

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 6: **Rawtenstall** (including Loveclough, Crawshawbooth & Goodshaw)



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

INDEX: Proposed GREEN BELT and URBAN BOUNDARY CHANGES in RAWTENSTALL

GREEN BELT

| | |
|------------------|--|
| RCGL(GB)1 | Land to rear of Lower Cribden Avenue |
| RCGL(GB)2 | Land to rear of Haslingden Road |
| RCGL(GB)3 | Land between Haslingden Road and A56 Bypass |
| RCGL(GB)4 | Behind K Steels |
| RCGL(GB)5 | Haslam Farm, Rawtenstall |

URBAN BOUNDARY

| | |
|------------------|---|
| RCGL(UB)1 | Land behind Clayton Ave |
| RCGL(UB)2 | Land to rear of Redwood Drive/Cherrytree Ave |
| RCGL(UB)3 | Land off Hardmans Avenue across from Lomas Lane |
| RCGL(UB)4 | Land behind Hardman Avenue |
| RCGL(UB)5 | Land off Hardman Avenue down to Greenbridge works |
| RCGL(UB)6 | Land at Marl Pitts and Adjoining Waingate Close |
| RCGL(UB)7 | Land at end of Hollin Lane adjacent Hollin Lane Farm |
| RCGL(UB)8 | Land at end of Hollins Lane adjacent New Barn Farm |
| RCGL(UB)9 | End of Hollins Way |

| | |
|-------------------|--|
| RCGL(UB)10 | Urban Boundary around Reeds House |
| RCGL(UB)11 | Land south of Goodshaw Chapel, opposite St Marys and All Saints |
| RCGL(UB)12 | Land between Goodshaw Lane and Burnley Road (Loveclough Park) |
| RCGL(UB)13 | Land off Goodshawfold Lane, behind Kershaws |
| RCGL(UB)14 | Land opposite Crawshaw Hall |
| RCGL(UB)15 | Land off Burnley Road near Laund Bank |
| RCGL(UB)16 | Land off Holland Avenue |
| RCGL(UB)17 | Land to rear of Oakenhead resource centre |
| RCGL(UB)18 | Land to rear of 420 and 422 Newchurch Road |
| RCGL(UB)19 | Land at end of Johnny Barn Close |

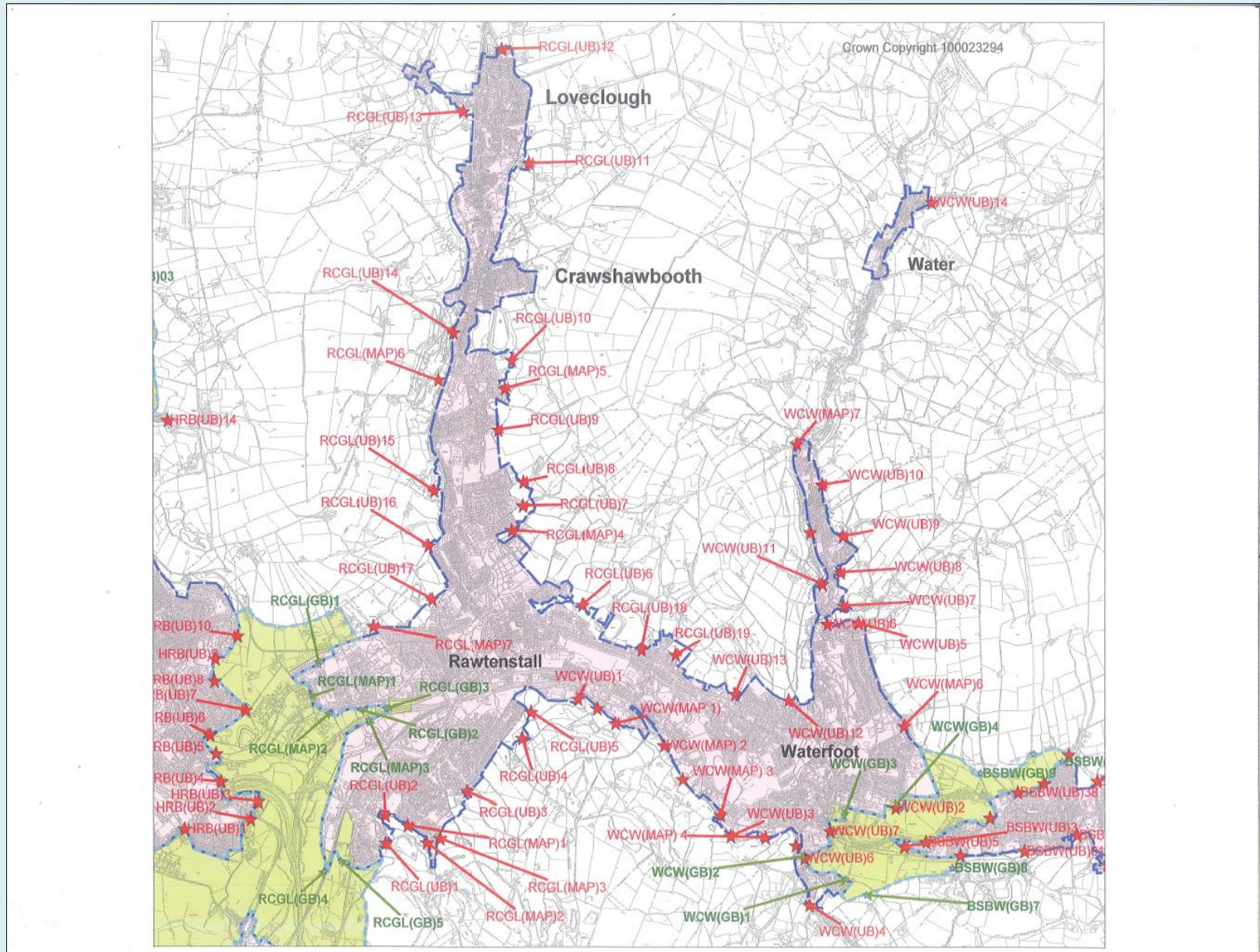
ADDITIONAL PROPOSALS

| | |
|----------------------|--|
| RCGL(GB)ADD01 | Land at Pike Hill, adjacent to Kirkhill, Haslingden (see also HRB(GB)ADD03) |
| RCGL(GB)ADD02 | Land at Union Road |
| RCGL(UB)ADD01 | Land adjacent to Swinshaw Hall, Loveclough |
| RCGL(UB)ADD02 | Land at Broad Ing, Loveclough |
| RCGL(UB)ADD03 | Land at Hurst Lane, Waingate |
| RCGL(UB)ADD04 | Land at St Peter's Road, Newchurch |

