

LOCAL PLAN PART 2: *LIVES & LANDSCAPES*

**COUNCIL'S RESPONSES TO  
GREEN BELT AND URBAN  
BOUNDARY REVIEW**

**Site Allocations and Development Management DPD**

Document 4: **Bacup** (including Stacksteads, Britannia & Weir)



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](http://www.rossendale.gov.uk/land)

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#### 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)
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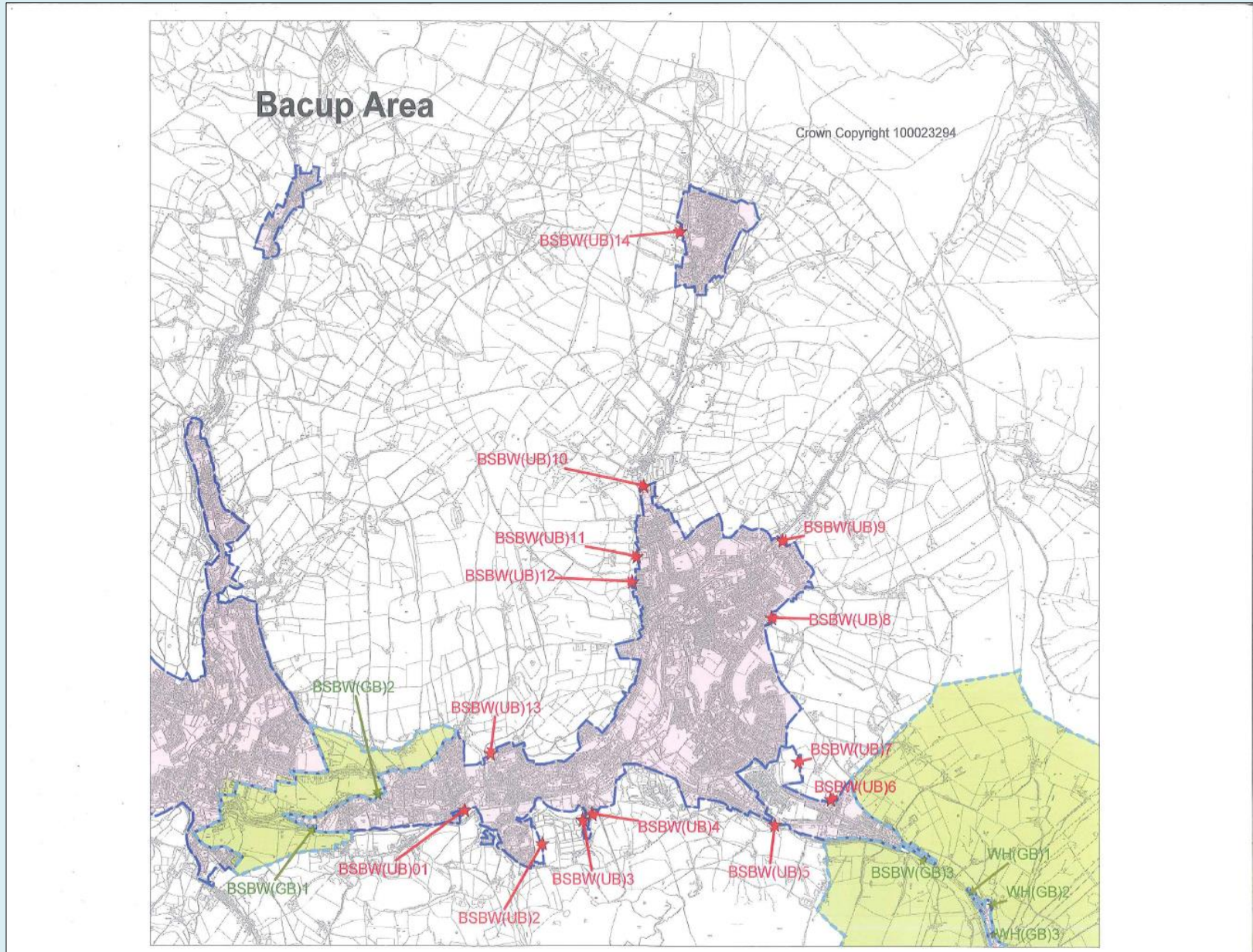
**BSBW(UB)14** Land to west of Burnley Road, Weir

