

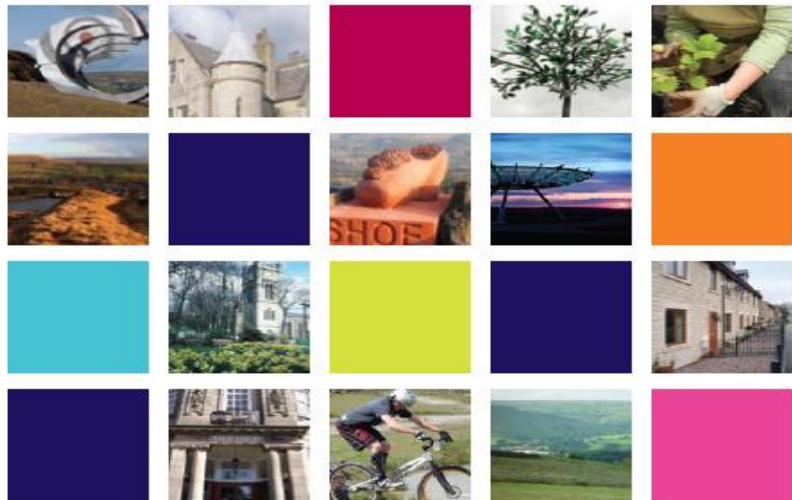
LOCAL DEVELOPMENT FRAMEWORK

LOCAL PLAN PART 2: *LIVES & LANDSCAPES*

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

**Site Allocations and Development Management DPD**

Document 5: **Whitworth** (including Facit & Shawforth)



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)
8. Document 8: General Comments

## INDEX: Proposed GREEN BELT and URBAN BOUNDARY CHANGES in WHITWORTH

### GREEN BELT

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WH(GB)03	Freeholds Road, Whitworth
WH(GB)04	Land adjacent to Eagley Bank, Shawforth
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**WH(GB)16**