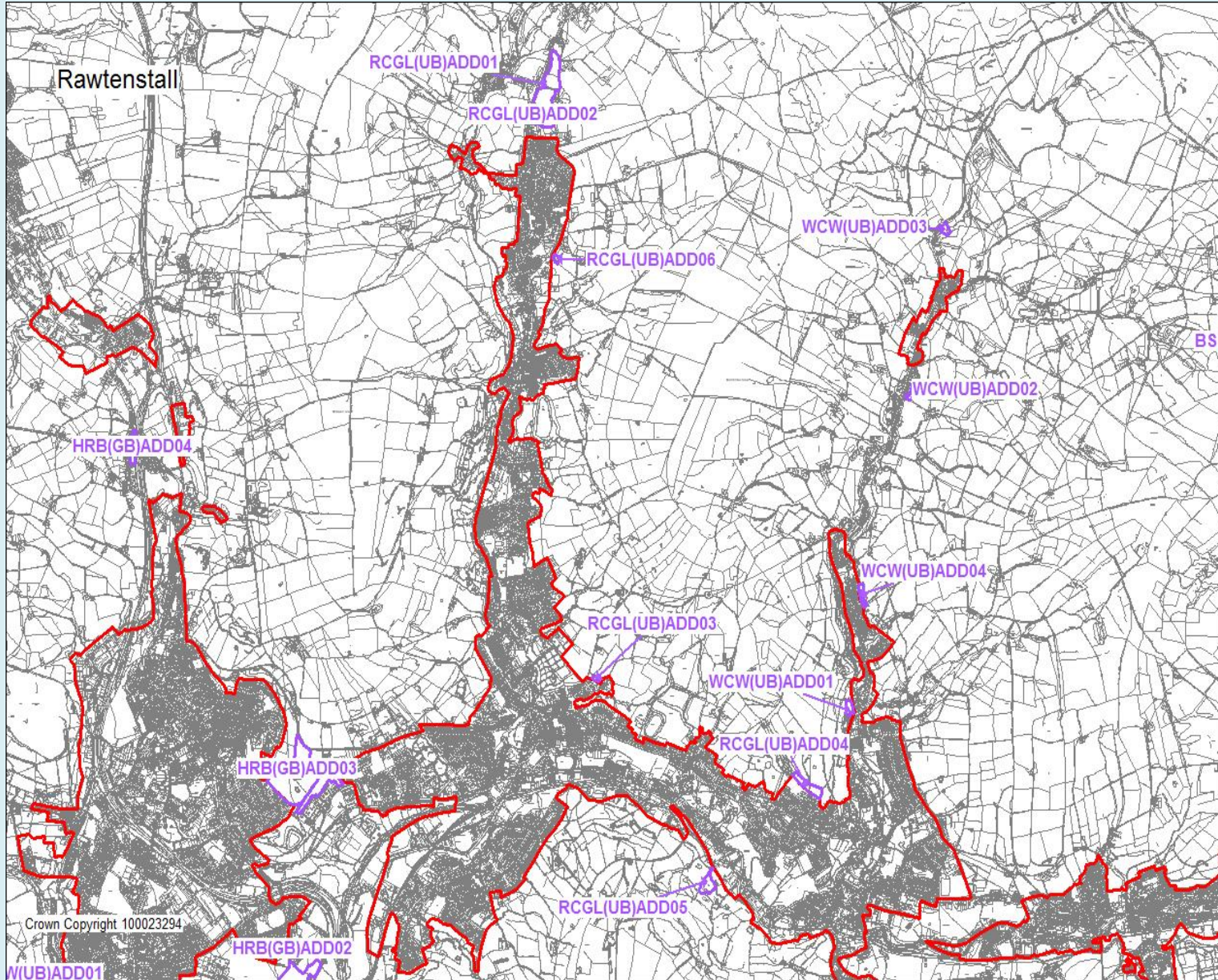
RCGL(UB)ADD05 Former Smallpox Hospital

RCGL(UB)ADD06 Land at Goodshaw Chapel, Goodshaw Lane

Map showing Proposed Green Belt and Urban Boundary Changes for Rawtenstall



Map showing Additional Proposals for Rawtenstall



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 |

RCGL(COM)01



General Comments:

Council's Response:

Support noted.

Recommendations:

No action 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 |

RCGL(COM)02



General Comments:

3.0 Rossendale Central - Rawtenstall, Crawshawbooth, Waterfoot, adjacent Settlements

3.1 In general there needs to be an appreciation, that these areas are already some of the most densely developed in Rossendale, and that their scope for further developments is limited by the gradients of their enclosing valleys. Roads as steep as 1:6 present challenges, and should not be considered as the sole access to Larger Development Sites.

Council's Response:

It is recognised that these settlements are densely populated and that the topography is challenging. Detailed site allocations will need to take into account issues such as access and landscaping.

