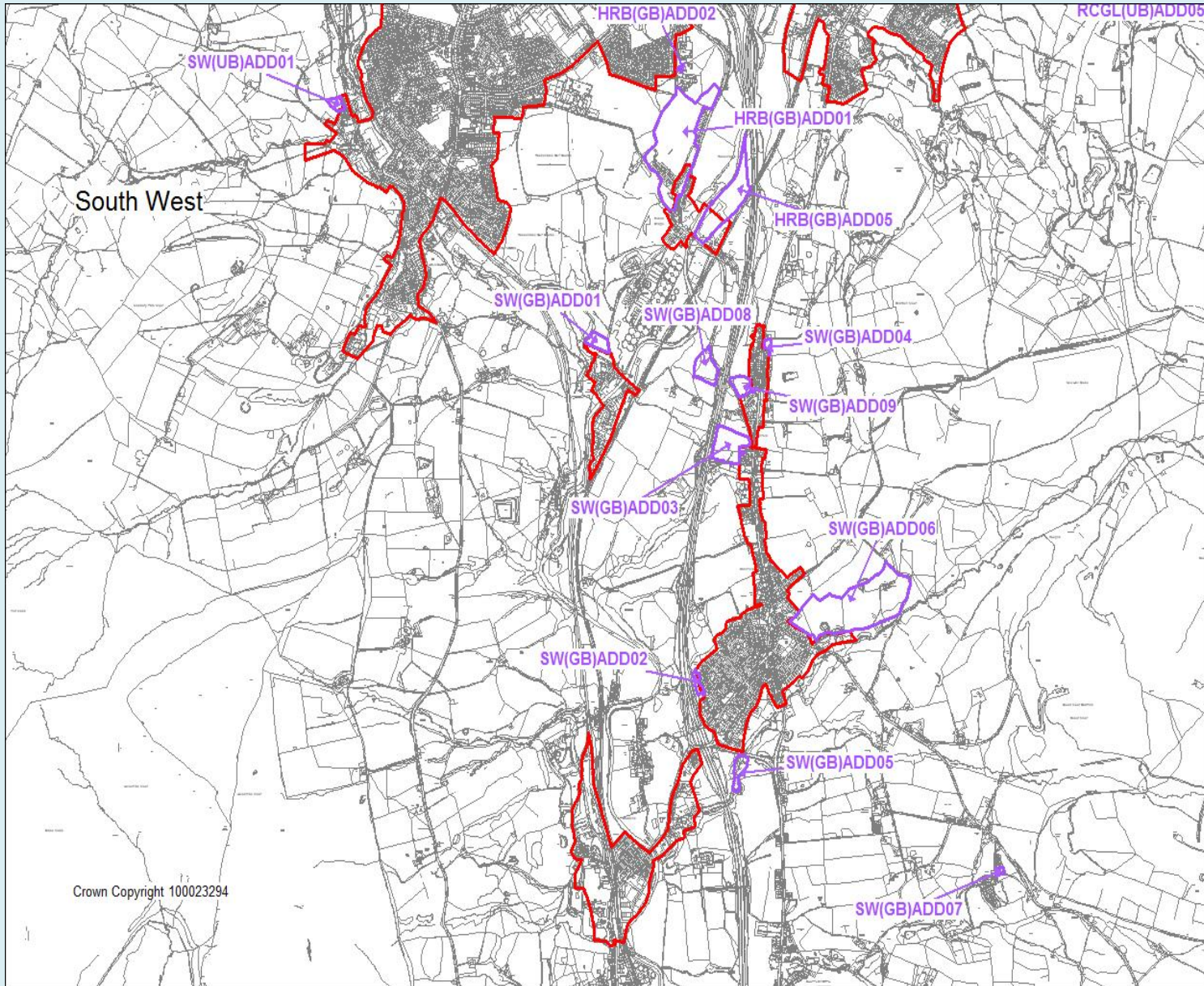
ADDITIONAL PROPOSALS

SW(GB)ADD01	Land north of Mill in Irwell Vale
SW(GB)ADD02	Land at Water Lane, Edenfield
SW(GB)ADD03	Land at Blackburn Road junction, Edenfield
SW(GB)ADD04	Strip of land east of Burnley Road, Edenfield
SW(GB)ADD05	Edenwood Mill, Edenfield
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SW(GB)ADD08	Blackburn Road, Edenfield (existing caravan storage)
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SW(UB)ADD01	Land at Cooperative Street, Helmshore

Map showing Proposed Green Belt and Urban Boundary Changes for South West



Map showing Additional Proposals for South West



Council's Responses Report

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(COM)01

General Comments:

I would like to have my say on green belt boundary changes in Edenfield. I have read that you need 3,700 new homes building in the village and I think that this would be a good idea. Edenfield is in desperate need of some new infrastructure and some new residents.

Council's Response:

The figure of 3 700 new homes identified in Policy 2 of the Core Strategy applies to the whole Borough. Support for new dwellings in Edenfield is welcomed but new housing will be relatively limited in number. In Policy 3 of the Core Strategy. Edenfield is identified as a Tier 3 settlement and is one of 9 villages that will share 20% of the total housing numbers averaging out at less than 100 dwellings per settlement

Recommendations:

Comments noted

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(COM)02

General Comments:

Council's Response:

Support for the proposed changes is welcomed

Recommendations:

Comments noted

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(COM)03

General Comments:

Council's Response:

Support for the proposed changes at Edenfield is welcomed

Recommendations:

Comments noted

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(COM)04

General Comments:

Helmshore - Would like more two bed houses for young people and also terraces that are vacant done up.

Council's Response:

Comments noted. The Council has commissioned a Strategic Housing Market Area Assessment (SHMAA) to assess the needs for different types of housing in the Borough. The adopted Core Strategy encourages the development of affordable housing, including for groups such as young people.

Rosendale BC is part of a Pennine Lancashire initiative to bring back vacant houses back into use

Recommendations:

Comments noted

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments

SW(COM)05

General Comments:

Rossendale Lives and Landscapes DPD Consultation on Haslingden and South-West Boundary Review (January 2013)

Representation from Bury Council - (Individual Site Comments are separate)

Bury Council wish to make comments on the above DPD consultation in relation to the approach taken and the decisions made regarding individual boundary changes. In making these comments, we have sought to ensure that the proposed changes are in accordance with Rossendale Council's adopted Core Strategy in terms of its broad strategy for the South-West area and its distribution of development for the settlements in that area adjacent the Borough boundary of Bury, namely Edenfield and Stubbins.

The comments we have made in this representation concern only those changes affecting Edenfield and Stubbins as it is considered that these settlements have the most cross-border significance for Bury. However, it may be that some comments made relate to the overall process and therefore may be of wider interest for the DPD going forward.

Context provided by the Rossendale Core Strategy

The adopted Core Strategy for Rossendale has a vision for the South-West area (AVP5) which encourages only 'limited residential development' on previously-developed land and infill sites (between built-up areas and developments) within the settlements of Edenfield and Stubbins.

Furthermore, Policy 3 recognises that settlements such as Edenfield are smaller in size and that housing development will be permitted having regard to their relative size and function. Edenfield, as part of a group of villages is therefore afforded 20% of the housing requirement. The 4th paragraph of Policy 3 foresees 'minimal numbers of additional houses' being built in smaller and more isolated settlements. It is assumed that this

Council's Response:

The observations made in the representation about the Core Strategy settlement hierarchy are correct

Recommendations:

No change required

Boundary Ref**Site Address****SHLAA/Call for Sites****Support****Oppose****General
Comments**

category relates to settlements such as Stubbins.

Also, Policy 1 sets the scene for the current Green Belt boundary review and states that the review will be limited to small scale changes and cartographic corrections that do not adversely impact on the purposes of including land in the Green Belt.

The following comments are made with reference to the above information in the interests of ensuring the changes are in line with the adopted Core Strategy approach.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(COM)06

General Comments:

I'm horrified that once again Edenfield has been targeted by Rossendale Council Planners for yet more infill development this time on Historic Greenbelt land.

Once again Mr Whittaker of Peel Holdings is determined to ruin our village by trying to create an overspill environment by pushing in yet again houses not needed in the village (note for yourselves the number of houses / apartments already vacant for sale or rent in our village).

On top of all that the location highlighted on your proposal will yet again infringe upon safety issues around what already is a traffic nightmare for children and parents dropping/collecting their siblings off at the nearby Edenfield Junior School located within yards of your proposed development.

I objected strongly about your last housing approval, based around traffic/parking at this busy junction and subsequently have been proven correct by the need to put speed restrictions to the main road to allow for the cars parked in front of the new houses running parallel to this very busy road.

However in spite of all the above we need to maintain these stretches of Greenbelt to keep the village what it is, a village, not one big housing development which I'm sure Peel Holdings would desire.

Why not let him develop on Scout Moor under his beloved Wind Turbines, yet again another stretch of our lovely village spoilt by so called environmental necessity.

As you can no doubt guess I'm strongly against any Green Belt areas in our village being used as so called housing infill which will change the whole nature of our village creating yet more urban sprawl between Edenfield, Horncliffe and Rawtenstall.

Council's Response:

Your concern about the proposed Green Belt changes around Edenfield is noted.

The Council has assessed a large number of pieces of land put forward by landowners and developers, including Peel. Edenfield is a popular location for residential development. Vacancy levels in the village are normal-the national average is around 3%. However, the adopted Core Strategy only allows for small scale changes to the Green Belt boundary so while some changes are proposed it is intended these will be of a scale and nature appropriate to the size of the village.

Recommendations:

Some further amendments will be made to the Green Belt boundary, reducing the overall number of changes to be made in Edenfield.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(COM)07

General Comments:

A Greater Edenfield? RCT see a need to be realistic: to see that its location is attractive for further development, as it has favourable access for commuters: down into Greater Manchester on M66/A56T, and into Rochdale on A680. However its upland location makes it quite visible from road and rail routes in the Green Belt from Bury to Rossendale and therefore developments to this West side could affect the openness of this Green Belt. Developments on the relatively level ground to the East have more scope to be sheltered by extensive tree plantings, from both views, and the often prevailing winds and rains so familiar to Edenfield on its less sunny days.

Council's Response:

In making its proposed changes the Council recognised that the Green Belt on the western side of the village is more vulnerable to the visual impacts of new development and therefore openness than the more open area to the east of Market Street.

Recommendations:

Comments noted

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(COM)08	Green Belt in Edenfield	SW5011/5028	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I am not satisfied with your response and will point out why in detail using each paragraph as reference, but must first clarify what Green Belt is and how it must be treated.</p> <p>According to the NPPF it is to check the unrestrained sprawl of large built up areas, to prevent neighbouring towns from merging into one another, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> <p>Once an area has been defined as Green Belt, the stated opportunities and benefits include:- Providing opportunities for access to the open countryside for the urban population, providing opportunities for outdoor sport and outdoor recreation near urban areas, the retention of attractive landscapes and the enhancement of landscapes, near to where people live, improvement of damaged and derelict land around towns, the securing of nature conservation interests and the retention of land in agricultural, forestry and related uses.</p> <p>If these principles are to be safeguarded by the Council then a more transparent and user friendly approach to notifying the local residents of any proposals, in all areas, should be the norm.</p> <p>Now to para 1 In view of the above rules your comment that any company or individual is "entitled to make proposals for development" is not correct. If it was then there would be little deterrence for anyone to swallow up Green Belt by simply applying to change its designation, and then start building. If your role is to assess their evidence along with all other factors affecting the site then how can you do this without fully exploring the views of the local residents by contacting them by all means possible. More on this later.</p> <p>Para 2 My concerns about repeat applications ad infinitum until the developer gets his way cannot be hidden behind the comment</p>	<p>Note: This response was followed up by a face to face meeting where these issues were discussed more fully and explicitly.</p> <p>It is not legally possible to stop a landowner or developer applying for planning permission for a piece of land or putting it forward for consideration in the Local Plan. All planning applications must however be considered fully against local and national policy which for the Green Belt is rigorous with a presumption against development. During preparation of a new Local Plan the Council is required to assess whether any amendments should be made to the Green Belt. In both cases public involvement will be sought.</p> <p>It is recognised that involvement of local residents can be improved and the Council will seek to address this proactively in the next round of public consultation within the resources available.</p>	<p>No boundary change is proposed to the designation of the land at Blackburn Road. The Council will seek to be more proactive with respect to future consultation</p>			

that it is a reflection of development interest as well as the fact that it is a popular location for commuters. The rest of this paragraph contains too much jargon for the layman to understand.

Para 3

The final comment in para 2 covers this one too, with the addition of your comment that it is not possible legally to take into account residents views. Surely this is a total contradiction of all your comments about involving the local population in your decision making process.

Para 4

It is easy to see from the way you present this point that when it comes to balancing the views of residents and developers who you favour. Your concern about the situation developing into planning by appeal would make you more careful in proposing developments where they are faced by considerable and determined opposition.

Para's 5 & 6

The range of locations for your public notices is yet another attempt to avoid giving wide and clear notification of your intentions. Sticking notices on lampposts in the middle of winter when there are few pedestrians about and calling a meeting at 4-7pm, again in midwinter, when most residents are working does not constitute widespread publicity. The most glaring omission of publicity is on the village notice board where nothing has been posted, as far as I am aware.

The notices themselves are simply a sheet pushed inside a plastic folder, which becomes unreadable after a very short time. You could be accused of making these notices more like a treasure hunt and expect us to search for the clues. Just not good enough.

Para 7

I think I have covered the point raised here but perhaps other residents have some more suitable suggestions for you.

After discussing your letter with other residents we all came to the same conclusion that it was difficult to fully understand your points because they were wrapped in council/local government jargon, which does nothing to create a meaningful dialogue. I hope that your response is much more transparent and understandable.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Plus Protect Rossendale's Green Belt Petition

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(COM)09

Land off Blackburn Road

SW5011/5028

General Comments:

We are writing in support of Rossendale Borough Council's ('the Council's) decision not to include in the Green Belt and Urban Boundary Review the land referred to in the document 'Land Off Blackburn Road, Edenfield, Rossendale' submitted by Turley Associates in January 2013 (attached to this message as '130116_Blackburn_Road_Final'). We are not certain of the site references for this land but believe them to be SW5011, SW5027 and SW5052 as listed in "Sites Not Taken Forward - South West' on the Green Belt and Urban Boundary Review website.

We understand the recent consultation has ended but would ask that this response is retained on your files and referred to should there be any further consultations about this area of land.

Council's Response:

Support for the Council's intention to retain land in the Green Belt at Blackburn Road, Edenfield is welcomed. The site was assessed against published Green Belt criteria and it was considered that the impact on openness at this entrance point to Edenfield was unacceptable. was

The comments have been retained on file

Recommendations:

No change to the Urban Boundary is proposed at this location

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(COM)10	Land off Blackburn Road Edenfield	SW5011 SW5027 SW5052	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>We are writing in support of Rossendale Borough Council's ('the Council's) decision not to include in the Green Belt and Urban Boundary Review the land referred to in the document 'Land Off Blackburn Road, Edenfield, Rossendale' submitted by Turley Associates in January 2013 (attached to this message as '130116_Blackburn_Road_Final'). We are not certain of the site references for this land but believe them to be SW5011, SW5027 and SW5052 as listed in "Sites Not Taken Forward - South West' on the Green Belt and Urban Boundary Review website.</p> <p>We understand the recent consultation has ended but would ask that this response is retained on your files and referred to should there be any further consultations about this area of land.</p> <p>We own and live at 2 Church Court Edenfield. We believe the plan of the site shaded orange referred to in 'Land off Blackburn Road, Edenfield, Rossendale' includes land which forms part of the garden of 2 Church Court which we own. On the plan 130116_Green_Belt_PlanBlackburnRoad (copy attached) a small area of the development site (shaded orange) protrudes into land to the east of the main site. We have outlined this area in red on a second copy of the plan - 130116_Greem_Belt_Plan_BlackburnRoad_outlined red, this is also attached to this message. We believe the area edged red forms part of our garden and also the garden of the neighbouring property, number 3 Church Court, Edenfield. Also attached is Land Registry Plans of Title to the property.</p> <p>These proposals would result in a significant new development to the west of Edenfield close to the A56 which would detrimentally affect the openness of the Green Belt as well as impacting on local and longer distance views.</p> <p>Impact on woodland immediately to the rear of numbers 1 and 2 Church Court. The document reveals that approximately half of the existing woodland area adjacent to Church Lane and immediately behind numbers 1 and 2 Church Court would be removed and absorbed into the development site.</p>	<p>Thank you for your comments. The site was assessed against the published criteria for consideration of Green Belt boundary changes and it was considered that it would adversely impact on openness.</p>	<p>No change proposed to the current Green Belt boundary</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Access to the site - we believe the proposed access off Blackburn Road to the development site realises safety issues because of its proximity to the 'Finger Post' junction of Blackburn Road and Burnley Road. There have been a number of accidents in this area in recent years. Providing access for up to 65 homes at this point would only increase the risk.					
Impact on local service - would the local school be able to meet the increased demand for places from residents of an additional 65 homes?					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(COM)11		SW5011 SW5027 SW5052	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General Comments:

Ref SW5011, SW5027, SW5052 Land off Blackburn Road, Edenfield, Rossendale

Please find attached a letter supporting the Council's decision to keep the land referenced above as Green Belt and 'not proposed for change'.