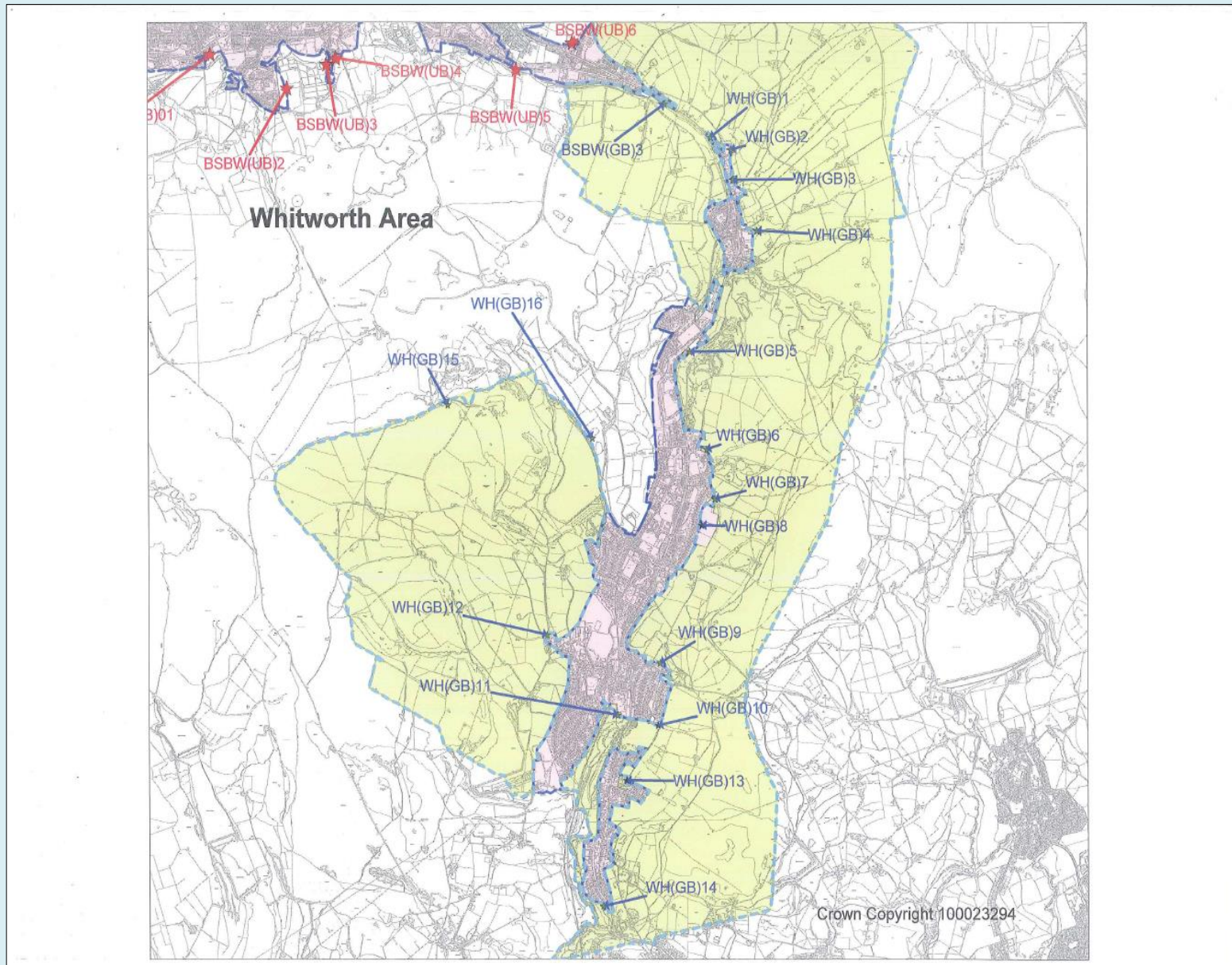
**Adjacent to Cowm Reservoir**

**ADDITIONAL PROPOSALS**

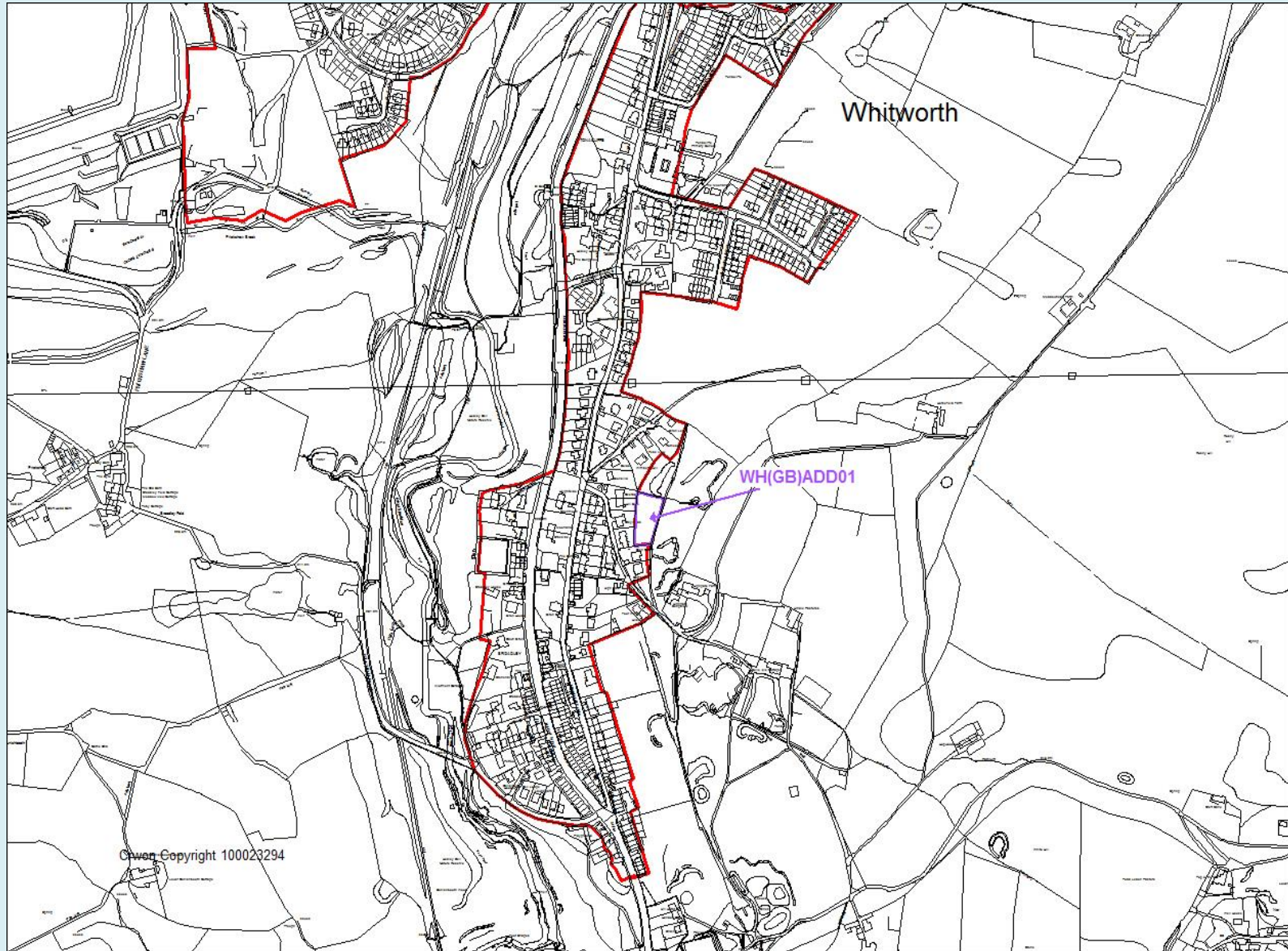
**WH(GB)ADD01**

**Land behind Heather Bank, Highgate Lane, Whitworth**

## Map showing Proposed Green Belt Changes for Whitworth



**Map showing Additional Proposals for Whitworth**



# Council's Responses Report

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>
WH(COM)01			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
One road in - where will employment land go?	Policy 10 of the adopted Core Strategy identifies the need to provide 20.84 hectares of B1, B2 and B8 use classes. The provision for employment land will be met through the Site Allocations DPD. This document will make an assessment of sites based on a variety of criteria and will amongst other things look at Rossendale's existing infrastructure capacity and identify suitable sites for employment.	No action required.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
WH(COM)02			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
No objections	Notes no objections to the proposals outlined.	No action required			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
WH(GB)01	Land off Market Street Shawforth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Minor loss of Green Belt, already hard surfaced.	The Council notes these comments.	The Council will take forward this proposed 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
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WH(GB)02	Land Adj Rock View (off Market Street) Shawforth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**General Comments:**  
Cartographical correction, minor loss of Green Belt.

**Council's Response:**  
The Council notes these comments.

**Recommendations:**  
Continue with the proposed amendment.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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WH(GB)03	Freeholds Road Whitworth		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**General Comments:**  
Extension of Green Belt here welcomed.

**Council's Response:**  
The Council notes CPRE's support for this proposed change, which is intended to create a robust boundary.

**Recommendations:**  
Continue with the proposed amendment.

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
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WH(GB)04	Land adjacent to Eagley Bank, Shawforth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**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. Green Belt boundary currently cuts through some gardens with some being in the Green Belt and other neighbouring gardens in the Urban Boundary. To provide a defensible boundary, it should follow a perimeter wall or fence. Some land will be removed from the Green Belt.

**Council's Response:**  
At this location some of the gardens associated with the terrace of houses on Eagley Bank are included in the Green Belt while others are within the Urban Boundary, hence, it is considered that the boundary as currently shown is not robust, and has been re-drawn to follow defensible features on the ground, which should ensure a permanent boundary for the Green Belt at this location. It is not considered to have any impact on openness.

**Recommendations:**  
To retain the alteration to the Green Belt as proposed, with all gardens and hard surfaced areas being brought into the Urban Boundary.