### **ADDITIONAL PROPOSALS**

**BSBW(UB)ADD01** 3a Doals Bungalow, Weir

**BSBW(UB)ADD02** Greens Farm off Todmorden Road, Bacup

**Map showing Proposed Green Belt and Urban Boundary Changes for Bacup**





**Map showing Additional Proposals for Bacup**



# Council's Responses Report

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
BSBW(COM)01			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
	Support noted.	No action required			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
BSBW(COM)02			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
4.0 Rossendale East - Bacup, Stacksteads, Whitworth and adjacent Settlements	Comments noted. The Council does not wish to see low density sprawl, however, because of the terraced houses in these areas it is considered densities are high in these locations. By making a small number of larger sites available, which can only be found on the edge of the settlements, it is considered that a range of development sites will be available to the market, as required by the NPPF. Previously developed sites within the urban boundary will also be promoted through the Allocations process in order to meet the necessary housing requirement over the plan period.	A mix of different sites and densities will be progressed through the Site Allocations process with individual locations assessed against consistent criteria.			
4.1 In general, the proposals are sensible adjustments to account for past errors, minor changes to rear gardens etc. However there are some real concern areas with Larger Development Sites. RBC should be resisting making any significant boundary changes to encourage development as a means of ensuring that the density within the major settlements is gradually increased through re-development / take up of brownfield sites / redevelopment of existing buildings. That way, the vitality of the major settlements can be reinforced.					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(COM)03</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Waterbarn cricket club [Bacup] - want it be protected from development.	This land is within the Urban Boundary and so not subject to this stage of consultation on review of the Urban Boundary. We will be consulting on potential allocations and designations throughout the whole of Rossendale later in the process (most likely late 2014).	Suggests that representations are made in the next Stage of consultation which will look at actual allocations / designations - expected later this year.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(GB)02</b>	<b>Land at bottom of Four Lane Ends Road, Stacksteads</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
It is proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground. To follow a defensible feature on the ground.  RCT Question: As the feature, that cuts into the Green Belt, is a sloping retaining wall to a paved area around a garage, is there some still tree planting to do, to extend that to North of this land, ie.to maintain a buffer zone or to replace any affected by these changes?	Comments noted. It had been intended to follow an identifiable feature on the map base but it is now considered more appropriate to retain the existing boundary, at the base of the retaining wall.	The proposed amendment will not be taken forward and the adopted boundary will be retained with the Green Belt following the bottom of the retaining wall.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)01</b>	<b>Bowlers Wood Stacksteads</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Extension of Green Belt here welcomed.	The Council welcomes the support for this change. It should be noted that the change is not to extend Green Belt but rather to extend the countryside over this former garage colony that has now regenerated.	To continue with this proposed change.			



Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)02</b>	<b>Field adjacent to Acre View</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future. It is proposed to take a field out of Countryside, keeping a buffer with the Cemetery. It will integrate well with the adjacent development as well as the adjoining countryside, and access needs to be resolved.	Access issues and impacts on infrastructure still have to be resolved , so too do landscaping issues.	It is proposed not to continue with this proposed amendment unless more detailed assessments are undertaken in particular in relation to access as well as the ability to deliver development on this site and associated landscaping issues.			
It has not yet been identified that this site could provide for any urban uses. Impacts on existing infrastructure (water, roads etc.) as well as the landscape would need to be taken into account.					
RCT Questions: There is already considerable developable land within the Urban Boundary adjacent to Acre View and we would question why this additional land is needed? Access is virtually impossible to resolve within the confines of the extended site itself, it would require the resolution of external influences?					
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)02</b>	<b>Field Adj Acre View</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Loss of small parcel of grazing land in Green Belt.	Observations noted, but should note that the land is currently designated as Countryside, not Green Belt.	It is proposed not to continue with this proposed amendment unless more detailed assessments are undertaken in particular in relation to access as well as the ability to deliver development on this site and associated landscaping issues.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)03</b>	<b>Woodland between Fairwell Cemetery &amp; Lee Road</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Urban to countryside designation here welcomed.	The Council welcomes the CPRE's support	To continue with this proposed change			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)04</b>	<b>Top of Lee Road Bacup</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Cartographical correction causing minor Green Belt loss.	The Council notes the CPRE's observations.	To continue with the proposed change to bring this row of houses into the Urban Boundary.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)05</b>	<b>Land adjacent to Stack Lane</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
I think you can take it that the land owners are happy with the inclusion of the land within the Urban Boundary.	Support noted.	To continue with the proposed amendment but bearing in mind the physical constraints eg slope of the land and the underlying railway tunnel, which would constrain development			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>BSBW(UB)05</b>	<b>Land adjacent to Stack Lane, fronting Newline</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>General Comments:</b></p> <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. This land is being developed for housing now, joining the settlements of Bacup and Britannia. It reads as part of the Urban Area. Some Open Space within the boundary in the site may be designated for protection , through the Site Allocations process. The boundary was drawn to ensure the separation of Bacup and Britannia as distinct settlements. However, the housing development taking place around Stack Lane does not reflect this boundary and needs to be amended.</p> <p>RCT Questions: As "Some Open Space within the boundary in the site may be designated for protection , through the Site Allocations process" does this mean that RBC accept that It remains preferable for there to be some distinction between Bacup and Britannia? So should the boundary be adjusted to prevent all land immediately adjacent New Line from coming into the Urban Boundary, thereby ensuring a physical break between Bacup and Britannia along New Line? We believe that this offers better protection than using the Site Allocations process.</p>	<p><b>Council's Response:</b></p> <p>Comments noted. Although the Council would like to see a physical break it would be difficult to draw a robust line for the Urban Boundary, though potentially the boundary with the Wain Homes development site could be used. Furthermore the Council appreciates that greater protection would be afforded through keeping this land as Countryside. Nevertheless it is considered that on balance, and taking into account the slope of the land, the boundary should be amended as proposed. It is not envisaged that the land over the former railway tunnel and that sloping down to New Line will be developed. This reflects the structural issues of building above the tunnel and the slope of the ground to the south of that.</p>	<p><b>Recommendations:</b></p> <p>To continue with the proposed amendment but bearing in mind the physical constraints eg slope of the land and the underlying railway tunnel, which would constrain development</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)05</b>	<b>Land Adj Stack Lane fronting New Line</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Possible significant impact depending on views towards the site - would need to understand the site and surrounding landscape more fully.	The Council notes the CPRE's concerns regarding the development of this site. To a large extent it is the Council's intention to amend the boundary to reflect what is on the ground - the Council approved a planning application (which already had an extant planning permission). This boundary has been drawn to follow the road (i.e. to create a robust boundary) however this is outside the development site. Hence it is possible that the boundary could be re-considered to retain a green wedge immediately to the north of the road, given that this parcel of land is steep and would be difficult to develop anyway. Building over the old railway tunnel would not be feasible structurally.	To continue with the proposed amendment but bearing in mind the physical constraints eg slope of the land and the underlying railway tunnel, which would constrain development			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)06</b>	<b>Land at Lees Street Britannia</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Not convinced this amendment will make a more robust boundary.	This boundary change had been prompted by a planning consent for 13 houses (2006/0609 and 2010/0403) that we expect to be started soon.	Retain proposed change to the current Urban Boundary, albeit with a small amendment to the western side of the site to follow this extant planning consent as this seems to have been drawn incorrectly.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>BSBW(UB)07</b>	<b>Sheephouses Reservoir, Britannia</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
<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. This is a former reservoir, re-vegetated, owned by United Utilities, with no public access. Further investigation is needed to assess how it can be integrated into the Urban Area to be suitable for re-development. Developments have already amalgamated Bacup and Britannia. This site is a former reservoir (now drained) that the owners are keen to promote for residential development. The site is close to services, including a school and bus stop. However, it is currently in the countryside so releasing this land would create an extension to the urban boundary. Given the site's elevated status on the periphery, and sunken nature inside, it would be critical to assess its design to ensure it is well integrated into the landscape, with no adverse environmental or ecological impacts.</p> <p>RCT Question: Have developments "already amalgamated Bacup and Britannia"? We do not agree that previous developments have amalgamated Britannia and Bacup, sites such as this provide a physical break, sufficient to create distinction between the two settlements - indeed the character of the new development between New Line and Rochdale Road reinforces this distinction. This site should remain outside the Urban Boundary, unless, through the Site Allocations process, it can be secured as open space.</p>	<p>The Council appreciates the views of the Civic Trust and that keeping this land undeveloped does provide a break on the eastern side of Rochdale Road. However, this land does offer an opportunity to provide land for housing on the edge of the settlement. However, this needs to be balanced against other criteria in particular in respect of ecological concerns and landscaping mitigation. More work has been undertaken in relation to habitats as this is a concern to ensure complying with Criterion 2(b). But further work is also needed in respect of design issues and the Council will request a masterplan such as landscaping on the frontage facing Rochdale Road to maintain a gap in the urban area (Criterion 2(c). Criteria 3 also needs to be addressed, which relates to land with recreational/community value. However it should be noted that only the actual Reservoir site was identified in the Council's consultation. It is considered that including the land to the rear of houses on Rochdale Road (i.e. site 2) may impact too greatly on the existing Countryside and reference should be made to Proposed Change BSBW(UB)06 which proposes a much smaller amendment to this section of the current Urban Boundary than is being requested in this representation.</p>	<p>It is proposed to take further this amendment to the existing Urban Boundary into the next round of consultation. This is subject to further landscaping and habitat assessments. However, the Council is not minded to additionally extend the Urban Boundary on the second site, which is to the rear of Rochdale Road, and was put forward as an addition by the landowner, subject to further discussions.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>BSBW(UB)07</b>	<b>Sheephouses Reservoir Britannia</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
<p>Former reservoir site to be brought into urban area - need to understand the landscape impact more fully and if important ecology arising from former use.</p>	<p>The Council notes the CPRE's comments and agrees that further work is needed in respect of landscape impacts and ecology</p>	<p>It is proposed to take further this amendment to the existing Urban Boundary into the next round of consultation. This is subject to further landscaping and habitat assessments. However, the Council is not minded to additionally extend the Urban Boundary on the second site, which is to the rear of Rochdale Road, and was put forward as an addition by the landowner, but subject to further discussions / evidence.</p>			



Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)07</b>	<b>Former Sheephouses Reservoir</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Report provided and site plans (see file)	The Council notes the comments made in relation to taking this land out of the Urban Boundary. It is pleasing to see that more work has been identified in relation to habitats as this is a concern to ensure complying with Criterion 2(b). Further work is also needed in respect of design issues and the Council will request a masterplan such as landscaping on the frontage facing Rochdale Road to maintain a gap in the urban area (Criterion 2(c)). Criteria 3 also needs to be addressed, which relates to land with recreational/community value. However it should be noted that only the actual Reservoir site was identified in the Council's consultation. It is considered that including the land to the rear of houses on Rochdale Road (i.e. site 2) may impact too greatly on the existing Countryside and reference should be made to Proposed Change BSBW(UB)06 which proposes a much smaller amendment to this section of the current Urban Boundary than is being requested in this representation.	It is proposed to take further this amendment to the existing Urban Boundary into the next round of consultation. This is subject to further landscaping and habitat assessments. However, the Council is not minded to additionally extend the Urban Boundary on the second site, which is to the rear of Rochdale Road, as it is our understanding that this is an operational reservoir. Should we receive further information on this land we will re-consider this.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)08</b>	<b>Land at Slackgate Bacup</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Minor cartographical correction.	Comments noted	Continue with the proposed amendment.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)09</b>	<b>Todmorden Road &amp; Coal Pit Lane</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Minor cartographical correction - some minor loss and minor gain - balances out.	Comments noted.	Continue with the proposed amendment.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)10</b>	<b>Land around Meadow Lane, Burnley Road Bacup</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b> Minor cartographical correction.	<b>Council's Response:</b> The Council welcomes the CPRE's support for this minor cartographic correction.	<b>Recommendations:</b> Continue with the proposed amendment.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)11</b>	<b>Car Park Adj Bacup Hub</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b> Minor cartographical correction.	<b>Council's Response:</b> The Council welcomes the CPRE's support for this minor cartographic correction.	<b>Recommendations:</b> Continue with the proposed amendment.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)12</b>	<b>Land off Ash Street Bacup</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b> Minor cartographical correction.	<b>Council's Response:</b> The Council welcomes the CPRE's support for this minor cartographic correction.	<b>Recommendations:</b> Continue with the proposed amendment.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)13</b>	<b>Land off Sow Clough Road</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b> Minor cartographical correction.	<b>Council's Response:</b> Comments noted	<b>Recommendations:</b> Continue with the proposed amendment.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)14</b>	<b>Land to West of Burnley Road Weir</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Minor cartographical correction.	The Council welcomes the CPRE's support for this minor cartographic correction.	Continue with the proposed amendment.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
<b>BSBW(UB)ADD01</b>	<b>The house and garden at 3a Doals Bungalow</b>	BSBW5070	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
<p>The house and garden at 3a Doals Bungalow should be included within the urban boundary (see diagonal lines on map submitted with the completed form).</p> <p>After attending the meeting to view the review of the urban boundaries in my area, I would like to propose that the house and garden at 3a Doals Bungalow is included within the urban boundary of Weir village.</p> <p>I have attached a map to illustrate the proposed change to bring the house and garden into the urban area, and have drawn diagonal lines over the property at 3a and the existing urban boundary.</p> <p>It can be seen that the proposal follows the boundaries of other properties in the area. The house is unconnected with the land and traditional laithe farmhouse known as 3 Doals Farm, also marked on the map.</p> <p>I have read the urban boundary assessment criteria, and believe that this proposed change meets the criteria, in particular 1a and 1d. In relation to habitat regulation there is no effect, as this is a small scale change with no impact.</p> <p>This residential property is in the centre of the village, but at present is outside the urban boundary.