I also attach my title deed detailing my land which Peel Holdings intend to build upon reference PEEM2067 Development Framework.

Council's Response:

It is noted that you support the retention of this land within the Green Belt. The Council does not intend to alter the Green Belt in this location as it is not persuaded that the requirements of the published Criteria for Green belt change would be met.

Recommendations:

No change to the urban boundary is proposed.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(COM)12	Rear Eden Avenue	SW5015	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

General Comments:

Is there a proposal to change the status of land in the field behind Eden Avenue currently owned by the Methodist church?

Council's Response:

There are no proposals to change the Green Belt boundary at Eden Avenue

Recommendations:

No Boundary Change is proposed at this location

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(COM)13			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
The land I was looking at is not on the plan	Support for no changes to the Green Belt boundary in this location are welcomed	No changes are proposed			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)01	Elton Banks, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
This proposal appears to be contrary to the Core Strategy approach as it is neither brownfield land nor does it represent an infill opportunity. The land to be taken out of the Green Belt does not appear to be urban in character and the new boundary is far beyond the existing building line of the settlement which will encourage sprawl, therefore contrary to national policy on Green Belts and against the adopted Core Strategy which foresees limited development for Edenfield.	The urban boundary at Elton Banks currently dissects the property and is difficult to follow of the ground as set out in Criteria 1b). The curtilage is clear and self contained and while the garden is technically "greenfield" there are a wide variety of structures in poor condition within the property boundary which gives an urbanised feel to the whole property.	The proposed boundary change should be retained as proposed in the consultation.			
The proposed boundary change is also not in accordance with the agreed process for this review which was to be limited to small-scale changes and cartographic corrections.					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)01 & SW(GB)2	Elton Banks and Pinfold, Burnley Road		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>General Comments:</p> <p>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. Revised boundary would follow a clear boundary line on ground and enclose an already urbanised space. This site is at an important gateway to Edenfield and is the only open area on the eastern side of an otherwise fully developed frontage. Any development would need to reflect this.</p> <p>RCT Questions: If developed how can it remain open? Why leave a free-standing house to East of SW (GB)2 in the Green Belt?</p>	<p>Council's Response:</p> <p>SW(GB) 1 has a large curtilage with a substantial number of substantial out buildings. The current boundary is indefensible on the ground (Criteria 1b) and making changes to it would have minimal effect on openness (Criteria 2d).</p> <p>The development of Site SW(GB)2 would have some effect on the openness of the Green Belt (Criteria 2d) and does make a beneficial contribution to the Green Belt in this location and to the setting of the settlement (Criteria 2e). It is not therefore proposed to progress with this boundary change.</p> <p>Cockridge and adjacent land was not included as this would have created a larger scale boundary change than was necessary.</p>	<p>Recommendations:</p> <p>Boundary change SW(GB)2 will not be pursued unless the Council can be full satisfied on landscape, flooding and access issues..</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold, Bury Road, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>This proposal appears to be contrary to the Core Strategy approach as it is neither brownfield land nor does it represent an infill opportunity. The land to be taken out of the Green Belt is clearly open and rural in character and the new boundary protrudes far beyond the existing building line of the settlement which will encourage sprawl and harm openness and is therefore contrary to national policy on Green Belts and against the adopted Core Strategy which foresees limited development for Edenfield.</p> <p>The proposed boundary change is also not in accordance with the agreed process for this review which was to be limited to small-scale changes and cartographic corrections. This change would represent an extension to Edenfield rather than a routine boundary change.</p>	<p>This site is currently an open space at an important entrance point to Edenfield and provides a break in the otherwise developed eastern side of Burnley Road. The definition of "small scale" change was not defined by the Core Strategy EIP Inspector. In the opinion of the Council the interpretation of this is a matter of professional judgement.</p> <p>There are issues relating to local and longer distance views (Criteria 2d) and impact on the character of the settlement (Criteria 2e) that are of concern.</p>	<p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold, Burnley Road, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I have reviewed the criteria for Green Belt boundary changes and for Urban Boundary changes and strongly object to the proposal for the following reasons when considered against those criteria:</p> <p>Cartographic Errors & Existing Boundary Definitions There are no cartographic errors on the existing plan nor is the current boundary defining the extent of the Green Belt unidentifiable, intermittent or indefensible on the ground. The existing boundary is strong, defensible and clearly identifiable by permanent physical features, namely, the highway (Burnley Road), 34 Burnley Road and Guide Court. The proposed boundary is a less permanent stock fence and is considered much less defensible than the existing boundary. The proposal is contrary to the guidance set out in the National Planning Policy Framework (NPPF), where Local Authorities should define boundaries clearly using physical features that are readily recognisable and likely to be permanent.</p> <p>Reduction in Distance between Settlements The current proposal would significantly reduce the separation of built up areas separated by the Green Belt as follows; - Totally removing separation between Guide Court and 34 Burnley Road - Totally removing separation between Elton Banks and Guide Court - Reducing by over 60% the separation between Cockridge and the Burnley Road urban boundary Further, it is noted that the subject site currently provides clear separation between the parish of Ramsbottom and the parish of Rawtenstall.</p> <p>Adjacency to the Urban Boundary We do not consider that there is sufficient abutment to the existing Urban Boundary to warrant a revision to the existing boundaries. Only 17% of the site perimeter adjacent to the Urban Boundary has been built upon. The remainder of the site perimeter adjacent to the Urban Boundary represents some 22% of the perimeter and is open, providing clear views into the Green Belt.</p>	<p>Thank you for a very cogent and well-thought through response which raises a number of important issues:</p> <p>It is accepted that a boundary change cannot be fully justified against criteria 1a) and 1b) as existing boundaries are clear on the ground. While there is a wall around much of the proposed boundary change there are small areas where the boundary change is difficult to follow on the ground.</p> <p>With respect to Criteria 2a) the current urban boundary includes all of the settlement including the Pinfold area although it is accepted that the boundary is very narrow at this point. Therefore though it would reduce the level of separation between different built up parts of the settlement but it would not have a material impact on separation between settlements as it is not reducing the distance between Rawtenstall and Edenfield.</p> <p>The site perimeter is directly adjacent to the existing urban boundary ,Burnley Road in particular. Criteria 2b) does not set out any percentage levels for the length of boundary that has to be adjacent to the Urban Area.</p> <p>The amount of previously developed land in Edenfield and adjacent settlements, particularly Rawtenstall, is limited. Rawtenstall has a 40% Previously developed land target to reflect this. It is therefore not considered that development of this location would adversely impact development of previously developed sites.</p> <p>Category 2d) is the most challenging aspect of this boundary change as this land is a significant open break at an important point within Edenfield. Development on the land would definitely adversely affect local views though the affects on longer distance views are considered to be less significant. The openness of the Green Belt at this point would be adversely affected.</p>	<p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments																														
<p>Alternative Sites</p> <p>There are alternative Brown Field sites within the vicinity that are more sufficient to provide a range and choice of housing in Edenfield and its immediate surroundings, before it would be necessary to consider releasing open agricultural land within the Green Belt.</p> <p>Vacant and derelict sites in the immediate vicinity that spring to mind include; the former Horse and Jockey pub, Ewood Bridge Mills, Ewood Sports & Social Club and Horncliffe Mansion. Further afield there are innumerable suitable Brown Field sites. Further, we would comment that it is more sustainable to release land on the edge of a larger settlement rather than one with such limited local services as Edenfield. The range of local amenity and public transport through Edenfield is far inferior to those of neighbouring Ramsbottom and Rawtenstall.</p> <p>There are no direct links by public transport to Manchester, development in Edenfield therefore encourages the use of private motor car, an unsustainable matter that should be avoided where possible.</p>	<p>Edenfield is a historic village dating back hundreds of years with the nearby listed Parish Church being relatively unchanged since Georgian times. The proposed boundary change would materially impact on the setting of the settlement though it is not considered that the impact is significant.</p> <p>The field is currently used for agriculture (sheep grazing) and has limited value with respect to broader beneficial use of the Green Belt set out in NPPF paragraph 81 though it does facilitate retention of landscapes and visual amenity.</p>																																		
<p>Openness of the Green Belt</p> <p>The site is key for providing local and longer distance views across the open countryside and the Green Belt, contributing significantly to openness.</p> <p>The subject site provides a key strategic gap, permitting views from the village across the subject site and into the wider Green Belt area. Further it provides a key strategic gap when standing within the Green Belt to the views across Rossendale Valley. Approving the proposal would make it easier to develop. The impact of this would be hugely detrimental to the character of the village, the local residents and visitors to the Rossendale valley. Development would be substantial, impacting on the views from Burnley Road, the M66, Edenfield School, various public footpaths adjacent to this land and at least 38 residential dwellings, namely:-</p> <table border="0"> <tr> <td>34 Burnley Road</td> <td>8 Vale Mill Court</td> <td>1 Blackburn Road</td> </tr> <tr> <td>36 Burnley Road</td> <td>9 Vale Mill Court</td> <td>3 Blackburn Road</td> </tr> <tr> <td>38 Burnley Road</td> <td>Cockridge</td> <td>5 Blackburn Road</td> </tr> <tr> <td>3 Vale Mill Court</td> <td>1 Burnley Road</td> <td>1 Guide Court</td> </tr> <tr> <td>4 Vale Mill Court</td> <td>2 Burnley Road</td> <td>2 Guide Court</td> </tr> <tr> <td>5 Vale Mill Court</td> <td>3 Burnley Road</td> <td>3 Guide Court</td> </tr> <tr> <td>6 Vale Mill Court</td> <td>4 Burnley Road</td> <td>4 Guide Court</td> </tr> <tr> <td>7 Vale Mill Court</td> <td>5 Burnley Road</td> <td>Lower Bank Side</td> </tr> <tr> <td>Bank side</td> <td>170 Market Street</td> <td>180 Market Street</td> </tr> <tr> <td>Elton Banks</td> <td>172 Market Street</td> <td>182 Market Street</td> </tr> </table>	34 Burnley Road	8 Vale Mill Court	1 Blackburn Road	36 Burnley Road	9 Vale Mill Court	3 Blackburn Road	38 Burnley Road	Cockridge	5 Blackburn Road	3 Vale Mill Court	1 Burnley Road	1 Guide Court	4 Vale Mill Court	2 Burnley Road	2 Guide Court	5 Vale Mill Court	3 Burnley Road	3 Guide Court	6 Vale Mill Court	4 Burnley Road	4 Guide Court	7 Vale Mill Court	5 Burnley Road	Lower Bank Side	Bank side	170 Market Street	180 Market Street	Elton Banks	172 Market Street	182 Market Street					
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Bank side	170 Market Street	180 Market Street																																	
Elton Banks	172 Market Street	182 Market Street																																	

9 East Street 174 Market Street 21 Burnley Road
 166 Market Street 176 Market Street 23 Burnley Road
 168 Market Street 178 Market Street

It is therefore extremely important to protect the Green Belt status of this land.

Setting and Special Character

The proposals have a detrimental impact on the setting of Edenfield. The developed area of Edenfield has not changed significantly since before World War 1.

In plan, Edenfield adopts a ribbon style in its built up area, particularly on this northern side of the village, with only a single row of dwellings on each side of the main road.

The typical distance between the main road and the existing Green Belt boundary on the east side of the road is no more than 20m. The proposal would see this increase enormously to 140m if the revised boundaries were to be adopted. This is not acceptable and represents a fundamental change.

The proposed change would infill a significant gap along the urban boundary (approximately 100 metres) and substantially reduce the openness of the Green Belt that is immediately visible from the village, its main roads, the motorway and the nearby public rights of way. This is not acceptable.

Beneficial Use of the Green Belt

The western boundary provides a gap of approximately 100 metres, which being permanently open prevents sprawl and merging of nearby settlements, providing a permanent and physical obstruction between settlements and built up areas.

As set out above, it provides a key strategic gap, providing views across the whole of the Rossendale Valley.

Whilst we acknowledge that Edenfield's main village centre does not benefit from Green Belt status, it does lie firmly within an area surrounded by Green Belt land. Its character is contributed to by the open sections of land breaking up the developed frontage through the village. Removing this would impact severely upon the character of the village.

We understand that the land is currently subject to an agricultural tenancy under the Agricultural Holdings Act 1986, providing beneficial grazing land for sheep all year round and certainty to the tenant of land to farm.

Further comment

We note that this site has been termed 'the gateway to Edenfield' on the council's site appraisal forms. As the gateway, we consider

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
					it to be fundamental that this site remains in the Green Belt, changing this status and allowing consideration to be given to development would fundamentally change the approach and character of Edenfield. Again, this would be at odds with the purpose of the Green Belt set out within the Government's NPPF.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Opposite 1-5 Springbank Blo oGF (Pinfold)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