RCT Questions: In other areas gardens have been kept in, or added to, the Green Belt to act as a buffer zone, why not here? Also would there be an incentive to extend the terrace onto this extra land?



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>
WH(GB)04	Land Adj Eagley Bank Shawforth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Already built out here - minor loss to Green Belt.	The Council notes CPRE's observation.	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>
WH(GB)05	Rear of Millgate (off Market Street) Whitworth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Already houses built here.	The Council notes CPRE's observation and comments.	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>
WH(GB)06	Land to rear of Sunnyville Whitworth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Scruffy external storage/parking area with hard surface - unattractive use on Green Belt.	The Council notes CPRE's observations.	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>
WH(GB)07	Land to North of Longacres Farm Whitworth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Two houses developed on Green Belt. A small site is to be created by loss of Green Belt.	The Council notes the CPRE's comments	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>
WH(GB)o8	Long Acres Farm Whitworth		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
I was delighted to see some sense returning to the local plan, and especially the proposal to include the land behind existing houses on Longacres Drive within greenbelt (your ref WH(GB)o8) and have no doubt I will not be the only one supporting this move.	Support noted.	No action required.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
WH(GB)o8	Long Acres Farm Whitworth		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
A significant extension of Green Belt here welcomed.	The Council welcomes CPRE's support.	Continue with the proposed amendment, subject to other representations received.			
<b>Boundary Ref</b>	<b>Site Address</b>	<b>SHLAA/Call for Sites</b>	<b>Support</b>	<b>Oppose</b>	<b>General Comments</b>
WH(GB)o9	Land Behind Taylor Street		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Cartographical correction - minor loss of Green Belt.	The CPRE's comments are noted. This amendment is proposed to create a robust boundary and involves some land being taken out of the Green Belt and some land being brought into the Green Belt.	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>
WH(GB)10	Land off Waingap View Whitworth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Creation of a more robust Green Belt boundary at property boundary.	The Council notes CPRE's observation	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>
WH(GB)11	Land Adj Albert Mill Whitworth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Derelict mill in neglected condition currently for employment use. Extension of boundary likely to make site attractive for housing conversion and new build. CPRE would have to consider any proposal coming forward in the future to ensure it adds positively to the rural fringe.	The Council welcomes CPRE's observations and notes the impact on the rural fringe. The Council is not likely to propose any further alterations to this amendment already proposed. It should be noted that The Council is minded to approve outline planning application - 2012/0588 - subject to agreement of a section 106.	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>
WH(GB)11	Land adjacent to Albert Mill, Whitworth		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
On behalf of our client Leonard Curtis LPA Receivers of DE & DH Lever LLP we write to outline our support for the proposed Green Belt boundary change at Albert Mill, Whitworth.	The Council notes the support for this proposed amendment. Outline planning consent has been granted, subject to a legal agreement with the owners, to develop the former Albert Mill and some of the Countryside to the south for residential uses (2012/0588).	Continue with this 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>WH(GB)11</b>	<b>Land adjacent to Albert Mill, Whitworth</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
I've only commented on one individual site, where I suspect house building is imminent, but I object to taking any land out of Green Belt in Whitworth if there is a possibility that it could be used for housing. There are already too many housing developments in the district compared to the amount of useful, sustainable employment there, and the disadvantages of commuting, because of the bottleneck at John St, in Rochdale, not to mention pollution caused by fuel consumption, are tremendous. I also object to taking land, wherever located, out of the Green Belt in order to legitimise unauthorised development that has already taken place, as this would set a bad precedent. The process of consultation presently used is cumbrous and a waste of resources.	The Council notes these comments and acknowledges that although they refer to one specific site they are also more general in nature. In respect of this particular proposed change it is considered that bringing the land into the Urban Boundary, will make development of this former mill more viable, whilst also creating a more robust boundary, and not impacting significantly on openness at this location. Development has not taken place in the Green Belt at this location. Whitworth has seen some residential development in recent years and more development is needed to meet housing needs. Policy 3 of the adopted Core strategy identifies the need to provide for 3,700 homes over the period 2011 to 2026, with Whitworth, together with Bacup and Haslingden, in total providing about half of the overall requirement. A sustainability appraisal will be undertaken of the Plan, which will take into account pollution. The changes identified were considered in the light of impact on the openness of the Green Belt. We are sorry you consider the consultation cumbrous and a waste of resources. Comments of all stakeholders will be considered, and is a necessary part of the process. Any suggestions on how consultation can be improved, without incurring much cost, would be welcomed.	The Council will take forward this proposed change.			