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 |
| RCGL(COM)03 | | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| 3.4 Larger Development Sites. The RCT is concerned that those taken from the Green Belt are all in highly visible "Gateway" locations where the Irwell Valley runs up into Rawtenstall, and where there is so far not a "wall" of continuous development. Visitors, potential residents can see how it's a collection of urban villages, instead of a conventional town with a conventional Green Belt. Instead there's Edenfield as an Inset Village in the Green Belt, and the former hospital site is to become, as a Major Development, an Inset Estate in the Green Belt. | The Council has sought to ensure that Boundary changes are as small scale as possible while recognising that some change is inevitable given the demand for development in this area. The approach to the Borough along the A56 is an important one which is why the western side of Edenfield and the southern approaches to Rawtenstall have been protected as much as possible. The re-development of the Hospital site was identified in Policy 1 of the Core Strategy. It is intended that this will remain as "washed over" Green Belt as currently rather than an "inset" | No changes proposed | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)01 | Land to rear of Lower Cribden Avenue | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| It is proposed to take some land from within the Urban Boundary and put it into the Green Belt, to protect it from future development. RCT Questions: Is this policy to include large gardened detached low rise houses in the Green Belt in order to create a buffer zone, and does this remove PD rights? | The proposed Boundary change was for cartographic reasons only in order to provide a clear boundary on the ground in line with Criteria 1b). Permitted Development rights are unaffected-a formal Direction would need to be applied for if these were to be changed. | Comments noted. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)01 | Land to rear of Lower Cribden Avenue | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Would take gardens out of Green Belt. Could this lead to garden grabbing? Is there a policy in the Core Strategy to safeguard against such a practice? | The Council is not proposing to take the gardens out of the Green Belt on site RCGL(GB)01, but to incorporate all land to the rear of Lower Cribden Avenue into the Green Belt. This will protect it from future development. | Continue with 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 |
| RCGL(GB)02 | Land to rear of Haslingden Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Minor change. Would take gardens out of Green Belt. Could this lead to garden grabbing? Is there a policy in Core Strategy to safeguard against such a practice? | Though there is no specific policy within the Core strategy to restrict development in gardens within the Urban Boundary, Policy 2 prioritises the development of previously developed land (which excludes gardens). | Continue with proposed boundary change. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)02 | Land to rear of Haslingden Road | | <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. | The current urban boundary cuts right through the middle of a number of gardens and thus reflects Criteria 1b). Including the boundaries within the urban area would be the same as with the neighbouring terraces of properties to the east and west which both have their gardens included within the urban boundary. It would also provide a consistent boundary | Continue with proposed boundary change | | | |
| RCT Questions: While some rear gardens project into the Green Belt, does this not ensure that they act as a buffer zone? While Spring Terrace South might provide a suitable access from Haslingden Road, would a future development, of perhaps only one house, be acceptable to both neighbours privacy distances and in such a prominent position overlooking the A682 Gateway to Rawtenstall? | If the land was to be proposed for development this would be examined in line with relevant Core Strategy, NPPF and SPD policies including impact on neighbouring dwellings and the Green Belt. | | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)03 | Land between Haslingden Road and A56 Bypass | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| RDCGL(GB)3 Land between Haslingden Road and A56 Bypass: ribbon of land along highway | The land identified in RCGL(GB)03 currently has little value as Green Belt land, with part of the site being vacant and bound by development and major roads. The site would therefore be effectively integrated into the Urban Boundary which it sits adjacent to. | No boundary change 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 |
| RCGL(GB)03 | Land between Haslingden Road and A56 Bypass | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The land identified in RCGL(GB)03 currently has little value as Green Belt land, with part of the site being vacant and bound by development and major roads. The site would therefore be effectively integrated into the Urban Boundary which it sits adjacent to. | Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping, topography and visual impact. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)03 | Land between Haslingden Road and A56 Bypass | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The land identified in RCGL(GB)3 currently has little value as Green Belt land, with part of the site being vacant and bound by development and major roads. The site would therefore be effectively integrated into the Urban Boundary which it sits adjacent to, subject to further landscape assessments. | Proceed with proposed boundary change | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)03 | Land between Haslingden road and A56 Bypass | | <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. RCT Questions: Has this section of Haslingden Road been left open for so long, because it is too steep, or to retain its open aspect for the houses opposite or for its high visibility at this Gateway into Rawtenstall? Note that the adjacent bungalow's lower floor had/has a waste drainage pump, so would any development need access to services on the ex College site? | It is unclear why the land has been left open for so long. It is likely that if any development, were it to occur, would be extremely limited because of the steeply sloping nature of the site. Service access would need to be determined at that stage. | No change to be made 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 |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | Recommendations: It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels (Rear 451-456 Bury Road) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | Recommendations: It is accepted that the boundary in its current form is robust and therefore the existing Local Plan Proposals Map boundary will be retained and the boundary change abandoned. | | | |

| 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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|---|---|--|--------------------------|-------------------------------------|-------------------------------------|
| RCGL(GB)04 | Behind K Steels (Rear 451-456 Bury Road) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>THE RESIDENTS OF THE AREAS IDENTIFIED HAVE NOT BEEN INFORMED OF THESE PROPOSALS!!! The areas identified are currently green belt land and have been identified for extension for K Steels Ltd. The intended use would have an extremely detrimental effect on the quality of living and view for local residents as well as walkers and tourists to the area e.g. passengers on East Lancashire steam trains. If K Steels are wanting to extend their land area, are they also intending on extending the buildings, car parks etc.? If so is the lighting, noise level etc. going to be affected? Do they intend on building an access road to the property???? House prices may be affected if this proposal goes ahead and if it does - WILL THE LOCAL RESIDENTS BE COMPENSATED FOR THE DEVALUATION OF THEIR PROPERTIES? These proposals cannot proceed until all of these questions have been answered, clarified and discussed with the local residents. Thank you.</p> | <p>Firstly, with regards to the consultation on the changes in the Rawtenstall area, these were held during the period 31st October-28th November 2012. Information was available on the Council's website, and all associated documents were made available in hard copies at local libraries throughout Rossendale and the One Stop Shop during normal opening times. We also notified all organisations and individuals on our Local Plan database. We recognise however, that some residents had not been fully informed of the proposals. For future consultations we will seek to enhance consultation.</p> <p>Your comments in relation to Site RCGL(GB)04, Land behind K Steels are noted. House values cannot be taken into account by the planning system. We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt.</p> | <p>In future we will work with communities and all interested parties to ensure a consultation process that is robust and participatory. We encourage all individuals and business who would like to be kept up to date on future consultations to become part of our database.</p> <p>It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|--------------|----------------------|---------|--------|------------------|
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|------------|----------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)04 | Behind K Steel | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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|--------------------------|---|--|--|--|--|
| General Comments: | Council's Response: | Recommendations: | | | |
| | <p>We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt.</p> | <p>It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained.</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 |
|--------------|--------------|----------------------|---------|--------|------------------|

| | | | | | |
|---|---|---|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)04 | The land green belt to the rear of my property. | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I will lose my view and I will also lose a large amount of value of my house. Not acceptable. How can you propose to build more houses when we can't sell the ones we have in the area? | Your comments in relation to Site RCGL(GB)04, Land behind K Steels are noted. House values cannot be taken into account by the planning system nor can the views from individual houses. We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |

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

| | | | | | |
|------------|-----------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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|---|--|---|--|--|--|
| General Comments: | Council's Response: | Recommendations: | | | |
| Impact on footpath of Irwell Sculpture Trail - this recreational route is in Green Belt and the rural landscape along it should be protected. | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Section 2 c) - In addition to subsection 2a) above, I believe that this proposal (the proposed change RCGL(GB)4) is not only inappropriate but also unnecessary, since, the fact that it is based on the suggestion that it is "very difficult to read on the ground" is untrue as the current boundary consists of a formed path, the East Lancs Railway, roads and demarcated property boundaries which consist predominantly of stone walls. | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |
| Section 3 - The tick boxes above do not refer to the area in question as they fail to mention Townsend Fold. The site in question is neither in Rawtenstall nor in Edenfield. The site is referred to as "behind K Steels." This is not sufficiently descriptive. The area I refer to is the current area of Green Belt land in the vicinity of K Steels to the East of the East Lancashire Railway Line. | | | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward by the consultee the existing Local Plan Proposals Map boundary will be retained. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|--|--------------------------|-------------------------------------|-------------------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Land adjacent to K Steels, Townsend Fold | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Land at K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I'd just like to add that I have only just found out about this today. Can you tell me when this was publicised, especially to people it directly affects! | The Council recognise that the site is visually sensitive from both local and wider viewpoints and has flooding issues. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. With regards to the consultation on the changes in the Rawtenstall area, these were held during the period 31st October-28th November 2012. Information was available on the Council's website, and all associated documents were made available in hard copies at local libraries throughout Rossendale and the One Stop Shop during normal opening times. We also notified all organisations and individuals on our Local Plan database. We recognise the importance of facilitating access to information whilst enabling participation at all levels. | It is accepted that the boundary in its current form is robust and for the reasons put forward in the consultation response the existing Local Plan Proposals Map boundary will be retained. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|--|--------------------------|-------------------------------------|-------------------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Land near K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward in the consultation response the existing Local Plan Proposals Map boundary will be retained. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Land at K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I am surprised we have not been notified of this. | <p>We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt.</p> <p>With regards to the consultation on the changes in the Rawtenstall area, these were held during the period 31st October-28th November 2012. Information was available on the Council's website, and all associated documents were made available in hard copies at local libraries throughout Rossendale and the One Stop Shop during normal opening times. We also notified all organisations and individuals on our Local Plan database. We recognise however, that some residents had not been fully informed of the proposals. For future consultations we will seek to enhance consultation.</p> | <p>It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained.</p> <p>In future we will work with communities and all interested parties to ensure a consultation process that is robust and participatory. We encourage all individuals and business who would like to be kept up to date on future consultations to become part of our database.</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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RCGL(GB)04

Behind K Steels

General Comments:

The Summary of the Sustainability Appraisal makes it quite clear that the proposal to remove Green Belt status from this triangle of riverside land is to provide "a very small extension opportunity for K Steels." The fact that - according to the Appraisal - "much of the site" is in the Irwell Flood Plain appears not have had any bearing on the proposal to "bring it into the Urban Boundary, to enable it to be developed in the future." Perhaps K Steels is planning to establish a submarine shipyard and has promised the Borough Council that thousands of new jobs will be created?

Council's Response:

We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt.

Recommendations:

It is accepted that the boundary in its current form is robust and for the reasons put forward by the respondent the existing Local Plan Proposals Map boundary will be retained.

The Summary of Green Belt Assessment relating to this proposal suggests that the present boundary is "very difficult to read on the ground." This is manifestly nonsensical since the bulk of the boundary consists on one side of the river and on the other side of the railway. Perhaps those whose eyes have difficulty making out these features should take themselves off to Specsavers as quickly as possible.

Other comments suggesting that, in the event of development, local and long distance views would only be "slightly" affected are extremely subjective to say the least. For a number of years local residents have had to look down on the most recent major extension to K Steels, a monstrosity which can only be described as a monumental piece of environmental pollution. Did it never occur to the Council to insist on a more acceptable colour for such a vast acreage of roof or to rule that K STEELS in letters at least six feet high was totally inappropriate on the route of the Irwell Sculpture Trail - the largest public art scheme in England?

It may have escaped the notice of those responsible for this particular proposal that not only has the East Lancashire Railway (ELR) been one of our principal tourist attractions since its re-opening 25 years ago, but that this particular spot is where on Friday evenings the special Pullman train makes a protracted halt so that diners can enjoy an especially good view of the river and the surrounding countryside. Eyes half closed and passengers can imagine themselves by the Danube aboard the Orient Express!