General Comments:	Council's Response:	Recommendations:
	It is recognised that this piece of land opposite Spring Bank is at an important entrance location in the Village.	It is not intended to proceed with the proposed boundary change. The onus will therefore be on the developer to demonstrate that landscape impact, flooding and impact on services can be made acceptable.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I write in my personal capacity in connection with the proposed Green Belt boundary changes to Pinfold, Bury Road, Edenfield - Boundary Ref SW (GB)2.</p> <p>I reside on Guide Court, adjacent to the proposed boundary change area. I am concerned to note that this proposal has at no stage been brought to my or my immediate neighbours' attention. I became aware of the proposal having attended Edenfield Post Office on Saturday morning and, upon leaving, finding an inconspicuous flyer attached to a lamp post that outlined proposed dates for a public consultation on the Green Belt boundary review generally. More concerning I note that this flyer outlined a date of 16 January 2013 as a final date for receiving responses to the consultation process.</p> <p>Having reviewed the information that I now know is available online I note that there was an initial meeting with community groups, developers, partners and members on 13 October 2011. I also note that ongoing communication with the community about the proposals was discussed at the community meeting and that it was agreed that the "existing methods" would be used, i.e. letters and emails, council website, social media, radio Rossendale, neighbourhood forums, REAL, posters, leaflet drops, newspapers and Stan the Van.</p> <p>I confirm that neither I nor my immediate neighbours on Guide Court have received any direct communications such as letters, emails or flyers and the information has clearly not reached me or my neighbours by other means. The first I and my neighbours became aware of this proposal was Saturday 18 January 2013.</p> <p>In the circumstances I am writing to place you on notice that we as a group are giving consideration to the proposals and intend to submit a response in due course. One of my neighbours contacted your offices this morning and we understand that, in the circumstances, your office does not object to this proposal. However, I would ask that if you intend to impose a further deadline for our response and / or there are significant immediate next steps that could impact on this proposal and our ability to respond that you contact me via this email address as soon as</p>	<p>Your concerns about the adequacy of the consultation process are noted and it is regrettable that you did not find out about the proposed change until after the formal close of the consultation. The Council met and exceeded the legal requirements for undertaking such consultations but recognises that there are always ways in which keeping people informed can be improved. Your comments on the proposed boundary change will be taken into account though the deadline has passed. Your details will be placed on the database to ensure you are informed of all future consultations.</p>	<p>Submitted views will be taken into account beyond the deadline and how people are kept informed of consultations will be monitored</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
possible.					
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Land directly in front of Spring Bank (Pinfold)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I recently sent the attached form stating that I opposed the plans to take place on Burnley Road, Edenfield ref: SW GB2.</p> <p>I would like to add the following comments as there was not enough space on the form provided.</p> <p>My husband and I bought the property of 4 Spring Bank, Burnley Road opposite the site, due to its scenic views. This was the main reason we purchased the property, due to the fact it felt as though we were living in the countryside.</p> <p>I am now looking at putting the house on the market due to the changes you are looking to make. I feel that if the banding is changed that the owners will undoubtedly build houses on it, therefore losing my gorgeous views and lowering the house price of my property.</p> <p>I do not want to be looking in to someone's house when I am sat in my living room. The proximity to the site will be far too close and our privacy will be in jeopardy.</p> <p>This is now putting me in a financial position that I do not want to be in, and my hand is being forced to move away from an area that I love. This will also have an impact on the School (Edenfield C of E) which I was going to place my child in and I will now have to look at alternatives.</p> <p>I feel that if changes are made then the landscape which Edenfield is famous for will be destroyed and the concrete jungle of house's which will be built on it will completely spoil the look of the landscape.</p> <p>I want these comments to be logged and to be kept up to date in the progress of these plans.</p>	<p>Comments noted. House values cannot be taken into account by the planning system nor can the views from individual houses. The Council recognises that development of the site would have an impact upon some views from Spring Bank and on an important entry point into Edenfield. Further assessment on the site, particularly in relation to landscape and infrastructure and the openness of the Green Belt in this location, will be carried out before a final decision is made.</p>	<p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold Burn Road Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>General Comments:</p> <p>We reside at 23 Burnley Road Edenfield and wish to strongly object to the proposal to remove the field ref SW(GB)2 fronting Burnley Road from the Green Belt and to bring it in to the Urban Boundary.</p> <p>This field is the only open area on the eastern side of the otherwise fully developed frontage. It provides an important gap in a long urbanised frontage which links well with the gap in the development between Burnley Road and Blackburn Road and also with the Green Belt to the west of Blackburn Road.</p> <p>The development of this field will have, in our opinion, a very serious detrimental and unacceptable impact on the openness of the Green Belt in this part of the village.</p> <p>As you state in your assessment the site is at an important gateway to the village and we feel that this field should not be removed from the Green Belt but should remain undeveloped and continue to make a significant contribution to the beneficial use of the Green Belt.</p> <p>There are more appropriate sites within Edenfield for such development without the need to lose this field for ever. We urge you and the Councillors to reconsider these proposals before it is too late.</p>	<p>Council's Response:</p> <p>Addressing Criteria 2d) is the most challenging aspect of the proposed boundary change as this land is a significant open break at an important point within Edenfield. Development on the land would definitely adversely affect local views though the affects on longer distance views are considered to be less significant. It is recognised that this is an important break in an otherwise developed frontage. The openness of the Green Belt at this point would be adversely affected.</p> <p>The field is currently used for agriculture (sheep grazing) and has limited value with respect to broader beneficial use of the Green Belt set out in NPPF paragraph 81 though it does facilitate retention of landscapes and visual amenity.</p>	<p>Recommendations:</p> <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold Burnley Road Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I have reviewed the documents on the web site and would initially comment that the layout and jargon used is not easily understood and clear and is conducive to overlooking some relevant points. However, I strongly object to the proposals, by reference, for the following reasons.</p> <p>2a) I disagree with the Council's assessment of the current/proposed situation. The development of the area, probably for housing, would remove another open space on the edge of the village, which, once lost, will never be recovered, and is definitely not acceptable.</p> <p>2b) No comment</p> <p>2c) No, but it would encourage development. The Council's comments are very selective and choose to refer to the land use behind existing properties. There is a vagueness about the intention of the Council's comment but I am assuming that they are referring to the regeneration of the land mentioned above. This is not acceptable and is a back door way of preparing the ground for more development in the village.</p> <p>2d) This comment is absurd since the whole intention of taking this land from the green belt is for development i.e. housing. The smoke screen created by approving the land change by not taking into account that it will be developed in the future is a dishonest way of passing the change now, with a view to building on the land in the near future. As we all know, when the change has been passed, it cannot be changed and the building will go ahead, and the Council will say that the local residents had their opportunity to object and failed to do so. This is my strong objection now.</p> <p>2e) Again an understatement from the Council to strengthen their case. The closing of these gaps between towns and villages makes a massive alteration to the quality of the area and makes the distinction of the boundaries impossible to recognise and appreciate. In the eight years I have lived in the village I have seen several houses built where the gaps once existed. There is Guide Court, houses at the junction of Blackburn/Burnley Roads, house off Burnley Road heading towards Rawtenstall, on Market Street opposite the Post Office and the redevelopment of existing properties to housing such as the barn conversion next to the Coach & Horses, and the Conservative Club. The gradual</p>	<p>Thank you for a very cogent and well-thought through response which raises a number of important issues. While the Council did meet all the relevant legal requirements for the consultation and sought to make the material as accessible as possible it recognises that yourself and others did not feel fully engaged in this process.</p> <p>With respect to Criteria 2a) the current urban boundary includes all of the settlement including the Pinfold area although it is accepted that the boundary is very narrow at this point. Therefore though it would reduce the level of separation between different built up parts of the settlement but it would not have a material impact on separation between settlements as it is not reducing the distance between Rawtenstall and Edenfield.</p> <p>The site perimeter is directly adjacent to the existing urban boundary, Burnley Road in particular. Criteria 2b) does not set out any percentage levels for the length of boundary that has to be adjacent to the Urban Area.</p> <p>The amount of previously developed land in Edenfield and adjacent settlements, particularly Rawtenstall, is limited. Rawtenstall has a 40% Previously developed land target to reflect this. It is therefore not considered that development of this location would adversely impact development of previously developed sites.</p> <p>With respect to Criteria 2c) there is relatively little previously developed land in Rawtenstall, the nearest large settlement. This is no evidence that what is on the market is not being developed because of the availability of greenfield land in nearby settlements.</p> <p>Category 2d) is the most challenging aspect of this boundary change as this land is a significant open break at an important point within Edenfield. Development on the land would definitely adversely affect local views though the effects on longer distance views are considered to be less</p>	<p>It is no longer proposed to go ahead with this boundary change unless the developer can fully demonstrate that the impacts on openness and the character of the settlement can be fully addressed.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<p>demolition of the Horse & Jockey will no doubt become a housing project, particularly as the additional of some current green belt land is being annexed in your current proposals.</p> <p>The Green Belt is designed to keep areas between towns open and prevent settlements merging into each other and it is meant to be enduring with all changes only to be small and exceptional. This is the mantra for all Councils and needs to be respected. If land for housing is needed (and there are currently many houses for sale in the area) then Brown Field sites are plentiful in Rossendale and should be the only target for new housing. There is an underhand feel to this application which people are becoming wary of since their trust in any official body is at a very low ebb. If these proposals had been more widely publicised and explained in layman's terms and the reputation of the Council had been a genuine listening one, then it would save a lot of time and misapprehension all round. I am not suggesting that Rossendale Council should be listed in this category but the general view by the public is one of mistrust.</p> <p>The official role of the Council in these matters is to protect promote and support the borough for leisure, cultural and tourism interests and I hope that my objection will urge to cancel all applications for green belt removal in Edenfield. I am available to discuss this objection either by E-mail or telephone.</p> <p>I hope that you will give this objection your fullest consideration and advise.</p>	<p>significant. The openness of the Green Belt at this point would be adversely affected.</p> <p>It is accepted that the proposal would have some impact on the openness of the Green Belt in this location (Criteria 2e)</p> <p>Edenfield is a historic village dating back hundreds of years with the nearby listed Parish Church being relatively unchanged since Georgian times. The proposed boundary change would materially impact on the setting of the settlement though it is not considered that the impact is significant.</p> <p>The field is currently used for agriculture (sheep grazing) and has limited value with respect to broader beneficial use of the Green Belt set out in NPPF paragraph 81 though it does facilitate retention of landscapes and visual amenity.</p>				

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<p>SW(GB)02</p> <p>General Comments:</p> <ul style="list-style-type: none"> - Wrongly named Pinfold on the left hand side of Burnley Road. This land is in the sole ownership of Peel Holdings. - There used to be a petrol station on this land [under the incorrectly named Pinfold on the map] and it now suffers from subsidence. 	<p>Pinfold, Bury Road</p> <p>Council's Response:</p> <p>It is accepted that local residents know the western side of the road as Pinfold and that this is the correct usage. The map used for the consultation is however based on an Ordnance Survey sheet which shows it in this location and can't be removed from the map.</p> <p>The information about the former petrol station is appreciated.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<p>Recommendations:</p> <p>It is not intended to proceed with this Boundary change unless the developer can demonstrate that the impacts on openness can be satisfactorily resolved. Consideration will be given to changing the site description.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)02

Land East of Burnley Road, Edenfield (Pinfold)

General Comments:

We write on behalf of Peel Holdings (Land and Property) Limited (hereafter 'Peel') in respect of land at Burnley Road, Edenfield, Rossendale.

We thank you for the opportunity to comment upon this latest version of the Council's Lives and Landscapes DPD and more specifically the proposed Green Belt & Urban Boundary amendments. Our client has commented at all stages of the Core Strategy preparation and are pleased to see the Council taking a proactive approach to stimulating development within the Borough.

At the outset we wish to make clear our support in principle for the review of the Green Belt Boundary. This was something that was recommended at the Core Strategy examination in 2011. The review is necessary to release both land required to meet the district's housing requirement whilst at the same time defining Green Belt boundaries that will endure for the lifetime of the Core Strategy and beyond.

This representation relates specifically to land at Burnley Road, Edenfield, identified in the Council's Green Belt Document as site ref: SW (GB) 2 Pinfold, Bury Road, Edenfield. (We assume the reference to Bury Road is a typographical error).

Site SW(GB)2 comprises approximately 1.068 ha (2.63 acres) of undeveloped land on the edge of the urban area and is recognised within the SHLAA (Site ID 681) as being suitable for development to accommodate around 38 dwellings. The site is proposed to be released from the Green Belt and we support this proposal.

The removal of this site from the Green Belt, which is proposed by the Council, is considered appropriate and necessary for the following reasons:

- The site is located within the area for Green Belt review as set out in the adopted Core Strategy (November 2011). It is also within an area which the Core Strategy identifies as being suitable for some new housing
- The site is within the part of the borough which the Core

Council's Response:

Support for this proposed Boundary change and the additional information provided is welcomed.

This boundary change meets the relevant boundary change criteria and provides the opportunity to develop housing in a popular settlement. It is however recognised that a number of objections have been raised to this proposal, in particular to the impacts on landscape and the capacity of local services.

Recommendations:

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
	<p>Strategy Inspector concluded is the most sustainable and appropriate location to achieve and early boost to housing supply</p> <ul style="list-style-type: none"> - As confirmed in the SHLAA, the site is in a sustainable location within 400m of bus stops and 800m of the local centre, local schools, other community services and is well related to other necessary physical and community infrastructure - The SHLAA concludes that site SW(GB)2 is within a wider area of "Excellent Desirability" and within an immediate area of "Excellent Desirability." This is a particular consideration in favour of the release of the site for development as it points to a strong likelihood that the site can be viably developed in the current constrained housing market - There are no insurmountable physical constraints to the development of the site. <ul style="list-style-type: none"> - it is not in a sensitive landscape; - its development would not adversely affect the landscape or visual character of the area; - it would not adversely impact any heritage assets; - it has no particular ecological value; - it is not at risk of flooding; and, - it is well served by existing infrastructure. - Development of this site would incorporate appropriate design and landscaping which would enhance this part of Edenfield and improve the interface of the urban area with the surrounding open countryside - Site SW(GB)2 is available for development within 5 years and has a potential yield of around 38 units - The proposed site, meeting the Council's draft criteria for alterations to the Green Belt boundary and Urban Boundary and with the purposes of the Green Belt as set out in the National Planning Policy Framework. In particular: <ul style="list-style-type: none"> - the site does not perform a strategic Green Belt function; - its development would not result in encroachment into the wider countryside which surrounds Edenfield. It is well contained by existing built development and natural features and by rising land to the east - it would not result in urban sprawl or lead to the merger of separate settlements and would not reduce the gap between existing settlements; - it would not have a significant impact on ongoing urban regeneration. In fact by providing for good quality family housing including elements of aspirational housing the development of this land would support the ongoing economic regeneration of Rossendale - the site is effectively surrounded on three sides by built 				

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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development. Together with land to the immediate north, which is also proposed for release from the Green Belt by the Council, the site has defensible physical boundaries comprising, field boundaries and mature trees and hedgerows

These matters are accepted by the Council's assessment in relation to site SW(GB)1

In support of our representation we have provided a Development Framework document that sets out a more detailed justification for the release of this site from the Green Belt and an explanation of how housing on both the Peel land and additional land to the north can be delivered. The document considers the policy context, opportunities and constraints to development and provides a development framework plan setting out some principles for the development of the site.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold Burnley Rd Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I am a resident of 3 Guide Court, Edenfield BLo oGL, which will be directly affected by the proposed boundary changes with the possibility of land development in the future.</p> <p>I have a major concern if this was given the green light to go ahead. This particular land is at lower level than all the nearby hills and surrounding lands with residential homes on both sides. We frequently get torrential rain which results in flash flooding of this particular land as water streams into it from all the nearby hills, and it turns into a pond. If this land was to be developed into a building project or a small housing estate, it will have a major ecological effect and will disturb the natural water drainage of the whole region. This can result in flash flooding of the nearby homes, as well as the playing ground field of the neighbouring Edenfield Primary School, as there will be not enough low ground soil to drain all the excess water. This flash flooding has been such a common and frequent occurrence at least twice a month since we moved into our property in January 2008.</p> <p>In view of this fact, I strongly oppose any changes to the current green belt boundaries of the region related to this particular land. If these proposed changes to the green belt boundaries were to go ahead, Rossendale Council will be held responsible for any resulting damages to our properties caused by flash flooding and/or rising levels of ground moisture which will inevitably affect the foundation of the nearby homes, and legal action will proceed.</p> <p>In addition to this important safety issue and risk of flooding of nearby properties, building this land will negatively impact on the local and longer distance views from Burnley Road and Market Street, as well as the views of the neighbouring homes overlooking the adjacent countryside.</p> <p>Thank you for considering our views in relation to this matter.</p>	<p>Thank you for the information about drainage and flooding with respect to this site which will be taken into account.</p> <p>While views from properties are not a material planning consideration criteria 2d) does require consideration to be given to local and long distance views and the openness of the Green Belt. It is recognised that any future development of this site would have an impact on this.</p>	<p>The Council is not minded to progress with this boundary change unless the developer can demonstrate that all concerns with respect to openness and visual impact can be satisfactorily addressed. Further information on flood risk will also be required.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold Bury Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
	<p>A boundary change in this location cannot be fully justified against criteria 1a) and 1b) as existing boundaries are clear on the ground. While there is a wall around much of the proposed boundary change there are small areas where the boundary change is difficult to follow on the ground.</p> <p>With respect to Criteria 2a) the current urban boundary includes all of the settlement including the Pinfold area although it is accepted that the boundary is very narrow at this point. Therefore though it would reduce the level of separation between different built up parts of the settlement but it would not have a material impact on separation between settlements as it is not reducing the distance between Rawtenstall and Edenfield.</p> <p>The site perimeter is directly adjacent to the existing urban boundary ,Burnley Road in particular.</p> <p>The amount of previously developed land in Edenfield and adjacent settlements, particularly Rawtenstall, is limited. Rawtenstall has a 40% Previously developed land target to reflect this. It is therefore not considered that development of this location would adversely impact development of previously developed sites.</p> <p>Category 2d) is the most challenging aspect of this boundary change as this land is a significant open break at an important point within Edenfield. Development on the land would definitely adversely affect local views though the affects on longer distance views are considered to be less significant. The openness of the Green Belt at this point would be adversely affected.</p> <p>Edenfield is a historic village dating back hundreds of years with the nearby listed Parish Church being relatively unchanged since Georgian times. The proposed boundary change would materially impact on the setting of the settlement though it is not considered that the impact is significant.</p>	<p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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The field is currently used for agriculture (sheep grazing) and has limited value with respect to broader beneficial use of the Green Belt set out in NPPF paragraph 81 though it does facilitate retention of landscapes and visual amenity.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold, Edenfield.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I refer to the boundary review on land reference SW (GB)2 which proposes to incorporate this presently greenbelt site into the urban boundary.</p> <p>I do not believe that removing this land from the green belt is appropriate and furthermore have concerns that the "South West Green Belt Boundary Review" report has assessed some elements of this site incorrectly.</p> <p>Impact on Openness The council's "Green Belt Boundary Changes" document states in Section 2 (d) that changes will not occur where "It would not adversely impact upon local and longer distance views or detrimentally affect the openness of the Green Belt". Living opposite this site I can confirm that any future development on this greenbelt site would adversely impact on local views, consequently going against the criteria in Section 2 (d).</p> <p>The site's Green Belt Boundary Assessment Criteria, detailed in the SW Green Belt Review, states in Section 2 (a) "Forms a one field gap between different parts of settlement. Would be some impact on openness but considered acceptable."</p> <p>As a resident of this area I do not consider the impact on openness to be acceptable. I consider it unacceptable and therefore disagree with the assessment.</p> <p>Flood Risk Considerations The council's "Criteria for Urban Boundary Changes" Section 2 (a) (iv) notes: "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: ... iv) Flood Risk ..."</p>	<p>Thank you for your comments</p> <p>With respect to Criteria 2a) the current urban boundary includes all of the settlement including the Pinfold area although it is accepted that the boundary is very narrow at this point. Therefore though it would reduce the level of separation between different built up parts of the settlement but it would not have a material impact on separation between settlements as it is not reducing the distance between Rawtenstall and Edenfield.</p> <p>The site perimeter is directly adjacent to the existing urban boundary ,Burnley Road in particular. Criteria 2b) does not set out any percentage levels for the length of boundary that has to be adjacent to the Urban Area.</p> <p>The amount of previously developed land in Edenfield and adjacent settlements, particularly Rawtenstall, is limited. Rawtenstall has a 40% Previously developed land target to reflect this. It is therefore not considered that development of this location would adversely impact development of previously developed sites.</p> <p>Category 2d) is the most challenging aspect of this boundary change as this land is a significant open break at an important point within Edenfield. Development on the land would definitely adversely affect local views though the affects on longer distance views are considered to be less significant. The openness of the Green Belt at this point would be adversely affected.</p> <p>Edenfield is a historic village dating back hundreds of years with the nearby listed Parish Church being relatively unchanged since Georgian times. The proposed boundary change would materially impact on the setting of the settlement though it is not considered that the impact is significant but there is an impact in relation to criteria 2e)</p> <p>The field is currently used for agriculture (sheep grazing)</p>	<p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<p>The council's own flood risk assessment available on the website was last updated in 2009. Had it been reviewed more recently it would have included observations on two highway breaches onto Burnley Road in the last two years from this particular field; one of which required a pump to be deployed and threatened existing dwellings on both sides of Burnley Road, but most significantly the property directly adjacent on the north-west side of the greenbelt site.</p>	<p>and has limited value with respect to broader beneficial use of the Green Belt set out in NPPF paragraph 81 though it does facilitate retention of landscapes and visual amenity.</p> <p>The failure to address box 5a) of the Sustainability Appraisal was a regrettable oversight-it was looked at but the box was not completed. It is recognised that flooding issues are important and must be thoroughly addressed.</p>				
<p>Pinfold sees a significant accumulation of water when there is prolonged rain including the run-off of water from the hills above. It acts as a flood plain. Projections indicate there will be an increase of prolonged periods of wet weather, as detailed in the Met Office's report "Climate: Observations, Projections and Impact", published in 2011 (please see pages 68, 79 and 119 in particular), and examined in "Cavan, G. Carter, J. and Kazmierczak, A. (2010).The future climate of North West England. Eco Cities, University of Manchester."</p>					
<p>Considering the increased rainfall seen in recent years, and with further consideration to future predictions, it is essential that this greenbelt site is left to serve as a natural flood plain to absorb the water as it currently does, slowing the threat of flooding to existing dwellings and outbuildings both adjacent and opposite the site. Any future development on this greenbelt site would remove this natural break, significantly increasing the chances of flooding to existing and indeed new properties, requiring potentially expensive remedial and/or preventative flood defence work as a consequence.</p>					
<p>Changing the greenbelt status of the site to include it into the urban boundary would violate section 2 (a) (iv) discussed previously and also indicates that the current Sustainability Assessment for greenbelt site SW (GB)2 in answer 4a (Climate Change) is inaccurate and must change from "Neutral Effect" to "Significantly Negative Effect".</p>					
<p>Incomplete Site Assessment Information I note that there is no answer given for criteria 5a in the Sustainability Assessment for the site in the published documentation. The failure to provide an answer in this section negates the overall assessment because it is incomplete, which should therefore cause the site proposal to be removed for consideration as a whole at this time until a full and complete assessment can be provided.</p>					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Had an answer been given for 5a it would have had to note that flood defences must be factored into any future plans.					
In summary, I do not believe that this greenbelt site should be brought into the urban boundary. It enhances the environment which is noted as a desirable feature to be sustained in the Local Plan Core Strategy. Any changes to this greenbelt site's status would be a contradiction to the council's own aims and objectives in this area. Furthermore it serves the immediate community in fulfilling the role of flood defence and this is not adequately considered in the site's assessment.					
Therefore I wish for my objection to the proposed change to this site to take it out of the green belt to be noted in the consultation.					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