</p>	<p>Inote your request to include this small parcel of land in the Urban Boundary. Although this is close to the Urban Boundary I do not consider that inclusion will create a rmore robust boundary for Weir, as it is not facing the road, and is along a side road leading to the Farm. I am also not convinced that the current boundary is innaccurately drawn (criteria 1a). Although it may be worth considering defining the boundary on the western edge of Burnley Road to follow the gardens of the houses that face the road, and that are not shown on the existing Proposals Map. Furthermore, no new housing is required for Weir hence it is considered that this proposal is contrary to Criteria 2a. On balance I do not consider it appropriate to amend the boundary in Weir for just this parcel of land.</p>	<p>It is not proposed to take forward an amendment.</p> <p>However, consideration may be given to reflect the actual development that has taken place along Burnley Rd, immediately north of this site, given that it has an urban feel and reads as part of the village. The houses themselves are shown as being in the Urban Area, however, the garden boundaries do not appear as straight as shown on the existing Proposals Map - hence, this would be an inconsistency and so comply with Criteria 1.</p>			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<b>BSBW(UB)ADD02</b>	<b>Land at Green Farm Todmorden Old Rd</b>	Site Ref 57 / BSBW5012 /	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
<p>Thank you for giving us the opportunity to put our concerns to you about the proposed development (site ID617) Land at Green Farm, Todmorden Old Road, Bacup and proposed change to the urban boundary. As per, the meeting here are the issues we raised:</p> <p>The Strategic Housing Land Availability Assessment (SHLAA) 2010 states 'surrounding land use' is residential - this is not the case because the surrounding land is open country side, there are houses (Moorside Crescent and Moor View) built up to the urban boundary only on one side - if you look at the map attached you can clearly see this to be the case.</p> <p>The SHLAA states that the 'Site is not affected by ground conditions' - has a survey been done to establish this? Because Wro-low Homes and Denefield Housing had to drill and grout to stabilise old mine shafts and shallow coal seams. Most of the houses built to the north of Moorside Crescent were built on rafts.</p> <p>The SHLAA states that 'Necessary infrastructure is likely to be in place to permit development on this site' - have United Utilities been asked to confirm that the necessary infrastructure is in place? Because the existing development of Moorside Crescent and Moor View was for 30 units and if your potential yield number is correct (as shown on the SHLAA) for this new proposed development of 61 units, outside the urban boundary, then this would increase to over 90 units. I find it hard to believe any developer would provide infrastructure at their own expense to accommodate housing for 90 units, when the requirement at the time, was for infrastructure to build 30 units.</p> <p>Accessibility: - The proposed development at Green Farm plans vehicle access off Moor View, off Moorside Crescent from Todmorden Road. The Design and Access Statement proposes 130 parking places, plus 8 visitors spaces on the development. The junction of Moorside Crescent and Todmorden Road and Greave Road would be affected by a further increase in traffic on and off the development.</p>	<p>The Council notes your comments, in essence support for this land NOT being included as a potential change to the current Urban Boundary, and your opposition to any change being made to the existing Urban Boundary at this location. In respect of specific issues you have raised: This site is surrounded by open countryside as well as residential uses to one side.</p> <p>Further investigation on geo-technical issues and impacts on land stability would be required, with any impacts being capable of mitigation.</p> <p>Development would be subject to the provision of necessary infrastructure and United Utilities are consultees and would provide comments on the suitability of any proposed development on this land.</p> <p>Similarly Lancashire County Council Highways would be consulted on the suitability of access arrangements in general and would comment on specific access and parking arrangements should the site be brought forward for development.</p> <p>The Council must find enough land to accommodate 3700 new homes over the plan period (to 2026) in the Site allocations and Development Plan DPD, and unfortunately some sites will be contentious.</p> <p>The current Urban Boundary at this location is strong and robust so the land owner will need to show that any proposed development will not adversely affect the character of the settlement, and will have no significant adverse impacts on local views and viewpoints, taking account of mitigation measures.</p> <p>The Council will seek to keep you informed and have added your details to the Consultation Database so you will be updated of consultation events / published documents etc. You may wish to contact the agents directly too for further information. This is because often there maybe issues of a commercially sensitive nature that the Council is unable to disclose to third parties.</p>	<p>It is proposed to consider this site in more detail subject to resolution of particular concerns in respect of access arrangements, public rights of way, landscaping, drainage/flooding issues and land stability, as well as the contribution that this site may make towards the Government's programme of Self-Build.</p>			