A mere two years ago, the Borough Council's own Tourism Study

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| stated that the ELR was seen as the most significant individual attraction in Rossendale. The Study went on to bemoan the fact that Rawtenstall Town Centre did not derive any significant benefit from the presence of the ELR (unlike Ramsbottom where the ELR and local retailers had "worked in partnership.....to boost trade"). Imagine our amazement when we checked this week and discovered that the ELR had non even been accorded the courtesy of a prior consultation about the current Green Belt proposals. Doubtless there is no statutory obligation on the Council to offer such a consultation, but that is hardly an excuse for bad manners. | | | | | |
| Finally reference must be made to all lovers of the riverside, whether they be walkers, cyclists, anglers, naturalists or photographers. Any curtailing of this wonderful amenity, however small, must be a matter for regret. Urban creep must not be our legacy to future generations of Rossendalians. | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)04 | Land along side ELR in front of K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| The area designated as GB(4) is also clearly an important part of the Green Belt and in addition is part of the Irwell flood plain. It does not make any sense to change the status or reduce the Green Belt in what is a picturesque approach to Rawtenstall. | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|--|---|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steel | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust. The changes proposed in the consultation will therefore not be taken forward. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| The reason I bought my house 6 years ago was due to the view. It will also affect the future value of my property. It would also affect the heritage railway line. It's one of the last fields left in Townsend Fold. | Your comments in relation to Site RCGL(GB)04, Land behind K Steels are noted. House values cannot be taken into account by the planning system nor can the views from individual houses. We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|--|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | Recommendations: It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | Recommendations: It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |

| 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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|-------------------|------------------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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General Comments:

Tonight I became aware of the proposed changes to the greenbelt boundaries, from a passer by who happened to ask me if I had completed my response form. I told this person that I had not heard about the changes, which he found surprising as they directly affect me. I have subsequently looked on the Rossendale website, and after a lot of searching have found the documents relating to the changes...in particular RCGL(GB) 4 and 5. I also found a document - lives and landscapes...which outlined the ways that the council would endeavour to let people know about the changes...one of those methods was to write to people. I can appreciate that writing to everyone in the area would be costly, however in this instance, our house is directly affected - we area currently within the green belt and from the proposals we would not. There are only a handful of houses affected, and to my knowledge, none of them have been contacted. There have been no posters on lampposts and no invitations to the consultation event....which I have only just found out about and clearly missed.

The deadline for the responses is this Wednesday. I will be completing a response form and delivering it to the offices.

If it had not been for the chance meeting of a passer-by, I would not be in a position to comment on such a change - this leads me to conclude that your consultation is not very open, transparent or inclusive.

Council's Response:

We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt.

With regards to the consultation process, please see Ref 54.

Recommendations:

It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained.

Please see Ref 54 for recommendation on the consultation process.

| 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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| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: We wish to register our protest to the proposed change to our Green Belt Boundary. This being RCGL(GB)4. We feel that the move will be detrimental to this gateway to our valley and totally unnecessary. It is obvious that planning to build on it is intended to follow this move. Whilst understanding new homes are important to our valley moving forward, there are many brown field sites to be used first. May we also point out that there has been little or no notification on our usual sites, i.e. Lamp posts etc., to warn us that our council want to do this. We have had insufficient information regarding your actions and as council tax payers in the area, feel consultation of some kind should have been held. | Council's Response: We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. With regards to the consultation on the changes in the Rawtenstall area, these were held during the period 31st October-28th November 2012. Information was available on the Council's website, and all associated documents were made available in hard copies at local libraries throughout Rossendale and the One Stop Shop during normal opening times. We also notified all organisations and individuals on our Local Plan database. We recognise the importance of facilitating access to information whilst enabling participation at all levels. | Recommendations: It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. In future we will work with communities and all interested parties to ensure a consultation process that is robust and participatory. We encourage all individuals and business who would like to be kept up to date on future consultations to become part of our database. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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|-------------------|------------------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: Section 2 c) - In addition to subsection 2a) above, I believe that this proposal (the proposed change RCGL(GB)4) is not only inappropriate but also unnecessary, since, the fact that it is based on the suggestion that it is "very difficult to read on the ground" is untrue as the current boundary consists of a formed path, the East Lancs Railway, roads and demarcated property boundaries which consist predominantly of stone walls. Section 3 - The tick boxes above do not refer to the area in question as they fail to mention Townsend Fold. The site in question is neither in Rawtenstall nor in Edenfield. The site is referred to as "behind K Steels." This is not sufficiently descriptive. The area I refer to is the current area of Green Belt land in the vicinity of K Steels to the East of the East Lancashire Railway Line. | Council's Response: We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | Recommendations: It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained. | | | |
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| 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 |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt. | It is accepted that the boundary in its current form is robust and the existing Local Plan Proposals Map boundary will therefore be retained. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels | | <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. The present boundary is very difficult to read on the ground -the proposal would represent a more logical and defensible development boundary. | We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Much of the area is within the Flood Plain. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt and there isn't a cartographic error in line with Criteria 1. | It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be re-instated. | | | |
| RCT Questions: Is such a triangular site really suitable for development, given that "Any development would need to protect and enhance the route of the Irwell Sculpture Trail and protect the integrity of the River Irwell as much of the site is in the Flood Plain?" Is it not creating a precedent to extend the next proposal? | | | | | |

| 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 |
| RCGL(GB)04 | Behind K Steels (Green Belt at Townsend Fold) | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Pushed through my door today was a leaflet called:- Petition to Protect Rossendale Green Belt.</p> <p>You can be assured that I will be supporting and fully endorsing the actions of the individuals supporting this challenge.</p> <p>To state that we as local residents are totally unaware of these proposed developments, including the plan to build 155 homes on Haslam Farm slaps one right in the face of "local authority secrecy". The plans that I have read in detail from Peel holdings show a 10 year revenue income. It does not however take into account the loss of individuals to the value of their homes nor the loss to the countryside for all that use it.</p> <p>Being a resident of over 20 years in Holmeswood Park, we have seen the decline in the services in the area, including the poor maintenance of roads, lack of bin collections, salting of roads in the winter. Do these plans apply any "costs/investments" needed to address any of these issues. NO.</p> <p>I would ask that you advise that as a local resident how indeed the authority has made the local residents aware of these planned changes.</p> | <p>We recognise the importance of effective consultation and are looking at ways of ensuring that in future residents are kept informed of proposed changes within the constraints of the budget available.</p> | <p>That the consultation process be kept under review.</p> | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)04 | Behind K Steels | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | <p>We recognise the importance of the East Lancs Railway and the Irwell Sculpture Trail as important gateways into Rawtenstall. Alongside this, and upon reappraisal of the site, the Council recognises that the existing footpath acts as a clear and defensible boundary for the Green Belt.</p> | <p>It is accepted that the boundary in its current form is robust and for the reasons put forward the existing Local Plan Proposals Map boundary will be retained.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| RCGL(GB)05 | Haslam Farm Rawtenstall | RCGL(GB)5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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General Comments:

Thank you for your and Stephen's time on Friday when we presented our formal response to the proposed changes to the green belt and our petition in support of our objections.