General Comments:

Council's Response:

Recommendations:

While this is a relatively large field when it is considered in the context of the size of the settlement as a whole and the broader Green belt the extent of change is considered to be small scale. Maintaining openness on the western side of Edenfield is regarded as a priority with the eastern side of the settlement having greater capacity to absorb small scale change.

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.

Assessing the proposal against the Assessment Criteria it considered that the proposed boundary change would not significantly reduce the distance between settlements and is directly adjacent to the Urban Boundary. Though it is greenfield land it is not considered that it would prevent development within the settlement. It is accepted that there would be small scale changes to local views

While the Council is minded to continue to support the boundary change it will be necessary to undertake further work, particularly relating to landscape; access and flood risk.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Burnley Road (Pinfold)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Open Space (approach into Edenfield) - Flooding Area.	It is recognised that this piece of land forms an significant open area at the entrance to Edenfield. Available information does not indicate flood risk at the site but further assessment will be undertaken regarding the nature of flooding on the site.	It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Inappropriate use of resources - size of village is far too small.	Your comments in relation to Site SW(GB)02, Pinfold, Bury Road are noted. Policy 3 of the adopted Core Strategy recognises the relatively limited capacity of Edenfield to accommodate large amounts of growth but does recognise that some expansion is possible. The limited number of sites proposed in Edenfield reflects a level of housing growth that is considered appropriate to the scale of the settlement We will however be undertaking further analysis of existing services and their capacity as part of the plan preparation process. We will be undertaking further analysis on this site, particularly in relation to the landscape impact, before deciding whether to progress with this boundary change.	It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)02	Pinfold, Bury Road, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I write further to a recent email exchange with your Adrian Smith with regard to the above proposed boundary changes.</p> <p>I enclose a copy of my completed Rossendale Green Belt / Urban Boundary Review response form.</p> <p>I also enclose a copy of a letter dated 22 January 2013 sent to you by my neighbour, Gayle Taylor, of 2 Guide Court, Edenfield. I repeat and adopt the detailed objections outlined by Miss Taylor in her letter. For the avoidance of doubt I also strongly object to the proposed boundary changes.</p> <p>As outlined in my recent email exchanges with Mr Smith I was completely unaware of the proposals until I happened to stumble across a notice pinned to a lamppost near Edenfield Post Office. Whilst I am grateful for the Council's information that they will accept my and other objections out of time, I am concerned that no correspondence was sent to my home address in relation to what is clearly a very important matter and I should be grateful if, going forwards, I am kept fully informed of the process and the next steps.</p>	<p>Thank you for your comments. The Council did follow and exceed all the legal requirements for this process but recognises your concern about not being fully informed. You will be kept updated about future stages of the production of the Plan.</p> <p>It is recognised that the site in question is an open area at a key location in Edenfield. It is also accepted that there would be some effect on Openness and local views (Criteria 2a), d) and e)</p> <p>The proposed change will therefore no longer be pursued unless substantive evidence to the contrary can be provided by the applicant to the Council's satisfaction.</p>	<p>It is no longer intended to pursue the proposed Boundary change unless the Council is satisfied by strong evidence to the contrary.</p>			
SW(GB)03	Land near 162 Market Street, Edenfield		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>We suggest that an aerial photograph would have been useful here to note the change on the ground. Otherwise, we have no comments to make.</p>	<p>Comments noted. It is considered that the photos provided give an adequate picture of the overall nature of the site but the comments will be taken into account for future consultations.</p>	<p>No change required</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)03	Land behind agricultural stores near 162 Market St		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
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. A piece of land that that is already used for storage, etc. and reads as part of the urban area. RCT Question: After it and sites to North are developed, would there be a precedent for an infill in a future review?	It is not considered that this would create a precedent. SW (GB3) reflects boundaries on the ground (Criteria 1b) and makes effective use of previously developed land. It is not therefore considered that a precedent is created. If at further stages in the plan preparation process further sites were considered these would be considered on their own merits as well as within the overall context of the Green Belt which states that changes should not exceed 5% of the total perimeter of the settlement.	No further change proposed.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)03	Pack Horse Farm/Garage (Rear 162 Market Street)	SW5016	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
We welcome the fact that our land at the rear of Pack Horse Farm/Garage on Market Street, Edenfield Ref SW(GB)3 is being proposed to bring it within the Urban Boundary. Most of this land is Brownfield due to its current and past use in connection with our transport business. Should the Council require any extra land then there is an option of extending the boundary further east beyond the fenced yard in to the field. We have spoken to most of our neighbours and local councillors, the general feeling is that some good quality natural stone houses built in sympathy with the local environment would improve and enhance this area of Edenfield.	Support for this change is welcomed. It is not proposed to make any further changes to the boundary in this location.	Existing Urban Boundary change proposal will be pursued.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)04	R/O 150-128 Market Street, Edenfield		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
No comments.	Comments noted	No change required			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)05	Edenfield Cricket Ground		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
It is not clear from the plan what change is to be made to the urban boundary in this proposal as there is no dashed blue line indicating the proposed new urban boundary. If this is in fact a minor change to correct any discrepancies then we would have no further comments to make in principle although we would advise that greater clarity is needed at later stages in the process to clearly identify the change to be made.	It is accepted that the proposed change is difficult to identify from a map of this scale. Any future consultations on mapping changes will take this into account.	Note need for clarity in future consultations			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)06	R/O 17-41 Rochdale Road, Edenfield		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
It is not clear from the plan what change is to be made to the urban boundary in this proposal as there is no dashed blue line indicating the proposed new urban boundary. If this is in fact a minor change to correct any discrepancies then we would have no further comments to make in principle although we would advise that greater clarity is needed at later stages in the process to clearly identify the change to be made.	It is accepted that the proposed change is difficult to identify from a map of this scale. Any future consultations on mapping changes will take this into account.	Note need for clarity in future consultations			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)07	Land at Bridge Mills		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Inappropriate use of resources - size of village is far too small.	Your comments in relation to Site SW(GB)07, Land at Bridge Mills, Dearden Clough are noted. Policy 3 of the adopted Core Strategy recognises the relatively limited capacity of Edenfield to accommodate large amounts of growth but does recognise that some expansion is possible. The change at Bridge Mills however is primarily cartographic (Criteria 1) as the current boundary line running through the middle of a building, albeit along a stream line, creates practical issues. As the Mills sit in the valley it is considered more robust to include the whole building and run the boundary along the ridge line.	Boundary change to be progressed as proposed.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)07	Land at Bridge Mills, Dearden Clough, Edenfield		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
We have no concerns as to the principle of this boundary change in that it would regularise the boundary by ensuring the whole mill complex is outside of the Green Belt to reflect what is on the ground. It is also a brownfield site and so accords with the Core Strategy. However, it is not clear why the greenfield area to the south of the warehouse building has been taken out of the Green Belt. We would suggest that this land is more appropriate to being in the Green Belt and that drawing the boundary loose in this way will may invite pressure for development.	The boundary change was defined in this way to reflect the topographical situation on the ground. It has been identified in this way to reflect the line of the scarp slope defining the edge of Dearden Clough at this point.	No change is proposed.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)o8	Off Eden Lane (Eden Street)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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General Comments:
 In light of the above Site Ref [SW(GB)8 Off Eden Lane], I fully object to any changes being made to this Land. Having lived at this property for over 12 years of which I bought due to the location and knowing this was Green Belt Land was the main selling point to me. I'm not having my views disturbed by any future development of which has been rejected many times over the years and we will continue to object as a community for many years to come.

Council's Response:
 Green Belt policy is intended to maintain the openness of land. However the Council has to periodically review this policy, hence the current consultation.

 While it is appreciated that your view is very important to you, there is no "right to a view" under the planning legislation.

 The Council is aware of a number of previous unsuccessful appeals on this site.

 The land proposed for removal from the Green Belt is along a ridge rather than the slope of the site down to Dearden Clough. Any development of the site would be read against existing houses north of Eden Lane but would be more prominent.

 In light of the above the Council does not intend to progress with the proposed boundary change unless the developer can demonstrate that the landscape impact will be acceptable.

Recommendations:
 Withdrawal of the Boundary change and retention of the existing urban boundary unless substantive landscape evidence can be provided demonstrating no significant impact on openness.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)o8	Land on Eden Lane to the side of 9 Eden Street	SW5053	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>General Comments:</p> <p>1) The section of land immediately adjacent to 9 Eden street has deliberately been left fallow by a developer speculating on a future change of use being granted. Several attempts over an extended period have been made to contact the current land owner with a view to renting or purchasing the land in order to use it as a community small holding within its current land usage remit but the absentee landowner has always been uncontactable no matter how many messages were left. I am led to believe that other local residents that have been more successful in contacting them have been offered the land at development land prices not an agricultural one. The owner of the section of land further down the lane, a local farmer, has had planning application attempts turned down for property though his interests have also been to use the land to stable one or two horses which none of the local residents would object to at all. The land is part of the larger agricultural land around it and would probably be used as such if the ownership hadn't fallen into developers hands when the old farm across the lane was sold and developed into Eden court in the 1990's.</p> <p>2) The land currently hosts abundant wildlife including foxes, rabbits, small mammals and nesting birds. Badgers and rare newts (great crested newts probably breeding in the mill pond below but living in the land beyond) have also been sighted on or emerging from the land.</p> <p>3) The access in and out of Eden Street is currently treacherous due to parked cars on either side of Bury road, reversing onto Bury road is downright dangerous, increased traffic would be irresponsible and increasing the likely hood of accidents. Children live on Eden Street and Bury Road and play in the communal garden within the communal garden to the rear, they also play and take walks safely on Eden lane, if the traffic volume were increased this wouldn't be possible as there is no footpath.</p> <p>4) The land and the lane offer a natural boundary between housing (all recent) and an area of countryside that holds great value to the local population and building upon it would be detrimental to our lives in many ways, light (open south western aspect), views (down the valley, and Holcombe Moor), privacy, plus of course we bought in this location to enjoy living on the edge of greenbelt land and the qualities the open countryside has</p>	<p>Council's Response:</p> <p>Your concerns regarding the value of this land to local people are recognised. While it is not possible within the planning system to protect the right to a view openness is a central element of the purpose of having Green Belt and the land at Eden Street does play a role in maintaining openness.</p> <p>Great Crested Newts are a protected species and their presence on the land would require assessment. Badgers are also a protected species but it is the presence of setts rather than their foraging that would be most significant.</p> <p>If the land were released from the Green Belt and used for housing it would be necessary to improve the current road surface. Advice has been sought from the Highway Authority on the suitability of the access onto Bury Road and it is understood that, in principle, there would be no objection to this.</p> <p>It is not possible for the planning system to protect property values. Green Belts do have a significant level of permanence but have to be kept under review</p>	<p>Recommendations:</p> <p>Withdrawal of the Boundary change and retention of the existing urban boundary unless substantive landscape evidence can be provided demonstrating no significant impact on openness.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<p>to offer, as one neighbour put it "This proposed change would most likely mean us living in the middle of an estate! And probably overlooked! Its not fair that others profiting should change our lives!". The impact of this land being changed to urban zone would be considerable and the access and other issues renders it unsuitable and unfair. All my neighbours young and old are in agreement, however we all found out about these proposals very late so only a few with the skills to find the proposal online and respond in time were able to do so. Two of my immediate neighbours have no computer skills but would like to object and one tried and failed. Behind Eden Street lies a communal garden enjoyed by a total of 12 houses, 4 from Eden street and 8 houses on Bury road. 6 are currently rental properties and I know that all the current landlords (mostly ex residents) are unaware of this proposal and a few that are friends would definitely object on similar grounds .</p>					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)o8

Land off Eden Lane

General Comments:

My previous objections to the change of use of this land remain the same, I will attend the public meeting in Edenfield in January to discuss this matter further.

Council's Response:

Your comments in relation to Site SW(GB)8, Land off Eden Street are noted.

Following further analysis and consideration of relevant appeal decisions it has been decided not to consider with a Boundary change in this location. In particular the site would have an impact on views into the site and would detrimentally affect the openness of the Green Belt (criteria 2d). Eden Lane also forms a robust existing boundary to the site.