Each year, during winter months, cars are abandoned on Todmorden Road because they cannot climb the hill on Moorside Crescent and Moor View, due to even modest snow falls (these two roads are very steep). Although transport and accessibility should be taken into account, there isn't any statement on any proposed plans regarding this?

(In some wards notably around Stacksteads and Bacup, over 40% of households do not own a car - from core strategy page 24) - people who do not have cars or are mobility impaired, would find difficulty in walking up the steep hills, especially with shopping to this proposed site - with snow on the pavements it would become very dangerous, for all but particularly for the elderly.

Moving the Urban Boundary - On the Rossendale Borough Council internet site, under Lives & Landscapes, Local Plan Part 2 - Site Allocations and Development Management DPD, it states that:- 'The current boundaries were drawn 15+ years ago and things have changed since then' and it goes on to say: ' But don't panic! We're not planning to radically change the boundaries and we understand how important the countryside is to local people and the natural environment'. The proposed boundary change at Green Farm, Todmorden Old Road, Bacup (Site ID617), according to the Design and Access Statement (by Eades Hotwani Partnership) seems fairly radical to us.

The present urban boundary at the edge of the Moorside Crescent and Moor View development is a very strong, robust and permanent urban boundary line, starting at it's western end at Todmorden Old Road, following a dry stone wall eastwards across the present development, to a small wooded area where the wall continues down towards Todmorden Road.

These fields are mown every year and are regularly used by the local community, by walkers and dog walking - pathways indented across the fields can easily be seen on the photo map attached.

I believe that by moving this strong urban boundary to accommodate the development of 65 houses, will weaken this part of the urban boundary, particularly on the east side of the proposed new development, where the stone wall runs from Bull Hall north westerly, to the top of the field, with a footpath on the proposed development side of the wall. I do not understand why the architect believes this would make a stronger urban boundary than the current one?



Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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The owner of the next field would not be affected by the footpath on the developers side of the wall and would probably use the same arguments to propose the same type of development on his land, to move the urban boundary yet again - the owner of this field could use the fact that the Council would have given planning permission, to develop a site which in my opinion, has poor and dangerous access and infrastructure issues, while his own site would have a strong case, because this field has direct access onto Todmorden Road with no access problems, no steep roads and all the infrastructure to develop this field, would definitely be in place on Todmorden Road (see attached photo).