During the meeting, Peter explained the 5% criteria used for determining the area which can be subjected to review (both you and Stephen stated you were not aware of the document). This criteria when applied to the existing Townsend Fold settlement indicates the area under consideration in the proposals to be circa 20%.

I am pleased to attach a copy of the Forward Planning document we downloaded from RBC website which confirms this observation.

We trust this criteria is being applied to calculations of proposed amendments to green belt?

Council's Response:

The 5% criteria applies to the whole of a settlement rather than the individual communities within it. It therefore applies in this case to the whole of Rawtenstall rather than solely to Townsend Fold.

Recommendations:

No change to current Green Belt boundary

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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|-------------------|---------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)05 | Haslam Farm, Rawtenstall | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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General Comments:

The Summary of Green Belt Assessment relating to this site makes the point that because the land is bounded on three sides by development it "makes little positive contribution to the Green Belt." This is a remarkably simplistic assertion since it fails totally even to mention the one fact which renders it risible. Duckworth Lane.

From Bury Road down to Duckworth Hall, Duckworth Lane bisects the site from east to west before continuing its descent in a southerly direction down to the railway pedestrian crossing. Duckworth Lane appears on early 19th century maps (before construction of the railway) and is quite possibly of very ancient origin. The lane is in constant use by walkers, joggers, anglers and cyclists. It is especially popular with steam train enthusiasts, photographers and naturalists wishing to access both the East Lancashire Railway (ELR) and the River Irwell. Duckworth Lane has a very rural feel to it and much of the floral and other planting has been undertaken by those with land fronting onto it. Even though the land on each side is in private ownership the lane affords views to the north and south and - contrary to your assertion - makes an exceptionally positive contribution to the Green Belt. How many visitors will relish a stroll down Duckworth Lane when this visual amenity has been permanently lost?

Of course objectors to the proposal will be accused of Nimbyism, but that is not necessarily fair. Many people these days are justifiably dubious about the need for yet more development on greenfield sites. Here in Rossendale the borough is not only well provided with brownfield sites but almost everywhere one looks there are numerous 'For Sale' and 'To Let' signs. We are told in the Summary of Sustainability Appraisal that the site in question would "contribute to the housing supply in Rawtenstall which is a Core Strategy priority." A priority? Why? Who is going to buy all these houses? This is economics of the mad house and it is high time people started to say so.

The reasoning used in the proposal is the classic flawed one invariably used to justify new development, viz., there is

Council's Response:

The Council recognises your concerns. We will reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.

Recommendations:

The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| development there already. This type of reduction ad absurdum could be used to justify erecting another building on the top of Snowdon (because there is one there already), or a string of "affordable" houses along the shores on Windermere (because there are already lots of lakeside properties there already) or a cluster of high rise apartment blocks snuggling up to York Minister (because there are no fewer than three towers already in place and who's going to object to a few more?). | | | | | |
| Lest we ourselves be accused of Nimbyism, we should make it clear that we are not only Bury Road residents but that we are also joint landowners of a small area of the Green Belt land which is the subject of the current proposal. At the present time we regard our responsibility for maintaining the integrity of the Green Belt as of far greater importance than any enhanced valuation of our landholding which may or may not follow the Council's deliberations. Let us hope others feel the same way. | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| RCGL(GB)05 | Haslam Farm Rawtenstall | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

General Comments:

Council's Response:

The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.

Recommendations:

The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.