Recommendations:

Withdrawal of the Boundary change and retention of the existing urban boundary unless substantive landscape evidence can be provided demonstrating no significant impact on openness.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)o8	Land off Eden Street Edenfield		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>I am writing to you concerning the land on Eden Land Edenfield Reference (SWC938). Firstly I would like to thank you greatly for putting this land in the land review.</p> <p>I would also like to offer you some additional information about myself and the land.</p> <p>I have lived and worked in Edenfield all of my life and have been the owner of the land for the past seventeen years with the intention of constructing a detached house for myself and family. The land currently occupies a container 25ft by 27ft with a hard standing yard which was given permission by Rossendale Borough Council.</p> <p>I have received nothing but support from surrounding housing, in particular I have received strong support from the occupants of Eden house which is situated on the same site as the land.</p> <p>The land itself is a typical flat infill site with a number of housing around it, it is on the edge of the urban boundary placed within Edenfield village with no impact of urban sprawl. The land has no history of flooding with no agricultural value. Most of the field is hard standing which was used as a compound for the construction of Eden Court the land was initially part of the farm in which Eden Court was built on and was the only small piece which wasn't developed.</p> <p>Taking all of this into account I would like to propose that this land is considered for construction. Thank you for taking the time to read this letter and please don't hesitate to get in touch.</p>	<p>Your support for the proposed boundary is welcomed and your comments are noted.</p> <p>Having reconsidered this boundary change in the light of comments received the Council is concerned that there will be an impact on the openess of the Green Belt at this point especially when viewed from Bury Road. It is therefore minded to withdraw this boundary change unless substantive landscape evidence can be produced to demonstrate that there will not be a negative impact on the openess of the Green Belt at this location.</p>	<p>Withdrawal of the Boundary change and retention of the existing urban boundary unless substantive landscape evidence can be provided demonstrating no significant impact on openess.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)o8	Eden Street		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
	It is accepted (Criteria 2d) that there would be some impact on views into the area from Bury Road with any future development more prominent on the ridge line than the existing development north of Eden Lane.	The existing boundary along Eden Lane will be retained and the proposed change withdrawn unless the landowner can demonstrate to the Council's satisfaction that the landscape and openness impacts can be satisfactorily addressed.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)o8	Land off Eden Street		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
The land is accessed by Eden Street and the street is already too congested with cars. Children play on the land and developing the land will take away an important play space for the children. The view from our communal garden will be severely compromised with development on the land. There are also newts on the land and I would be expecting the land to be surveyed to ensure that these are not protected newts before any development takes place. The land also has an abundance of frogs and toads and other wildlife that should be protected.	There is no "right to a view" within planning legislation; however the impact of a boundary change on the openness of the surrounding Green Belt is material and consideration against Criteria 2) indicates there would be some negative impact. The Highway Authority has not objected to this proposal. Any protected species such as Great Crested Newt would require full consideration if a planning application were to be considered.	The proposed Boundary change will not be carried forward because of impacts on the openness of the broader Green Belt unless the applicant can demonstrate that the landscape/visual impacts and potential ecological effects can be satisfactorily addressed.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)o8	Land off Eden Street, Edenfield		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>General Comments:</p> <p>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.</p> <p>The majority of the existing Green Belt in this location is retained but a small scale change is proposed. The proposed boundary is an existing fence line.</p> <p>RCT Question: Isn't Eden Street a key boundary to this Dearden Brook section of the Green Belt. After this "take", when does the rest of the island bounded by Bury Road and link to A56T Junction?</p>	<p>Council's Response:</p> <p>This piece of Green Belt forms part of the broader Green Belt surrounding the south of Edenfield. It was include in the Boundary Review as it would have primarily impacted only on the highest part of the land and have been read against development. However it is recognised that Eden Lane does form a robust boundary to the Green Belt in this location and that that there would be some impact on openness. It is therefore not proposed to proceed with the boundary change on site SW (GB) 8.</p>	<p>Recommendations:</p> <p>Withdrawal of the proposed Boundary change and retention of the existing urban boundary unless substantive landscape evidence can be provided demonstrating no significant impact on openness.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)o8	Land off Eden Street, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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General Comments:

The Green Belt in this location plays an important role in maintaining a separation distance between the settlements of Edenfield and Shuttleworth. This change would open up the land to development and close the gap between the settlements, contrary to Green Belt policy in the NPPF, and such an extension would increase development pressure in the Bury Green Belt to the south along Bury Road which is already subject to ribbon development.

This proposal appears to be contrary to the Core Strategy approach as it is neither brownfield land nor does it represent an infill opportunity. The land to be taken out of the Green Belt is clearly open and rural in character

The proposed boundary change is also not in accordance with the agreed process for this review which was to be limited to small-scale changes and cartographic corrections. This change would represent an extension to Edenfield rather than a routine boundary change and would invite pressure for development and is therefore contrary to the adopted Core Strategy which foresees limited development for Edenfield.

Council's Response:

The change proposed is in small scale and would have a minor impact on the gap between Edenfield and Shuttleworth. With respect to criteria 1a it is therefore not considered that there would be a significant affect or creation of pressure on the Bury Green Belt. The scale of development proposed is unlikely to have a significant impact on take-up of derelict land. It is however accepted (Criteria 2d) that there would be some impact on views into the area from Bury Road with any future development more prominent on the ridge line than the existing development north of Eden Lane.

Recommendations:

That the boundary change should be withdrawn and the existing boundary retained unless it can be demonstrated that the adverse impact on views and openness is only of minor significance.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)o8	Land off Eden Street, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>The reason given for removal from Greenbelt to Urban land is for development in the future. There seems to be the idea amongst local residents / Councillor that changing this land from Greenbelt to Urban would mean that one property could be built on part of the land. That landowner / potential developer does not own the part of the site which (then physically cut off from the greenbelt) would be virtually guaranteed of house building.</p> <p>The site as a whole would not then be some sort of small scale 'infill' site but a larger development which would mean significant changes to the character of the area. The current land would have to be made up and widened and the current access onto Bury road would create all sorts of problems and danger.</p> <p>The development of the land would adversely impact upon local and longer distance view when viewed from Eden Lane and Bury Road. People entering the Borough would see a new development on the skyline in front of them.</p> <p>The natural boundary for this site is as at present Eden Lane, the lane has been here for centuries and the proposed new boundary is a wire fence erected in the late 1990's, the lane should remain the green belt boundary.</p> <p>My property is set down from the lane looking across at the green belt, if it were to be developed not only would I lose by view / light I would also be overlooked.</p> <p>The land in question is a home / used by a variety of wildlife including bats, newts, frogs, owls, foxes, hedgehogs and the like, so that the development cannot really said to be environmentally friendly as these would be displaced.</p> <p>I have read figures (CPRE) that say there are enough brownfield sites currently available to build 1,494,070 new homes, house builders are sitting on sites to build a further 2,800 homes and there are enough empty houses to provide homes for 300,000 families. Given those sorts of figures I think building in front of my house is unreasonable.</p>	<p>Thank you for your comments</p> <p>Your concerns about the impact on the view are understandable but there is no right to a view in planning law.</p> <p>It is accepted that Eden Lane forms a strong boundary. While the proposed boundary does have some merit it is recognised that this is not so robust on the ground as that which already exists.</p> <p>The Core Strategy (Policy 3) identifies a need for 3700 new houses to be built in the Borough up to 2026 of which 65% should be on previously developed land. This was accepted by the Inspector at the Examination in Public. While parts of the Borough do have substantial amounts of such land it is a much scarcer resource in others.</p> <p>Lancashire County Council as Highways Authority have not raised an issue about the use of Eden Lane as an access.</p> <p>The main impact of the proposed change is on the openness of the Green Belt. While the site would be seen from below as part of the development along the ridge at this point, it would undoubtedly impact on views into this area, both locally and more widely (criteria 2d)</p> <p>The presence of wildlife on the site is a consideration but is only really significant if protected species (e.g. badgers) actually live on the site rather than use it to pass through or feed on.</p>	<p>It is not intended to proceed with the proposed change unless the applicant can demonstrate that the affects on openness and landscape; access and ecology can be satisfactorily resolved.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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I have spoken to several local residents who are of the same opinion as myself, I do not know if they will be submitting a form themselves, I am not some sort of campaigning activist I just want the greenbelt to remain as I thought it would when I moved into my house in 1995.

No 'Exceptional Circumstances' exist in this case, it's a money orientated exercise, once the Greenbelt has been destroyed it's lost forever, I strongly object to the proposed change and ask that the land remain in the Greenbelt.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)09	Playground at Stubbins Primary School		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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General Comments: No comments.	Council's Response: Noted	Recommendations: No change required			
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)10	Eden Bank		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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General Comments: No comments.	Council's Response: Comments noted	Recommendations: No change required			
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)11	Land at Southern End of Georgia Pacific Mill		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Whilst we understand the approach for this boundary change of ensuring the built up part of the site is reflected in the urban boundary, we do not consider it is necessary to remove from the Green Belt land that is not as built-up and which performs functions suitable in the Green Belt. The extension of the urban boundary to the Borough boundary line will also cause problems in that the Bury Green Belt is on the other side of this boundary and the boundary cuts through a building. We therefore suggest that the current boundary offers the best approach of maintaining a defensible boundary for the wider Green Belt.	The proposed change was a pragmatic change to reflect the current development that exists on the ground, some of which has occurred since the last Plan Review. However it is recognised that the Urban Boundary does run through the middle of one of the buildings which creates a problem. The current boundary will therefore be retained.	The proposed boundary change will be withdrawn and the Proposals Map boundary retained.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)12	Land to Rear of Georgia Pacific		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
No comments.	Comments noted	No change required			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)13	Land near Springfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Whilst we understand that this change is in line with changes SW(GB)11 and SW(GB)12 of marking a defensible boundary for the land around the Georgia Pacific building, we believe that the amendments, particularly those west of the existing boundary do not correct any discrepancies nor do they form a more defensible boundary for the Green Belt in this location. The inclusion of the 'Springfield' dwelling and the adjacent land to the south of Stubbins Street extends the boundary of the village outwards and will invite pressure for development in a location which the Core Strategy sees as being small and isolated and suitable only for a minimal amount of houses. The need for this extension is not explained or justified. We would suggest that the boundaries of Stubbins should be drawn tightly around existing buildings to restrict development opportunities, particularly on the western side as it borders the West Pennine Moors.	The inclusion of "Springfield" and its curtilage within the urban boundary will not be progressed. It is recognised that much of the woodland area is a Biological Heritage Site which should be protected for its biodiversity value and is also subject to a Tree Preservation Order. Use of the steps as a boundary line is considered to be more defensible than the current position. The other changes reflect the natural boundary of the gardens.	The boundary change will be amended to remove "Springfield" from the urban boundary.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)14	Land to rear of Stubbins Vale Mill		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
No comments.	The observation is noted	No change required			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)15	Land at Top End of Stubbins Vale Mill		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
No comments.	The observation is noted	No change required			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)16	Exchange Street, Edenfield		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments: No comments.	Council's Response: The observation is noted	Recommendations: No change required			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)17	Rear of Horse and Jockey		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response: The proposed change is very minor in nature, involving changing the existing boundary from running down part of the car park and across grass to follow the rear wall around the curtilage of the property. It therefore fulfils the requirements of Criteria 1b) regarding current boundaries . It would meet all the elements of Criteria 2 including facilitation of use of previously developed land.	Recommendations: No intended change to the proposed boundary proposed			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)17	Land to rear of former Horse and Jockey		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments: 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. A small part of the car park for the former Horse and Jockey pub, which is in the urban area, is in the Green Belt and serves no useful purpose. RCT Question: Should most of this area be retained as Green Belt, to enable any development to use it as garden and with removal of PD rights, in order to protect the openness of the Green Belt?	Council's Response: While the point is recognised, it is considered that the proposed boundary change is robust as it follows a strong boundary to the rear of the former Horse and Jockey pub where it is currently hard to find on the ground (Criteria 1b). The extent of change is small and would have minimal impact on the openness of the Green Belt in this location.	Recommendations: No intended change to the proposed boundary			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)17	R/O Former Horse & Jockey PH		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
This appears to form the curtilage of the pub car park which is brownfield land and therefore we would be inclined to agree with this change. However it should be noted that this may invite pressure for development which would have the potential to impact on the openness of the Green Belt in this location and therefore contravene Green Belt policy.	The land was the curtilage of the pub and was used for picnic tables, etc. associated with people drinking outside. There is a defined stone wall separating the property from adjacent fields. The boundary change is therefore defensible.	No intended change to the proposed boundary			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)18	Land around Alderwood and Packhorse Farm		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
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. A very secluded area of former farm and large house in treed grounds. Requires retention of trees especially on curtilage to protect openness. RCT Question: Should this also be kept mostly as Green Belt, to maintain a treed "buffer zone", if necessary on site of a demolished Alderwood, whose location is not that good for a group of new houses?	It is recognised that Alderwood does provide a substantial area of trees that contributes to the openness of the Green Belt and forms an important element of the listed Parish Church (criteria 2e). It is therefore intended to retain the existing Urban Boundary in this location.	The proposed Boundary change at this location will not be pursued.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)18	Land around Alderwood & Packhorse Farm		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Whilst this land does appear to take on an urban appearance and could be argued as an infill opportunity, it is not clear whether this would constitute brownfield land and therefore we would raise an issue as to whether this accords with the Core Strategy approach. Also, as with previous comments, the inclusion of such a large piece of land may attract pressure for development which would be contrary to the Council's growth aims in its Core Strategy for Edenfield.	This land is within the curtilage of an existing property with a clear defined boundary that the proposed change follows. It contains a number of mature trees. It is recognised that within the definition of NPPF it would be classified as "greenfield" land and any development that did come forward would need to be considered within that context and also the fact that it would affect the setting of a listed church contrary to Criteria 2e).	It is not intended to proceed with the proposed Boundary Change.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)18	Land at Alderwood, Packhorse Farm		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
	There is some potential that if the site was developed in the future it could result in the loss of tree cover that could adversely affect local and long distance views and detrimentally affect openness (criteria 2d). The treescape also makes a significant contribution to the landscape and visual appearance on this part of the village and the setting of a listed church (Criteria 2e) The northern end of the proposed boundary change adjoins the listed Parish Church and forms an important element of its setting. There is a risk that potential future loss of trees or development could adversely affect this setting.	The proposed boundary change will not be taken forward as there is a potential impact on local views and the setting of the listed church			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)18	Land at Alderwood		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
	This land is within the curtilage of an existing property with a clear defined boundary that the proposed change follows. It contains a number of mature trees. It is recognised that within the definition of NPPF it would be classified as "greenfield" land and that any subsequent development would impact the setting of a listed building contrary to Criteria 2e)	It is not intended to pursue a boundary change in this location.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)19	Land around Edenfield Parish Church		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
It is unclear why the Council believes that the designation of Green Belt for this church would strengthen its protection as an open space. It is presumed that the site is already allocated as open space within the existing plan, although this is unclear from the material given, therefore this would usually represent sufficient protection. We would expect key community facilities to be within the urban boundary of settlements. Also, this change does not fit well with other changes made in this Review which have the aim of bringing land forward for development.	The site is not allocated as open space within the Local Plan with half the site within the urban area and the other half not. By following the wall around the Church a natural boundary was used. The cemetery around the church forms the setting of the listed building and is important in retaining openness so it is accepted that there is already some degree of protection should change be proposed to this site. It is recognised that the Church is an important community asset and should be located within the urban boundary. However the current urban boundary is unclear. In order to create a clear boundary to address criteria 1b) it is proposed that the boundary will be changed to follow the main entrance paths to the building	The boundary will be altered to bring the church building and the land immediately to the north within the Urban Boundary			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)20	Back Gardens at Pinfold		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments: No comments.	Council's Response: No comments noted	Recommendations: No change required			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)21	Oak Cottage		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments: No comments.	Council's Response: Response noted	Recommendations: No change proposed			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)22	Gardens to rear of 40-90 Burnley Road, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments: It is proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground. Back gardens, shed and garages read as part of the urban area. RCT Question: As not that far to North of new developments on SW(GB)1,2 and 3, and with an easy access off Burnley Road, are we not looking at another start, for better or worse, of a Greater Edenfield, extending to Gin Croft Lane?	Council's Response: There is no intention to create a Greater Edenfield. Policy 3 of the Core Strategy restricts the amount of new building in settlements such as Edenfield. The changes proposed are intended to be pragmatic and reflect the need to create sustainable boundaries on the ground. However it is recognised that site SW(GB)02 has issues with respect to criteria 2d) and e)	Recommendations: Proposed boundary change SW(GB)02 will not be pursued unless the developer can provide full justification to the contrary			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)22	Gardens R/O 40-90 Burnley Road, Edenfield		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
We would raise concerns with this change as this could invite pressure for development in this location which otherwise would not come forward under the present boundary. This proposal appears to be contrary to the Core Strategy approach as it is neither brownfield land nor does it represent an infill opportunity. The uses of this land to be taken out of the Green Belt are consistent with uses expected in Green Belts. The new boundary would serve to expand the settlement of Edenfield east and will encourage sprawl, therefore contrary to national policy on Green Belts and against the adopted Core Strategy which foresees limited development for Edenfield.	It is recognised that though this area is urbanised to a large degree the existing track to the rear of the houses forms a robust boundary.	It is not intended to proceed with the proposed boundary change.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)24	Land at Rossendale Golf Club		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
SW(GB)24]	Support for proposed Boundary change is noted	No change to Boundary change proposal			
The relatively minor changes made to the urban boundary/green belt will enable Rossendale Golf Club to develop the area in a sympathetic manner whilst maintaining the existing tree boundaries. Additionally, it will ensure the financial stability of the golf club for the residents and businesses in the Rossendale valley to enjoy for the foreseeable future. General comment on development in Edenfield The development plans for Edenfield appear to be well thought out and overall I believe they will enhance the quality of the village.					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)24	Land at Rossendale Golf Club, Green Lane		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments: SW(GB)24 The relatively minor changes made to the Urban Boundary/Green Belt will enable Rossendale Golf Club to develop the area in a sympathetic manner whilst maintaining the existing tree boundaries. Additionally it will ensure the financial viability of the Golf Club for the residents and businesses in the Rossendale Valley to enjoy for the foreseeable future.	Council's Response: Support for the proposed change is noted	Recommendations: No change to proposed Boundary change			
SW(GB)24	Land at Rossendale Golf Club Greens Lane		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments: SW(GB)24 The relatively minor changes made to the Urban Boundary/Green Belt will enable Rossendale Golf Club to develop the area in a sympathetic manner whilst maintaining the existing tree boundaries. Additionally it will ensure the financial viability of the Golf Club for the residents and businesses in the Rossendale Valley to enjoy for the foreseeable future.	Council's Response: Support for the proposed boundary change is noted	Recommendations: No change to proposed boundary amendment			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)24	Land at Rossendale Golf Club Greens Lane		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General Comments:	Council's Response:	Recommendations:
SW(GB)24	Support for the proposed boundary change is noted	No change to proposed boundary amendment

The relatively minor changes made to the Urban Boundary/Green Belt will enable Rossendale Golf Club to develop the area in a sympathetic manner whilst maintaining the existing tree boundaries.