On the photograph, it shows approximately - the present boundary marked in red, the proposed new boundary marked in blue and the red striped area shows the next possible argument about the urban boundary. (they are not definitive but just an indication of what might happen in the future).

If the council decided to move the urban boundary from it's present, very strong position, I can see the next firm of architects sharpening their pencils, setting off a field by field urban boundary creep, all the way up Todmorden Road. The present urban boundary is a Strong, Robust and Permanent boundary and should be defended.

This proposed site has not been brought forward and no boundary change is indicated and the developer has objected to your decision and is appealing - he is now trying to change the mix of social housing on the proposed site. Would you please keep us informed about any correspondence relating to this matter or advice how and where to look for this information.

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<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
<p>Green Farm, Todmorden Old Road, Bacup, Site Ref 57</p> <p>Following our submission of the above site for consideration within your 'call for sites' scheme, and not having heard from you following the consideration period between 23 November - 21 December 2012, I understand from my telephone conversations last week that our site was not brought forward.</p> <p>Accordingly, you have invited us to object to this decision with a deadline of Thursday 7 February 2013. Herewith by way of crisp bullet points:</p> <ul style="list-style-type: none"> <li>- Like most local authorities, updated research has confirmed a need for significant number of additional dwellings and with a large percentage of affordable homes.</li> <li>- Whilst planning permissions are granted, there is no guarantee that development will proceed and clearly in some cases this have proved true.</li> <li>- This site is wholly unencumbered and is ready to deliver much needed housing in the district.</li> <li>- Whilst the site is acknowledged to be outside the present settlement limits of Bacup, it is inarguable that the need cannot be satisfied by the redevelopment of brownfield sites or within the development core, therefore the only logical expansion must be on the peripheries. The site here promoted, falls into this latter category but immediately adjoins the Moorside Crescent development to the South and the terraced cottages along the Todmorden Old Road to the West.</li> <li>- The relatively recent Moorside Crescent development clearly acknowledged the future potential of developing our site with a vehicular access corridor being retained from Moor View cul de sac to the boundary.</li> <li>- The site has definition to it, with the subject land bounded by Todmorden Old Road and footpaths to the North and East.</li> <li>- As noted above, the site is vacant and ready for delivery and certainly within the Council's Category 1 within 5 years, and also at the Council's prescribed density of c.50 dph.</li> <li>- In December 2006 we submitted a planning application for a total of 65 houses on the site. However, due to the Council's</li> </ul>	<p>Objection noted for the exclusion of this site as a potential amendment to the current Urban Boundary.</p> <p>This site was not included as a potential change, despite adjoining the Urban Boundary and as it was considered the land reads 'as part of the countryside'. Given the owner's willingness to engage with the Council, and potential contribution to Self-Build it is proposed to consider this site in more detail and request further details in respect of access arrangements, landscaping and drainage/flooding issues. It will also be necessary to undertake a geotechnical survey to ensure that there are no issues in relation to land stability that cannot be resolved.</p>	<p>It is proposed to consider this site in more detail subject to resolution of particular concerns in respect of access arrangements, landscaping, drainage/flooding issues and land stability, as well as the contribution that this site may make towards the Government's programme of Self-Build.</p>			

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request for a significant level of additional information with no guarantees of a favourable outcome, the application did not progress to determination.

- This application included an indicative layout which resulted in a mixed residential development, equating to 33dph which we felt more appropriate, adjoining open countryside. Clearly this was not a definitive scheme and the density could be readily adjusted to meet current specific criteria.
- I can do no better than enclose a copy of the Design and Access Statement (DAS) submitted with the application which includes on Page 6 a reduced copy of the proposed layout, using access from Moor View. I also enclose our site plan 2005.49 SK02, with the site edged red. I would ask that this DAS be fully read and regarded as part of our objection.
- Finally, if thought beneficial, it may be reasonable to consider the site being treated, in the majority, as an "exception site" with a higher ratio than prescribed of affordable Housing Association controlled housing.

I trust therefore that the above submission can be given serious consideration and that our site can be agreed suitable for inclusion. Alternatively, should you believe that perhaps only part of the site would be required, this would, and with little doubt, be given but favourable consideration.

Report Produced by:

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