| 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 |
| RCGL(GB)05 | Land at Haslam Farm | | <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 Haslam Farm, Rawtenstall, Rossendale.</p> <p>We thank you for the opportunity to comment upon this latest version of the Council's Lives & Landscapes DPD and more specifically the proposed Green Belt & Urban Boundary amendments. Our client has commented at all stages of the Core Strategy 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 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 both release 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 Haslam Farm off Holme Lane, which includes site ref: RCGL(GB)5. Site RCGL(GB)5 comprises approximately 1.6 ha (3.95 acres) of undeveloped land on the edge of the urban area and is recognised within the SHLAA as being suitable for development to accommodate around 72 dwellings. The site is proposed to be released from the Green Belt and we support this proposal.</p> <p>There is, however, additional land to the south of this proposed Green Belt release that we believe should also be taken out of the Green Belt. The additional area, comprising around 1.9 ha (4.7 acres), is shown on the attached plan (ref: PEEM2067) and within the Development Framework document, submitted with these representations.</p> <p>These combined sites at Haslam Farm (3.5 ha / 8.65 acres) taken as a whole, represent a logical rounding off of this part of the urban area of Rawtenstall. These sites are immediately adjacent to the existing edge of the settlement and are surrounded on three sides by existing development and other land that is</p> | <p>The proposal to include additional land into Site RCGL(GB)05 represents an incursion into the Greenbelt, which would adversely impact upon local and longer distance views. The openness of the Green Belt will be significantly reduced through the creation of an urban boundary edge. The Council upon reassessment is proposing to reduce the proposed boundary line to, for example, Duckworth Lane.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| <p>proposed to be released from the Green Belt (site RCGL(GB)₄ land behind K Steels).</p> <p>The removal of this additional area from the Green Belt is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> - 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 a focus for housing development throughout the life of the Plan. - 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 - The site is in a sustainable location close to the town centre and local schools, other community services and is well related to public transport routes and other necessary physical and community infrastructure - The site shares many of the characteristics of site RCGL(GB)₅ which is proposed to be released from the Green Belt and included within the urban boundary of Rawtenstall. It is well related to the urban area and partially (on three sides) enclosed by it - The SHLAA concluded that the site RCGL(GB)₅ is within a wider area of good 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. - 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 could incorporate appropriate design and landscaping which would enhance this part of Rawtenstall and improve the interface of the urban areas with the surrounding open countryside - If removed from the Green Belt the site is available for development within 5 years, and when combined with the land to the North, ref: RCGL(GB)₅, would accommodate 3.5 ha (8.65 acres) delivering upwards of 155 family houses. - The proposed site, as a whole, meets the Council's draft criteria for alterations to the Green Belt boundary and Urban Boundary | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|---|----------------------|---------|--------|------------------|
| | <p>and with the purposes of the Green Belt as set out in the National Planning Policy Framework. In particular</p> <ul style="list-style-type: none"> - The site does not perform a strategic Green Belt function: it is largely enclosed by built development and other land to be excluded from the Green Belt on three sides; - Its development would not result in encroachment into the wider countryside which surrounds Rawtenstall; - 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 <p>These matters are accepted by the Council's assessment in relation to sites RCGL(GB) 4 and 5</p> <ul style="list-style-type: none"> - Together with the release of sites RCGL(GB) 4 and 5 this proposal would create a logical, defensible, long term Green Belt boundary - The proposal would not have an adverse impact on the ongoing beneficial use of any land which would remain within the Green Belt. With the future development of sites RCGL(GB) 4 and 5 this site represents a natural and logical rounding off of this point of Rawtenstall <p>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 the site 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.</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 |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | The Council will continue with the boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact as well as taking into account any evidence put forward by the developers. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm Rawtenstall | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and 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 |
| RCGL(GB)05 | Haslam Farm, Townsend Fold) | RCGL (GB)5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Petition to Save Rossendale's Green Belt April to June 2013 | <p>It is recognised that there is considerable local concern and opposition to the removal of land at Haslam Farm from the Green Belt.</p> <p>The Council remains of the view that the land in question does meet the criteria for making Green Belt changes. While it is accepted that there will be an impact on views it is considered that this can be mitigated and that overall the impact on the openness of the Green Belt is acceptable. Any subsequent planning application for development would however have to demonstrate how it has mitigated visual impact and addressed issues like access if it were to get approval.</p> <p>The scale of the proposed Green Belt change at this location has been reduced by revising the boundary to run along Duckworth Lane as this is considered to be a more robust boundary than that currently proposed.</p> | The boundary will be amended to follow Duckworth Lane rather than further to the south as originally proposed. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| The reason I bought my house 6 years ago was due to the view. It will also affect the future value of my property. It would also affect the heritage railway line. It's one of the last fields left in Townsend Fold. | Your comments are noted. House values cannot be taken into account by the planning system nor can the views from individual houses. The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and 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 |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>The proposed area takes into account land in front of Haslam farm and also land in front of Duckworth Hall.</p> <p>We object on principle to the whole of the proposal as it seems there is sufficient non Green Belt land available for development in the Rossendale Valley without the need to reduce areas which have been defined as "green". The site perimeter is directly adjacent to the Urban Boundary however there has to be a "boundary" somewhere and I do not think this is a relevant reason for considering changes. The plan indicated on the reference sheet produced is misleading. Any visitor approaching Rawtenstall would not see the Green Belt area shown under reference (GB)5 as being an "enclave". It is a contiguous part of the green area which reaches from Haslam Farm to Edenfield.</p> <p>The proposed changes would have a major impact on the views of local residents particularly Duckworth Hall and would be seen by passengers travelling to Rawtenstall on the ELR and I disagree totally that "because of enclosures" there is little impact to the Green Belt</p> <p>The area between Haslam Farm and Duckworth Lane does have properties below and above however this does not apply to the land south of Duckworth Lane. At the very least, a natural boundary should not be South of Duckworth Lane as the proposal brings maximum damaging impact to local residents without any major development benefits.</p> <p>I would appreciate confirmation that my response to the proposal has been received and how we can ensure our objections are clearly understood and debated.</p> | <p>The Council remains of the view that the site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. We will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</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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|-------------------|---------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)05 | Haslam Farm, Rawtenstall | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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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. The site is bounded on three sides by development and makes little positive contribution to the Green belt. It provides a sustainable development opportunity subject to provision of suitable access arrangements and landscaping, particularly on the urban fringe at the edge of the settlement.

RCT Questions:

Has sufficient consideration been given to the slope of this land down from Bury Road to the East Lancs Railway, which gives it significant visibility from both the railway and other locations; and that the slope continues down to the River Irwell, its Sculpture Trail, and so reduces the visual impact of K-Steels? Does this alter how it appears on a plan and is described as: "The site forms a "green finger" between the railway line and housing on Bury Road. Surrounded on three sides by development it does not separate settlements"?

Council's Response:

It is recognised that the site forms part of an attractive green entry into Rawtenstall for ELR passengers. However, the site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council however recognises that Duckworth Lane would form a more robust boundary and proposes to amend the boundary accordingly.

Recommendations:

The Council will continue with the boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact as well as taking into account any evidence put forward by the developers.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|---|--------------------------|-------------------------------------|-------------------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Rear 451-456 Bury Road Townsend Fold (Haslam Fold) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| THE RESIDENTS OF THE AREAS IDENTIFIED HAVE NOT BEEN INFORMED OF THESE PROPOSALS!!! The areas identified are currently green belt land and have been identified for extension for K Steels Ltd. The intended use would have an extremely detrimental effect on the quality of living and view for local residents as well as walkers and tourists to the area e.g. passengers on East Lancashire steam trains. If K Steels are wanting to extend their land area, are they also intending on extending the buildings, car parks etc.? If so is the lighting, noise level etc. going to be affected? Do they intend on building an access road to the property???? House prices may be affected if this proposal goes ahead and if it does - WILL THE LOCAL RESIDENTS BE COMPENSATED FOR THE DEVALUATION OF THEIR PROPERTIES? These proposals cannot proceed until all of these questions have been answered, clarified and discussed with the local residents.. | <p>Firstly, with regards to the consultation on the changes in the Rawtenstall area, these were held during the period 31st October-28th November 2012. Information was available on the Council's website, and all associated documents were made available in hard copies at local libraries throughout Rossendale and the One Stop Shop during the normal opening times. We also notified all organisations and individuals on our Local Plan database. We recognise however, that some residents had not been fully informed of the proposals. For future consultations we will seek to enhance consultation.</p> <p>With regards to RCGL(GB)05, the site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.</p> | <p>In future we will work with communities and all interested parties to ensure a consultation process that is robust and participatory. We encourage all individuals and business who would like to be kept up to date on future consultations to become part of our database.</p> <p>The Council will continue with a boundary change for Haslam Farm but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</p> | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and 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 |
| RCGL(GB)05 | 451-456 Bury Road Townsend Fold (Haslam Farm) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | Recommendations: The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm Rawtenstall | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | Recommendations: The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact. | | | |

| 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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RCGL(GB)05 **Haslam Farm**