Additionally it will ensure the financial viability of the Golf Club for the residents and businesses in the Rossendale Valley to enjoy for the foreseeable future.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)24	Land at Rossendale Golf Club		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General Comments:	Council's Response:	Recommendations:
The changes proposed to the urban boundary/green belt here are not radical but would allow for a relatively small & sympathetic development by Rossendale Golf Club. It would also mean that Rossendale Golf Club could remain financially viable and therefore would continue to offer a beautiful green area and sports facility for a wide age range of the people of Rossendale.	Support for the proposed change is noted and welcomed.	No alteration to proposed boundary change

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)24	Land at Rossendale Golf Club, Greens Lane		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
It is proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground. Would link effectively to adjacent piece of urban area and if a narrow band of trees was retained would have a minimal effect on Openness RCT Question: Isn't Green Lane the obvious boundary to the Green Belt, or is this really to allow for some more houses to be built, along this South side of Green Lane to face those on its North side?	It is accepted that Green Lane does form a robust boundary so a change is not justified with respect to Criteria 1. It is however considered that a case can be made to incorporate this area of land within the Urban Boundary as the existing wooded area can be used to form a clear boundary. A small change in this location would meet Criteria 2a); 2b) and only have minor affects on the Green Belt with respect to Criteria 2c)-2e). Release of this land from Green Belt could create an opportunity to construct a small number of houses, subject to wider planning constraints.	It is not proposed to make any alteration to the change proposed.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)24	Rossendale Golf Club, Greens Lane		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
SW(GB)24 The changes made to the Urban Boundary will enable Rossendale Golf Club to develop the plot in a sympathetic manner, whilst maintaining the existing trees and shrubbery along the lane. It will also ensure the financial viability of the Golf Club for the benefit of Rossendale Residents.	Support for proposed changes is welcomed	No change proposed			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)24	land at Rossendale Golf Club		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
The change to the boundary on Greens Lane RE Rossendale Golf Club and the future possibility of developing the land will help in ensuring the future of this excellent valley facility for all age groups.	Support for the proposed change is noted and welcomed.	No alteration to proposed boundary change			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)24	Land at Rossendale Golf Club, Greens Lane		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General Comments:	Council's Response:	Recommendations:
SW(GB)24 The proposed minor change to the green belt/urban boundary will enable Rossendale Golf Club to develop the area whilst maintaining the existing tree boundaries. Additionally, the proposed changes will ensure the financial viability of the Golf Club and continue to provide a sports facility for the residents and businesses within the borough.	Support for proposed boundary change is noted	No change is proposed

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)24	Rossendale Golf Club, Greens Lane		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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General Comments:	Council's Response:	Recommendations:
SW(GB)24 The changes made to the Urban Boundary/Green Belt will give the area a few nice homes and also be a life line for Rossendale Golf Club to continue as a major attraction for the people of Rossendale and beyond.	Support for the proposed change is welcomed	No change proposed

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)24	Land at Rossendale Golf Club Greens Lane		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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General Comments:	Council's Response:	Recommendations:
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SW(GB)24	Support for the proposed boundary change is noted	No change to proposed Boundary alteration
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These changes, being relatively minor, will maintain the existing tree line boundary on Greens Lane whilst at the same time will allow Rossendale Golf Club to develop the area in manner sympathetic to the surrounding area.

This will ensure the future financial viability of Rossendale Golf Club, allowing then to continue to provide leisure facilities for both residents and businesses in the Rossendale Valley something it has continued to do since 1903.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)ADD01	Open countryside to north of Mill in Irwell Vale	SW5014B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>The land has been excluded for two specified reasons - its situation within the Flood Zone and the potential affect on the Gateway of the village.</p> <p>The land is within Flood Zone 2, however there is demonstrable evidence that the development of sites located in such zones is achievable through appropriate planning and flood mitigation measures. Appropriate flood defence steps could be taken as part of any development to enable the release of land. As such, it is not a fundamental constraint that would prevent development of the site.</p> <p>With regards to the affect on the gateway to the village, inclusion of this land within the settlement boundary would create the opportunity to enhance and improve the approach. The redevelopment of Irwell Vale Mill is likely to occur within the Plan Period and the inclusion of the adjoining fields would enable a sensitively designed layout to be brought forward. The land could be incorporated to provide significant areas of open space and landscaping that would benefit the whole village and fundamentally improve the amenity for existing and future residents. Furthermore, the proximity and affect of the treatment works to the east of the entry into the village already detracts from the attractiveness of the settlement. The potential improvement of the subject site would mitigate the impact of the works on the village.</p> <p>The inclusion of the field would enable the natural growth of the village to be achieved and sustained over the Plan Period. They, along with the Mill, represent the only appropriate location for growth at Irwell Vale and therefore consideration should be given to the inclusion of the land within the settlement boundary so as to ensure the long term vitality of the village.</p>	<p>The existing Irwell Vale Mill forms a clearly defined boundary between the urban area of Irwell Vale and the surrounding Green Belt. Designation within Flood Risk Zone 2 does not automatically rule out development but given the historic and recent flooding record around Irwell Vale this is a significant concern. Irwell Vale falls within category of Policy 3 of the adopted Core Strategy where only minimal amounts of housing should be permitted to meet identified local need. It is not clear that this proposal meets the local need requirement. While the site could be developed in such a way as to create an attractive gateway to the village an attractive gateway could be created with appropriate tree planting while retaining the Green Belt designation.</p>	No change proposed to current boundary			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)ADD02	Land at Water Lane Edenfield	SW5003	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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General Comments:

4 (b) Please explain why you think we should make this change:

The property is a narrow strip of land located between the M66 Motorway to the west and existing housing to the south and east. The land is clearly separate from the open green belt and makes no significant contribution to it. Most importantly the removal of this land from the green belt boundary would have no significant impact upon the green belt and would be a sensible rounding off of the urban boundary between the M66 Motorway and the dense residential development to Oaklands Road to the east. The site can be accessed from my client's existing property and existing access and services are available so the land can be brought forward for development without delay.

We should also mention that per the attached (c) 'Call for Sites locations close to boundary not proposed for change' SW5003. It should be considered as scrubland not woodland.

We consider that:-

Location should read - scrubland not as stated wooded area

Justification should read - strip of scrubland not as stated narrow wooded strip

Council's Response:
 This site is located between the A56 and Oaklands Road. As a narrow strip of land it plays a minor role in maintaining the integrity of the Green Belt in this location and there would be minimal impact on openness, because of the presence of mature trees. It currently reads as part of the urban area. In order to minimise any impact on openness future development of the land should maintain a landscaped boundary

Recommendations:

A boundary change should be made in this location.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)ADD02	Open countryside to north of Mill in Irwell Vale	SW5014C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>The land has been excluded for two specified reasons - its situation within the Flood Zone and the potential affect on the Gateway of the village.</p> <p>The land is within Flood Zone 2, however there is demonstrable evidence that the development of sites located in such zones is achievable through appropriate planning and flood mitigation measures. Appropriate flood defence steps could be taken as part of any development to enable the release of land. As such, it is not a fundamental constraint that would prevent development of the site.</p> <p>With regards to the affect on the gateway to the village, inclusion of this land within the settlement boundary would create the opportunity to enhance and improve the approach. The redevelopment of Irwell Vale Mill is likely to occur within the Plan Period and the inclusion of the adjoining fields would enable a sensitively designed layout to be brought forward. The land could be incorporated to provide significant areas of open space and landscaping that would benefit the whole village and fundamentally improve the amenity for existing and future residents. Furthermore, the proximity and affect of the treatment works to the east of the entry into the village already detracts from the attractiveness of the settlement. The potential improvement of the subject site would mitigate the impact of the works on the village.</p> <p>The inclusion of the field would enable the natural growth of the village to be achieved and sustained over the Plan Period. They, along with the Mill, represent the only appropriate location for growth at Irwell Vale and therefore consideration should be given to the inclusion of the land within the settlement boundary so as to ensure the long term vitality of the village.</p>	<p>Designation within Flood Risk Zone 2 does not automatically rule out development but given the historic and recent flooding record around Irwell Vale this is a significant concern. Irwell Vale falls within category of Policy 3 of the adopted Core Strategy where only minimal amounts of housing should be permitted to meet identified local need. It is not clear that this proposal meets the local need requirement or that a change in the boundary is required to provide the small number of homes required. While the site could be developed in such a way as to create an attractive gateway to the village an attractive gateway could be created with appropriate tree planting while retaining the Green Belt designation.</p>	No change proposed			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)ADD03	Land at Blackburn Road and North of Church Lane	SW5011;SW5027; SW5052	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>We write on behalf of Peel Holdings (Land and Property) Limited (hereafter 'Peel') in respect of land at Blackburn Road, Edenfield, Rossendale.</p> <p>We thank you for the opportunity to comment upon this latest version of the Council's Lives and Landscapes DPD and more specifically the proposed Green Belt & Urban Boundary amendments. Our client has commented at all stages of the Core Strategy preparation and are pleased to see the Council taking a proactive approach to stimulating development within the Borough.</p> <p>At the outset we wish to make clear our support in principle for the review of the Green Belt Boundary. This was something that was recommended at the Core Strategy examination in 2011. The review is necessary to release both land required to meet the district's housing requirement whilst at the same time defining Green Belt boundaries that will endure for the lifetime of the Core Strategy and beyond.</p> <p>This representation relates specifically to land at Blackburn Road, Edenfield, identified on the attached plan ref PEEM2067. The land in Peel's ownership, extends to around 2.18 ha (5.38 acres) and will achieve a potential yield of 65 dwellings assuming 30 dwellings per hectare. The proposed Green Belt Boundary will extend along the boundary of the A56 towards Burnley Road to join the existing Green Belt Boundary.</p> <p>Peel's site is located approximately 0.7 km north of Edenfield village centre and is broadly rectangular in shape, comprising an open field in the north and a mature wooded area in the southern part of the site. A full description of the site is provided in Section 3 of the Development Framework included with this representation.</p> <p>This site was assessed in the SHLAA and considered for release as part of the Green Belt Review, site ref. SW5011. The SHLAA assessment confirms that the site directly adjoins the built up area of Edenfield; is within walking distance of bus stops and key</p>	<p>It is accepted that the proposed site is located in an area with high desirability, partly because of access to the M66 but also because of the Green Belt setting.</p> <p>Edenfield is a popular settlement but infrastructure for large scale new development is limited (e.g. school capacity, road network). This is part of the reason why Edenfield is identified as a Tier 3 Settlement in Policy 3 of the adopted Core Strategy. Edenfield is one of 9 named settlements that will accommodate 20% of the total housing supply which on a pro-rata basis would be 82 dwellings. Release of this site would therefore be an appreciable proportion of this total which combined with proposed changes would deliver more housing than projected even before sites within the existing urban area are assessed.</p> <p>With respect to Green Belt, the Council considers that land to the west of the existing settlement boundary should be retained as Green Belt as this forms an important setting for the village (criteria 2e) and has an impact on local and longer distance views (criteria 2d)</p> <p>Development of a site of this size is likely to have an impact on road and school infrastructure which would also require consideration.</p>	<p>It not intended to progress with the suggested boundary change unless the land owner can demonstrate to the satisfaction of the Council that the impact on the landscape setting, views and settlement character can be satisfactorily be resolved.</p>			

services and is in an area of excellent desirability. The site achieved a score of 77 against the SHLAA criteria. This score is comparable with the scores achieved for other sites which are proposed for release from the Green Belt to facilitate development.

In view of the scale of housing need, the suitability of this location, and the benefits which development would bring, it is considered that the land which is the subject of representations should also be released for development.

The justification for not releasing this site and the land to its north (SW5027 and SW5052) from the Green Belt is given as:
Land to west of Edenfield settlement boundary and A56 to be kept open

We do not agree with this assessment and we believe there are good reasons why this land should be released from the Green Belt and identified for development:

- The site is located within the area for Green Belt review as set out in the adopted Core Strategy (November 2011). It is also within an area which the Core Strategy identifies as being suitable for new housing
 - The site is within the part of the borough which the Core Strategy Inspector concluded is the most sustainable and appropriate location to achieve an early boost to housing supply
 - As confirmed in the SHLAA, the site is in a sustainable location within 400m of bus stops and 800m of the local centre, local schools, other community services and is well related to other necessary physical and community infrastructure
 - The SHLAA concluded that the site is within a wider area of "Excellent Desirability" and within an immediate area of "Very Good Desirability". This is a particular consideration in favour of the release of the site for development as it points to a strong likelihood that the site can be viably developed in the current constrained housing market
 - There are no insurmountable physical constraints to the development of the site. In particular:
 - it is not in a sensitive landscape;
 - its development would not adversely affect the landscape of visual character of the area;
 - it would not adversely impact any designated heritage assets.
- Part of the existing mature tree group to the south of the site would be retained as an important part of the setting to the listed church and landscape framework for new housing
- it has no particular ecological value;
 - it is not at risk of flooding; and,

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
	<ul style="list-style-type: none"> - it is well served by existing infrastructure. - Development of this site would incorporate appropriate design and landscaping which would enhance this part of Edenfield and improve the interface of the urban area with the surrounding open countryside beyond the A56 by providing increased visual and acoustic screening for the village from the A56. The relocation of the Green Belt boundary along the route of the A56 would ensure that there would be no impact on the wider area of Green Belt which lies to the east of the A56. The A56 forms a logical and defensible long-term Green Belt boundary - The site is available for development within 5 years and has a potential yield of around 65 units - The site meets the Council's draft criteria for alterations to the Green Belt boundary and Urban Boundary and with the purposes of the Green Belt as set out in the National Planning Policy Framework. In particular: <ul style="list-style-type: none"> - the site does not perform a strategic Green Belt function: - development would not result in encroachment into the wider countryside which surrounds Edenfield. The A56 effectively separates the village from the more open countryside to the west and is a prominent urban feature. - it would not result in urban sprawl or lead to the merger of separate settlements and would not reduce the gap between existing settlements; - it would not have a significant impact on ongoing urban regeneration. In fact by providing for good quality family housing including elements of aspirational housing the development of this land would support the ongoing economic regeneration of Rossendale - that the proposed boundary will provide a long term defensible Green Belt boundary - built development to the east; Church lane to the south; the A56 to the west; and a field boundary to the north that can be strengthened with additional landscaping. - We can confirm on behalf of Peel that the site is available for development within 5 years and has a potential yield of 65 units. In support of our representation we have prepared a Development Framework document that sets out a more detailed justification for the release of this site from the Green Belt and an explanation of how housing on the Peel land can be delivered. The document considers the policy context, opportunities and constraints to development and provides a development framework plan setting out some principles for the development of the site. This Development Framework will be submitted separately. 				

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)ADD04	Strip of land east side of Burnley Road (see map)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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General Comments:
 Strip of land east side of Burnley Road (see map)
 This would standardise the urban boundary on the east side of Burnley Road to establish a consistent urban boundary line (as is being proposed at the Pinfold end of Burnley Road).