<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>WH(GB)12</b>	<b>Hall Street Whitworth</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Some small change loss and gain of green belt balances out.	The Council welcomes the CPRE's observations.	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>WH(GB)13</b>	<b>Tonacliffe Primary School</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Tonacliffe school site already developed - boundary change sensible.	The Council welcomes the CPRE's support for this proposed change.	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>WH(GB)13</b>	<b>Tonacliffe Primary School</b>		<input type="checkbox"/>	<input checked="" 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. We are proposing to remove land from the Green Belt to reflect development on the ground (including school extension and hard standing, and new residential properties adjoining the school) but excluding playing fields.  RCT Questions: Are not such school buildings an accepted use in a Green Belt? If school were to be closed or merged, would its inclusion within Urban Boundary, produce a Small Development Site?	The Council is taking this opportunity to review the existing Green Belt boundary, and it is considered unlikely that a review of this nature will be undertaken for a number of years. Hence the Council is attempting to create robust permanent boundaries. Para 83 of the NPPF says Councils should have regard "to their intended permanence in the long term". This change is intended to reflect development on the ground. For consistency the general approach has been undertaken of retaining playing pitches in the Green Belt whilst bringing school buildings and hard standing within the Urban Boundary .	To take forward 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>WH(GB)14</b>	<b>Land at Station Road, Tonacliffe</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 make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground. Current Green Belt / Urban Boundary is indefensible and passes through houses. Proposed change will follow the perimeter of the gardens to give a more defensible and sensible boundary. The Green Belt at this location adjoins Healey Dell Nature Reserve, but needs to be clearer, to include the land to the rear of the properties facing Market Street.	Comments noted. These gardens are at a higher level than the land to the rear adjoining the LNR. Rather than being a specific change it is more confirming how the boundary of the LNR and that of the Green Belt / Urban Boundary is shown. It is not considered that this land acts as a 'buffer' for the LNR.	To take forward the proposed amendment.			
RCT Question: Shouldn't the Green Belt still include most of these gardens to act as a buffer zone to the Nature Reserve?					
<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>WH(GB)15</b>	<b>Walstead Clough Whitworth</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Creation of a more robust Green Belt boundary at property boundary.	The Council welcomes the CPRE's observation.	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>WH(GB)15</b>	<b>Walstead Clough Whitworth</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
Creation of a more robust Green Belt boundary at property boundary.	The Council welcomes the CPRE's comments	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>WH(GB)ADD01</b>	<b>Land behind Heather Bank (Plan Provided)</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>General Comments:</b>	<b>Council's Response:</b>	<b>Recommendations:</b>			
<p>Please can you include the land edged red on my enclosed plan AP1 for removal from the green belt and bring it within the urban boundary.</p> <p>My wife and I have owned and used as garden this area for some 17 years now and have submitted a detailed report to both the planning dept. and Stuart Sugarman to this effect.</p> <p>As previously discussed I have been unable to speak to my neighbour who owns the adjoining garden Mr Alan Jones, but I believe he has gardened his area of land for around 35 years, (certainly all the time we have used ours) so he may also be interested in the boundary review.</p>	<p>Removal of this land from Green Belt would be in accordance with the established criteria as the boundary would be drawn to follow the track. This would include other small amendments to the existing Green Belt in addition to the land put forward in this representation. This is considered to create a more robust boundary.</p>	<p>Subject to comments from other consultees (as this amendment has not been proposed previously) it is considered to amend the boundary to follow the track.</p>			

Report Produced by:

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