Council's Response:
 It is recognised that the proposal would create a "clean line" on the map at this location. However assessing the site against criteria 1 there is no physical feature on the ground that the boundary change would follow with the existing boundary being robust in this location. Property 114 Burnley Road is separated from the urban boundary (criteria 2b)

 With respect to criteria 2 the change would have some limited impact on local views in this location (criteria 2d)

Recommendations:
 No change to the current boundary is proposed

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)ADD05	Edenwood Mill, Edenfield	SHLAA site ID no. 526	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Local adjustment of the green belt boundary will provide support and encouragement for early regeneration of the derelict mill buildings and associated land. The adjustment would be a logical and sustainable extension to Edenfield, setting strong defensible Green belt boundaries for the long term by reference to existing major roads and water features. Please refer to additional supporting statement for further information submitted in support of this representation	This is a sensitive site in a deep clough with a number of complex physical and policy issues. It abuts the Borough boundary with Bury. There is a planning permission for conversion of the existing Mill which was acceptable in Green belt policy terms as it was within the existing footprint. The current Green Belt boundary near the site is robust, running along the north side of Wood Lane so does not require modification with respect to Criteria 1. Analysing the site with respect to Criteria 2 the proposed change would reduce the distance between Edenfield and the north-eastern side of Stubbins. It would also have a marginal impact on the distance between Edenfield and Shuttleworth. Proximity to the Urban Boundary (Criteria 2b) is tenuous with the site being across the road from the most southerly point of the existing urban boundary. It is therefore difficult to justify that the site is directly adjacent to the urban boundary. Criteria 2c) is not relevant as the site is previously developed and there is very limited land of this type within Edenfield. If the site was developed Criteria 2d) would be triggered particularly if a new access road was constructed. There would be an impact on local views at the northern end of the land from this. For the bulk of the site however the impact would be low due to the location in a deep wooded clough and the presence of existing buildings. A boundary change is unlikely to have an impact on the historic nature of the settlement given the fact that there has been a mill in this location from at least the early 19th century. The land does make a beneficial contribution to the Green Belt as Wood Lane forms a natural urban boundary and the wooded Clough at this point provides an open rural	The land forms a previously developed site in the Greenbelt. With respect to guidance in NPPF Paragraph 89 it is considered that a redevelopment of the site could be feasible without a change to the Green Belt boundary subject to the proposal addressing all the relevant planning issues. No Boundary change is therefore proposed. No boundary change will therefore be made in this location unless the landowner is able to demonstrate that the policy, visual/landscape, access and ecological impacts can be satisfactorily addressed.			
Additional Supporting Statement:					
Overview					
Turnbull owns Edenwood Mill, which is surplus to requirements and now derelict. The site is suitable in principle for housing and it should be removed from the Green Belt to support and encourage its early regeneration. Without such change Green Belt status threatens to stymie a viable redevelopment of the site for the foreseeable future, thereby sustaining harm to the Green Belt and the quality of the local environment generally.					
Turnbull Prints					
Turnbull and Stockdale commenced operations at Edenwood Mill in 1881, turning out hand-block printed fabrics for use in furnishings. The production technique was a craft-based, labour intensive method. Changing world labour markets and print production techniques eroded the viability of the Edenwood operation over time and production eventually ceased in the 1990s.					
Turnbull continue to manufacture in the locality, at Croftend Mill, Stubbins, where investment in modern print design and production has enabled the business to sustain itself at home with state of the art digital printing technology, and to establish a satellite unit for specialist production in north east Thailand.					
Edenwood Mill					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<p>After production ceased Edenwood Mill was used by Turnbull for storage and attempts made to let surplus space. The configuration of the building and access put potential occupiers off.</p>	<p>aspect when seen from many angles.</p>				
<p>Plans were drawn up to convert the building to residential use, and approved by the Borough Council in February 2007 (ref 2004/513). There was only limited interest from developers before the financial and property market failure in 2008/09 onwards put the scheme to rest.</p>					
<p>The condition of the empty mill complex has deteriorated significantly over time. Theft of roofing lead, slates, structural columns and anything else of perceived value, and an arson attack, has accelerated that process and has proved impossible to halt.</p>					
<p>Turnbill remain committed to identifying an imaginative and sympathetic solution that will enable the Edenwood site to be regenerated, and to working with the Borough Council to achieve that outcome. Development of the site will ensure a positive future use and remove the present dereliction. It will aid the company to continue its investment in emerging technologies at Croftend.</p>					
<p>Green Belt issues</p>					
<p>The mill and associated land neighbours Edenfield. A relatively small scale local adjustment to the Green Belt boundary would enable the mill complex to be regenerated more readily, and for it to be integrated effectively with the existing settlement.</p>					
<p>The proposed boundary adjustment has been considered against the Council's Green Belt Boundary Assessment Criteria. Critically:</p>					
<p>It would not significantly reduce separation distance between settlements.</p>					
<p>The land is adjacent to the existing Urban Boundary.</p>					
<p>It would not hinder urban regeneration elsewhere, and support regeneration of the site itself.</p>					
<p>It would not impact adversely on local and longer distance views, and has potential to improve such by removing the present dereliction.</p>					

It currently makes no significant contribution to the beneficial use of the Green Belt.

There would be no harm to the 5 purposes which Green Belt serves, detailed in paragraph 80 of the National Planning Policy Framework, and the boundary adjustment can be made to clearly defined boundaries, using existing physical features (M66, A56 and the mill watercourse).

SHLAA

Edenwood Mill is included as a potential site for housing development in the Borough Council's 2010 Strategic Housing Land Availability Assessment - identified as site No. 526.

The site scores well as it is previously developed land, adjoining Edenfield, immediately available for development. The SHLAA considers the site to have some access and drainage infrastructure constraints and notes that it does not have planning permission or any relevant planning history. There is however relevant history. Planning permission was granted for residential conversion on 15 February 2007 (ref 2004/513). That should have been noted in the SHLAA and demonstrates the suitability of the location for housing and that the practical constraints identified can be overcome.

Conclusion

Adjustment of the Green Belt and a corresponding change to the settlement boundary for Edenfield to integrate Edenwood Mill would be a positive change that supports regeneration and would help to bring about the sustainable renewal of a derelict brownfield site, probably for housing.

A wider area for release from the Green Belt could also be considered along the southern edge of Edenfield, easing the current boundary back to long term sustainable and defensible boundaries and providing opportunities to accommodate future housing development in the settlement without harm to the objectives of Green Belt policy.

I look forward to discussing my client's views with you further in due course.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments

SW(GB)ADDo6

General Comments:

There are two sites I am interested in which lie within the green belt, they sit above the waterfall at the plunge and have previously had buildings on them, until the 1950's when they were knocked down.

The other thing is I would like my "manglefold site" removing from the green belt, because it is a hindrance for my proposal to convert the garage into a one bed dwelling.

I have attached two maps; 1 before, 1 after.

The 1 after shows the outline of a 30 acre site (ground associated with Plunge Farm).

It would be nice to have this ground removed from the green belt because it's status is prejudicial so long as there is a question mark over ground like this there will be no "green belt huggers", it would be better if residents in the village viewed their property for its quality rather than it's visual amenity in future.

The red dot represents the two site where there were up to the 1950's houses, these would be of particular interest to me if they could be removed from the green belt.

The other point, I want to remove Manglefold Barn Farm from the green belt, I want to convert the garage into a one bed dwelling and I don't want anybody crying on about "its green belt".

I have emailed this to you because I will probably forget to call in on Tuesday and miss the deadline, so could you confirm you have received this email from me.

One last thing, the meeting on Wednesday at the community centre in Edenfield, I wasn't there, I had better things to get on with, did anyone make any comments regarding the plunge, am I entitled to view these comments and who had written them?

Council's Response:

Manglefold Barn Farm was granted planning permission (2012/0469) for conversion to two dwellings in 2012. The garage sits separately to this. Green Belt policy in and of itself would not mitigate against developing the garage for a dwelling. The location within the countryside does however mitigate against a new dwelling. With respect to the Boundary the garage is very close to the urban boundary but not immediately adjacent (2b). It is considered that changes at Manglefold Farm would not seriously impact on urban regeneration (2c) or significantly reduce the gap between settlements (Criteria 2a). There is some potential to impact on local views (2d). However no detailed information on possible new boundaries or mechanisms to minimise impacts is included. Further detailed information other than the land outlined in green is required if this is to be considered further.

The remainder of the land put forward including the site of former cottages off Plunge Road is within Green Belt with only a small proportion adjacent to the Green Belt boundary (Criteria 2b). While it's inclusion would not reduce the distance between settlements (Criteria 2a) and is unlikely to materially impact on the take-up of previously developed land it would have an impact on local and longer distance views (2d) and it does have a contribution to the beneficial use of the Green Belt (2e). It is not therefore proposed to remove this land from the Green Belt.

Recommendations:

It is not proposed to remove any land from the Green Belt at this stage.

Support Oppose General Comments

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)ADD07		SW5020	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
The last contact I has with you regarding the above site, which I am promoting on behalf of my client was some months ago at which point you were intending to consult on individual site allocations this summer. Can you please update me on progress and when the said consultation will commence?	The proposed Boundary change does not meet the Green Belt Boundary change criteria. In particular (2b) it is a significant distance from the existing urban boundary in Edenfield. The Council will consult at a later date on development management policies. Consideration will be given under this to determining whether limited infilling in villages such as Turn should be permitted in line with paragraph 89 of NPPF.	No boundary change is proposed at this location.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)ADD08	Blackburn Road, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Edenfield Storage Park, Blackburn Road Edenfield should be removed from the Greenbelt as it is previously developed land	The main purpose for inclusion of land in the Green Belt is to maintain its openness. National Planning Policy Guidance (NPPF) indicates that previously developed land in the Green Belt may be suitable for redevelopment subject to the impact on openness not being greater than the existing development (paragraph 89). NPPF also indicates that boundaries should be robust and permanent. This piece of land is in a prominent location above the Irwell Valley. Removing land from the Green Belt would not help to maintain the integrity of the Green Belt as a whole. The proposal does not accord with Criteria 2b) (it is not directly adjacent to the urban boundary) and it would detrimentally affect views (2d) and the setting of an historic settlement 2e)	No change to the Green Belt boundary is proposed.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)ADD09	Field off Blackburn Road, Edenfield		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Land that borders Blackburn Road, Houses on Esk Avenue and houses on Moorlands View should be made available for development	This field forms an important part of the Green Belt forming an important foreground element of longer distance views when seen from Pinfold. Development would be contrary to Criteria 2d). There is a continuous strip of land of various widths that separates the A56 from Edenfield and this should be retained.	No change to the Green Belt boundary proposed.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(GB)ADD12	Land at Water Lane, Edenfield	SW5003	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>General Comments:</p> <p>Further comments received on 08 February 2013: Thanks for meeting with us yesterday and the guidance provided. It certainly gave Mr & Mrs Bowden a better idea of the boundary review process & likely timescales.</p> <p>We will be putting forward further information for this site to support our view that it should be removed from the Green Belt designation and rounded off as part of the adjacent urban boundary. I'm certain that an inspection of the site will confirm that it is a relatively level and clear site that would be suitable for some small scale residential development. The 'wooded area' referred to in the justification for its current exclusion is the adjacent embankment to the Motorway/slip road.</p> <p>Original comments: The property is a narrow strip of land located between the M66 motorway to the west and existing houses to the south and east. The land is clearly separate from the open green belt and makes no significant contribution to it. Most importantly the removal on this land from the green belt would have no significant impact upon the green belt and would be a sensible rounding off to the urban boundary between the M66 and the dense residential development to Oaklands road to the east. The site can be accessed from my client's existing property and existing access and services are available so the land can be brought forward for development without delay.</p> <p>Having viewed some of the other sites which Rossendale council propose to remove from the green belt it is clear that the subject site meets the same criteria (to justify removal) and in many cases is more appropriate for removal. I see examples of this with the first two sites in the document where the council intends to remove land from the green belt, as follows;</p> <p>-Example 1 Boundary ref: SW (GB) 1 Elton banks, Burnley Road, Edenfield. Proposal: 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.</p>	<p>Council's Response:</p> <p>The Council has re-assessed this site in light of the evidence available. While the site is surrounded by trees on two sides there is very little tree cover within it. The surrounding tree cover means that the openness of the Green Belt in this location would be little affected as the other two boundaries are urbanised. The site is relatively long and thin and would only accommodate a small amount of development. If the site were to be released from the Green Belt and developed any new building would require careful siting in order to achieve suitable distances from neighbouring dwellings and to make sure that views from the remaining Green Belt are minimised.</p> <p>The Council is minded to allow a Boundary change at this location subject to the applicant providing additional evidence on visual impact and access.</p>	<p>Recommendations:</p> <p>The Council is minded to support a change to the boundary in this location subject to the submission of suitable evidence.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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Summary of green belt assessment: Garden of existing properties which green belt currently cuts through. Revised boundary would follow a clear boundary line on ground and enclose an already urbanised space.

-Example 2
 Boundary ref: SW (GB) 2 Pinfold, Bury Road, Edenfield
 Proposal: 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

Summary of green belt assessment: The site is an important gateway to Edenfield and is the only open area on the eastern side of an otherwise developed frontage. Any development would need to reflect this.

In respect of example 2, the site is open countryside and agricultural land that is open to the wider green belt to the south and east. The council's own assessment criteria recognise that 'There would be some major impact on the openness of the green belt but considered acceptable' and that the land 'does make some contribution to the green belt forming a gap in a long urban frontage'.

By utilising the Council's own assessment criteria, and by using direct comparison with other sites in Edenfield where the council proposes to remove the land from the green belt and include it in the urban boundary I consider that the subject site is suitable for removal from the green belt and inclusion in the urban boundary.

In terms of the council's own assessment criteria it is clear that;

- 2a) removal of the land would not significantly reduce the current distance between settlements and built up areas separated by the green belt - No impact on boundary separation
- 2b) the site perimeter is directly adjacent to the urban boundary - residential development and existing urban boundary to the south and east, and M66 motorway to the west
- 2c) it would not hinder urban regeneration of derelict, vacant and/or previously developed land in adjacent settlements - by the council's own admission -there is relatively little previously developed land available in Edenfield'
- 2d) it would not adversely impact upon local and longer distance views or detrimentally affect the openness of the green belt - the eastern and southern boundaries are bordered by the existing urban boundary and the western boundary is directly adjacent to the M66 motorway. Only a short section of the north boundary (11m) borders the existing green belt designation

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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2e) it does not make a significant contribution to the beneficial use of the green belt - no contribution to openness of green belt

The proposed change of the green belt and urban boundary to the site would regularise the situation that already exists on the ground and allow the site to be developed for residential use. The site has an existing access and is directly adjacent to existing services. The site can be developed relatively easily and can be brought forward for development immediately. The council have identified that there is relatively little previously developed land in available in Edenfield and therefore the supply of land for future housing will need to be supplemented by the release of other sites. The subject site could be removed from the green belt and allocated for residential development without having a damaging effect on the openness or beneficial use of the green belt.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(GB)COMM

General Comments:

Helmshore- Land around Holden Vale Hotel owned by United Utilities kept open.

Council's Response:

Holden Vale Hotel is located within the countryside where only specified types of development are normally permitted. Any development in this area would need to accord with relevant Core Strategy policies so that no additional building is permitted

Recommendations:

No boundary change is proposed at this location

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)01	Land along Dearden Clough		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Problems with water and access.	<p>It is accepted that there are issues with flooding on parts of the site and that access from Rochdale Road is difficult. The previous Local Plan included this land at the Rochdale Road end of the site for housing. Much of the rest of the proposed boundary change either has tree cover on steep slopes and is not subject to flooding. These issues will be tested in a forthcoming planning appeal.</p> <p>Access from Bury Road is currently by footpath; any changes to this would require detailed consideration.</p> <p>Recent Planning Appeal APP/B2355/A/13/2203719 indicated the nature of the issues affecting this site.</p>	It is not intended to progress with the proposed Boundary change			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)01	Land along Dearden Clough		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>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. Amending the boundary to follow the line of the river and the urban boundary would provide clarity.</p> <p>RCT Questions: Is it a good housing site? It's noted that land at Bury Road end would be too steep to develop and an access road from the A680 Rochdale Road would need a large turning head at end of this quite narrow strip of land to North of Dearden Brook. To place houses both sides could require a retaining wall to the Brook, and maybe also use of shallow wide frontage houses. Does the Brook flood?</p>	<p>Planning appeal decision APP/B2355/A/13/B/2203719 of 3rd April 2014 identified a number of significant problems in developing this site. It is also difficult on the ground to alter the boundary to follow the line of the stream because of the location of the District boundary. It is therefore not intended to progress with the proposed boundary.</p>	It is not intended to progress with the proposed Boundary change			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)01	Dearden Clough		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Water and unsuitable access	Planning appeal decision APP/B2355/A/13/B/2203719 of 3rd April 2014 identified a number of significant problems in developing this site. It is also difficult on the ground to alter the boundary to follow the line of the stream because of the location of the District boundary. It is therefore not intended to progress with the proposed boundary.	It is not intended to progress with the proposed Boundary change			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)01	Land along Dearden Clough		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>General Comments:</p> <p>Introduction</p> <ul style="list-style-type: none"> - These comments are submitted on behalf of the Casey Group, the landowner of site SW(UB)1, described as 'Land along Dearden Clough'. - Our client supports the proposed boundary change, but we wish to reiterate a factual error which we have previously brought to the attention of the Council. The effect of this is that the actual additional area now proposed to be included within the urban boundary is significantly smaller than is shown in the proposed change. <p>Error in existing urban boundary shown</p> <ul style="list-style-type: none"> - The definitive urban boundary is shown on the paper version of the Proposals map of the Local Plan. This confirms that the whole of the north-eastern half of the land between the existing developed area and the river is already within the settlement boundary. It is also allocated for housing development. - However, the on-line version of the same plan does not show the boundary in the correct position. Rather, it seems to cut through the middle of the housing allocation. The Council has previously accepted that this is correct and confirmed our position that only the paper version has formal status. <p>Proposed urban boundary</p> <ul style="list-style-type: none"> - The Casey Group supports the Council's view that amending the boundary to follow the line of the river for its whole length would provide clarity. The brownfield site extends beyond the area shown on the Proposals Map of the current local plan and does not follow any logical boundary between the two portions of the site on the ground. - The site has benefitted from planning permission for housing previously and we are about to submit a revised application. This will be accompanied by assessments relating to contamination, flood risk, trees, ecology and access, in order to show how development can be accommodated within the parameters set by the site-specific constraints. - The assessments recommend remediation in relation to contamination from the previous industrial use. Inclusion of the site within the urban boundary will facilitate development 	<p>Council's Response:</p> <p>Thank you for this information. The line shown on the Proposals Map is the definitive boundary and you are therefore correct in stating that part of the proposed change already falls within the urban boundary.</p> <p>The support for the overall extent of the changes, reflecting the river and the Borough boundary, is noted.</p>	<p>Recommendations:</p> <p>It is not intended to progress with the proposed Boundary change</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<p>proposals which are the most realistic method for addressing this.</p> <p>Conclusion</p> <ul style="list-style-type: none"> - Our client is concerned that the consultation document may give a misleading impression to the local community about the existing location of the urban boundary. Consequently, the change now proposed may appear to be of a greater magnitude than is actually the case. - Notwithstanding this, we support the actual line now proposed for the site boundary. This is consistent with Policy AVP5 of the Rossendale Core Strategy which states there will be "limited residential development on previously developed land and infill sites (between built up areas and developments) in Edenfield...". Although the inclusion of the whole area within the urban boundary does not automatically mean that it will all be developed, the line forms a logical and defensible boundary to a brownfield site, within which development would be acceptable in principle once site-specific constraints have been addressed through the planning application process. 					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)01	Dearden Clough		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

General Comments:

Council's Response:

Planning appeal decision APP/B2355/A/13/B/2203719 of 3rd April 2014 identified a number of significant problems in developing this site. It is also difficult on the ground to alter the boundary to follow the line of the stream because of the location of the District boundary. It is therefore not intended to progress with the proposed boundary. change and retain the existing boundary.

Recommendations:

It is not intended to progress with the proposed Boundary change

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)01	Land along Dearden Clough		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>General Comments:</p> <p>The Green Belt in this location plays an important role in maintaining a separation distance between the settlements of Edenfield and Shuttleworth. This change would open up the land to development and close the gap between the settlements, contrary to Green Belt policy in the NPPF, and would increase development pressure in the Bury Green Belt to the south along Bury Road which is already subject to ribbon development.</p> <p>When considering the Core Strategy it is not clear whether this change would support the strategy of developing brownfield land or of promoting infill development.</p> <p>It is also not clear from the information provided which parts of the valley have planning permission, which parts are brownfield land and if the site is currently used as recreation land.</p> <p>We agree that criteria 1(a) and 1(b) are applicable in that the current boundary is difficult to identify using natural boundaries on the ground. However, we suggest it is not necessary to extend the boundary of the settlement and reduce the area of Green Belt to address this. We suggest that the urban edge should form the top of the valley (using the rear of the properties on Dearden Fold) which would mark a more defensible line against the Green Belt, therefore maintaining the valley in countryside uses and complementing the wide area of Green Belt on the Bury side of the authority boundary.</p>	<p>Council's Response:</p> <p>The land affected by SW(UB)1 is not Green Belt but a narrow strip of countryside outside the Urban Boundary. It would not therefore materially affect the width of the Green Belt separating Edenfield and Shuttleworth.</p> <p>There is already an area of land below the ridge line which is included as a housing allocation within the Urban Boundary on the current Proposals Map. This was a former Mill site that included two mills built in the 18th century and which occupied much of the site, particularly the north eastern end. The site has a considerable recent planning history with approvals for housing dating back to the early 1990's. The land on the current Proposals Map contains the majority of the developable area in this part of Dearden Clough. There is limited scope for building beyond this because of the site gradients; flood risk and number of trees. The existing path to Bury Road would require widening to bring it up to adoptable standard. There are constraints on the local Highway network that make overall access to the site challenging</p> <p>Recent Appeal decision APP/B2355/A/13/2203719 identified issues with flooding, access and land stability. Combined with the challenging location of the Urban Boundary it has been decided not to proceed with the proposed boundary change.</p>	<p>Recommendations:</p> <p>It is not intended to progress with the proposed Boundary change</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)02	Land at Rosebank		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
It is not clear from the plan what change is to be made to the urban boundary in this proposal as there is no dashed blue line indicating the proposed new urban boundary. If this is in fact a minor change to correct any discrepancies then we would have no further comments to make in principle although we would advise that greater clarity is needed at later stages in the process to clearly identify the change to be made.	Comments noted. The mapping of the Borough Boundary on the Council's internal GIS system appears to be inaccurate at this point and will be revised. While it would be desirable to correct anomalies such as the Borough Boundary running through the middle of two properties this can't be addressed through the Local Plan.	It is not intended to progress with the proposed boundary change.			
We have noted that the asterisk on the plan is located outside of Rossendale Borough and is within Bury. The Green Belt in this location is in Bury and therefore any change to the properties on this side of the Borough boundary would be a change Bury Council would need to consider making as part of its Site Allocations DPD process.					
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)02	Land at Rosebank		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Derelict Mill	Thank you for the information	The proposed alteration will not be progressed.			
	This was intended as a minor cartographical change. However following comment from Bury MBC and further research it will not be possible to amend the urban boundary as there is no scope to alter the Borough boundary with Bury				

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)09	Land off Holcombe Road/Arran Nurseries		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>Representations on behalf of Taylor Wimpey Limited</p> <p>The current consultation exercise on Proposed Boundary Changes, running until 16 January 2013, proposes to take the above site from its current Local Plan 'Countryside' designation, and bring it into the 'Urban Boundary', to enable it to be developed in the future.</p> <p>The site in question is controlled solely by Taylor Wimpey UK Limited (Taylor Wimpey) who have already put forward a desire to work alongside the Council in seeing the site's beneficial and sustainable redevelopment to accommodate housing, alongside associated open space and landscaped areas.</p> <p>On the basis of these aspirations, which site squarely within the objectives of the National Planning Policy Framework (NPPF) and adopted Rossendale Core Strategy, Taylor Wimpey supports this proposed boundary amendment.</p> <p>Taylor Wimpey has already demonstrated the absence of any technical constraints regarding the site's residential redevelopment and will provide further information to support this position in due course.</p> <p>Taylor Wimpey will continue to work alongside the Council in supporting the site's allocation for housing development and subsequent delivery.</p> <p>With reference to the consultation document itself, Taylor Wimpey welcome the acknowledgement that the boundary change has been proposed to enable the site's future development and concur with the Council that the site is currently in a poor condition and partially brownfield land. Taylor Wimpey will adopt various measures to ensure that the site's subsequent development significantly enhances the site and its immediate setting through appropriate design and landscaping.</p> <p>Taylor Wimpey is committed to continuing to work closely with the Council to promote this site's residential allocation and</p>	<p>Support for the proposed boundary change is noted and the willingness of Taylor Wimpey to produce a sustainable scheme is welcomed.</p>	<p>Progress with proposed boundary change. Further studies will be necessary on this site examining issues including landscape impact, access and biodiversity</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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comprehensive redevelopment.

We trust that the content of these representations will be acknowledged and taken account of in the production of further consultation documents regarding boundary changes and site allocations.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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SW(UB)09

Land off Holcombe Road/Arran Nurseries

General Comments:

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. This is a large site on the edge of the urban area in poor condition. Careful attention to design of any development including effective landscaping would be required.

Council's Response:

Overall support for proposed boundary change is noted. The location of the access into the site would require consideration at detailed Site Allocation stage. The site benefits from good access to the primary road network and is just over a mile from Haslingden Town Centre. It is also considered that Holcombe Road/Grane Road form a robust boundary for the site.

Recommendations:

No change to proposed boundary

RCT Questions: Isn't this site accessed from Gas Street, off Grane Road, at its Haslingden end? In looking at sites suitable for development, the close proximity of a grade separated junction with Rossendale's principle road, the A56T, for access to Bury and Greater Manchester, would suggest a need to recognise pressures to develop these and other sites alongside Holcombe and Grane Road? Note that the Grane Road provides the best route to this area's main hospital, this side of Blackburn, and also to the M61 and M6 and Preston. Better sites for both commuters and the retired, than many others in Rossendale?

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)09	Musbury View (Land off Holcombe Rd/Arran Nurseries)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
12 & 10 Musbury View Haslingden - It is wrecking countryside	<p>This land is poorly maintained land largely surrounded by development. Assessing the proposal against the boundary criteria (Criteria 2) the identified boundary of Holcombe Road is robust. It is recognised that there are walking routes through the land but it does not form recreational space as identified in Criteria 3.</p> <p>There are issues respecting any future development. It will be particularly important to address traffic and access issues; ecological concerns and landscape and visual matters. While the Council is minded to progress this change these matters will have to be satisfactorily addressed</p> <p>If the boundary change progresses to a specific allocation a detailed design framework would be required to minimise impacts and retain the best landscape features where possible.</p>	That the proposed Boundary Change progresses subject to satisfactory resolution of sustainability issues.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)09	Rear Grane Road & Holcombe Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Land that was countryside is being put as urban and builders already have advanced planning for 160 houses - WHY! Why is a developer already planning how many houses and asking utility companies the cost of supplying these properties when this boundary change is only at the consultation early stages? To be honest this stinks as already cut and dried change. Also, approx. 7-8 years ago a planning application was put forward to build houses on this land. This was refused and it was said that no planning application would be considered for 20 years. My feelings are that there is enough brownfield sites within the current urban boundary where new housing could be built without expanding the current urban boundary.	No planning permission has been granted for houses on this land though there is interest in developing the land from a major housebuilder. Any party can put a site forward and have detailed discussions with utility companies prior to a scheme being submitted for planning permission. Such negotiations happen to determine the feasibility of a project but do not require that planning permission is in place.	It is intended to continue with the proposed boundary change. Further Studies will undertaken to assess the landscape and other impacts of allowing housing development at this location.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)09	Snow King land, Helmshore (Off Holcombe Rd/Arran)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Concern about release of land for employment but ok for housing.	At this stage of the Plan preparation no definite decision has been made on possible uses for the site with the focus being on the robustness of the boundary. However there have been submissions about developing the site for housing so this is likely to be the most likely if the site is developed	It is intended to progress with the proposed Boundary change. Further detailed studies of matters such as ecology; access and visual impact about the suitability of the site for development will be required of the developer.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)09	Land to eastern side of Helmsore Road/Holcombe Rd		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
	<p>This is a large area of poorly managed land with substantial amounts of development in the vicinity, particularly along it's northern and southern borders. Holcombe Road would form a robust new boundary for development in this area. In terms of criteria 3 there are public footpaths through the land but as a whole it does not have a formal recreational use.</p> <p>It is recognised that there are issues that would require addressing with respect to the five elements set out in Criteria 2 , in particular, with respect to access to Grane Road and how existing safety issues would be addressed; ecological interest, especially in the south-east corner of the site and visual and landscape impact. Any boundary change would require that these are fully addressed</p>	<p>The Council will continue to support the proposed Boundary change subject to the developer providing appropriate detailed evidence on access; ecological impact; community facilities and landscaping</p>			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)09	Land off Holcombe road		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>This parcel of land should be retained in it's existing greenbelt state with no amendments. Because this land has not been used for any agricultural use for some considerable time it is now a natural wildlife haven for newts, toads, frogs, butterflies and rabbits. Badgers are also well known to frequent this area. In addition to this, should commercial or residential planning permissions be subsequently granted, not only will this result in the loss of this habitat but it will increase the current chaotic usage of local resources, in particular local roads and schools. It is impossible to envisage any school children walking the distance to either Broadway or Gregory Fold schools which will mean even more traffic congestion and the related safety issues that poses.</p>	<p>There is no current ecological designation on this land though it is recognised that the pond in the south-west corner of the site does have value for wildlife. Retention of this ecological value would be sought. Full assessment of impacts on nationally protected species such as Badgers and Great Crested Newt would be requirement of any future planning application.</p> <p>If the land were to be developed in future it is recognised that there would be impacts on the road network and local schools. Full assessment of these impacts and how they can be minimised would be required. Developers would be expected to make financial contributions to address these impacts.</p>	<p>The proposed boundary change should be retained subject to the developer providing appropriate suitable evidence on ecological; access and transport; landscape/visual and educational impacts.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)09	Land off Holcombe Road Arran Nurseries		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Land to the rear of 10 & 12 Musbury View is now countryside and should remain so. I don't want my garden turned into building land or a house built on next doors garden.	<p>Land to the rear of 10 and 12 Musbury View forms part of a larger proposed boundary change. It would not be practical to leave a small isolated piece of land as countryside. However just because the land is incorporated within the urban area does not automatically mean that it will be developed. Part of the development of the Plan will involve preparation of policies that will set out criteria for consideration of applications. This is likely to include development in back gardens. Land can also only come forward for development with the consent of the landowner.</p> <p>The adopted Core Strategy sets a target of 65% of new development being on previously developed land. It is not possible from the evidence available to deliver all new housing on brownfield land.</p>	No alteration to the proposed change subject to further studies to analyse the impacts of any future development within the broader area and ways to minimise visual impact			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
SW(UB)ADD01	Land at Co-Operative Street Helmshore	SW5007	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>Further to our visit to inspect the proposed boundary changes and our discussion with you on 12th December we would be grateful if you would reconsider our application for the small parcel of land at Co-Operative Street to be included within the urban boundary.</p> <p>We understand that this land may have been refused inclusion in the urban boundary because it is a steep site with access presently from the top of Co-Operative Street. It is also on an unmade road.</p> <p>We accept that the site is steep but are sure that a very small development of houses with gardens could be built sympathetically landscaped so that it does not impinge on any of the surrounding houses. This could be in the form of a small terrace of houses on the roadside or a scheme similar to that at the end of Park Street Helmshore which has 2 low level houses built on a very similar steep parcel of land. Indeed because of the nature of land in Rossendale there are many attractive houses built on steep sites with sympathetic landscaping which do not impinge on the surrounding housing.</p> <p>The unmade road would benefit by a small development as this would sustain the improvement to a tarmac surface and would benefit the residents of Co-Op Street. A far better point of access would be from the lower corner nearest Holcombe Road. Any application for housing would be subject to and regulated by planning.</p> <p>To sum up this land is independent of any of the farmland around it and because of its small size is effectively urban as it is wasteland subject to encroachment and illegal tipping. A small sympathetic development would enhance the area considerably.</p>	<p>The land is close to a scheduled Ancient Monument (Helmshore Mill and chimney). Any development of the land, particularly the steeper upper sections, would affect the setting of the chimney. Therefore development of the upper portions of the land would be unacceptable but there is lack of a current defensible boundary lower down the site. The only feasible way that the land could be brought forward for development would be if the whole of the land was to be brought into the urban boundary but the higher part remains open. Development of a short terrace along Co-operation Street may then be acceptable subject to a detailed design brief.</p> <p>Access is poor with congestion and parking issues especially at weekend but limited development may be acceptable to the Highway Authority.</p> <p>This is a sensitive site close to Helmshore Mills which is a listed building and Ancient Monument. Recent construction work close to Co-operative Street has identified there is a complex system of culverts on this side of Holcombe Road serving the Mill. Further advice will be sought from Archaeology Officers before a decision is made on this site.</p>	<p>No change is proposed to the boundary in this location. Further research should be undertaken on behalf of the applicant on landscape and archaeological issues affecting this land.</p>			

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