General Comments:
 Tonight I became aware of the proposed changes to the greenbelt boundaries, from a passer by who happened to ask me if I had completed my response form. I told this person that I had not heard about the changes, which he found surprising as they directly affect me. I have subsequently looked on the Rossendale website, and after a lot of searching have found the documents relating to the changes...in particular RCGL(GB) 4 and 5. I also found a document - lives and landscapes...which outlined the ways that the council would endeavour to let people know about the changes...one of those methods was to write to people. I can appreciate that writing to everyone in the area would be costly, however in this instance, our house is directly affected - we area currently within the green belt and from the proposals we would not. There are only a handful of houses affected, and to my knowledge, none of them have been contacted. There have been no posters on lampposts and no invitations to the consultation event....which I have only just found out about and clearly missed.

Council's Response:
 The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.

Recommendations:
 The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.

The deadline for the responses is this Wednesday. I will be completing a response form and delivering it to the offices.

If it had not been for the chance meeting of a passer-by, I would not be in a position to comment on such a change - this leads me to conclude that your consultation is not very open, transparent or inclusive.

| 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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RCGL(GB)05 **Haslam Farm**

General Comments:
 (This content is identical to the first entry's general comments.)

Council's Response:
 (This content is identical to the first entry's council response.)

Recommendations:
 (This content is identical to the first entry's recommendations.)

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example, the option of Duckworth Lane forming the boundary line. | The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm Rawtenstall | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and 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 |
| RCGL(GB)05 | Haslam Farm Rawtenstall | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>We wish to register our protest to the proposed change to our Green Belt Boundary. This being RCGL(GB)5. We feel that the move will be detrimental to this gateway to our valley and totally unnecessary. It is obvious that planning to build on it is intended to follow this move. Whilst understanding new homes are important to our valley moving forward, there are many brown field sites to be used first.</p> <p>May we also point out that there has been little or no notification on our usual sites, i.e. Lamp posts etc., to warn us that our council want to do this. We have had insufficient information regarding your actions and as council tax payers in the area, feel consultation of some kind should have been held.</p> | <p>The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.</p> <p>With regards to the consultation process, please see Ref 149.</p> <p>With regards to the consultation process, please see Ref 54.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</p> <p>Please see Ref 149 for recommendation on the consultation process.</p> | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Duckworth Lane (Haslam Farm) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>2. Duckworth Lane</p> <p>The area should stay as it is. Why build houses when they are selling badly. Train stops on bend of river. Irwell Trail for walkers</p> | <p>The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. House values cannot be taken into account by the planning system nor can the views from individual houses.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</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 |
| RCGL(GB)05 | Land at Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I am surprised we have not been notified of this. | <p>The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.</p> <p>With regards to the consultation, please see the Council's response to Reference 58.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</p> <p>With regards to the consultation, please see Council's recommendation to Reference 58.</p> | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm, Townsend Fold | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | <p>The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</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 |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I'd just like to add that I have only just found out about this today. Can you tell me when this was publicised, especially to people it directly affects! | <p>The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.</p> <p>With regards to the consultation on the changes in the Rawtenstall area, these were held during the period 31st October-28th November 2012. Information was available on the Council's website, and all associated documents were made available in hard copies at local libraries throughout Rossendale and the One Stop Shop during normal opening times. We also notified all organisations and individuals on our Local Plan database. We recognise the importance of facilitating access to information whilst enabling participation at all levels.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</p> <p>In future we will work with communities and all interested parties to ensure a consultation process that is robust and participatory. We encourage all individuals and business who would like to be kept up to date on future consultations to become part of our database.</p> | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | <p>The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</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 |
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Major loss of land from Green Belt - this is an unacceptable loss due to openness. | The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)05 | Land at Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The site makes little positive contribution to the openness of the Green Belt, being enclosed by settlement on three sides. Due to this, it reads as part of the urban area. The Council will however reassess the proposed boundary line and the options for realignment, for example with the inclusion of Duckworth Lane as the boundary edge. | The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and 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 |
| RCGL(GB)05 | Green Belt Townsend Fold (Haslam Farm) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Would you please accept this email as the East Lancashire Railway's formal position regarding Rossendale Borough Council's proposals to revise the green belt boundaries in the Townsend Fold area.</p> <p>We would object most strongly to any development in that area on the basis that it will degrade considerably the visual aspect of what is currently an attractive semi-rural location and one that provides a pleasant outlook for our visitors and customers. Indeed, the location provides an important backdrop for our prestigious evening dining train service which pauses in the vicinity to allow the service of the main meal during the journey to Rawtenstall.</p> <p>The railway has previously suffered a degradation of the visual aspect in the area when the properties adjacent to the line in Holmeswood Park were built a few years ago and we would object most vigorously to any similar proposals that would result in a further worsening of the overall product offering for the ELR. Considering that the local authority is a key stakeholder in the railway and are pressing to improve the visitor experience in regard to the area and Rawtenstall in particular we would dare to suggest that the two issues are very much in conflict.</p> <p>We wish you every success with the petition and are more than happy to help further with these objections wherever we can be of assistance.</p> | <p>It is recognised that the East Lancashire Railway forms an important part of the Borough's Tourism offer.</p> <p>In conducting an exercise such as the boundary review the Council has to follow the published criteria in assessing whether boundaries should be changed. While it is recognised that factors such as the view of passengers entering Rawtenstall on the ELR is important this is not something that that can be given great weight as a planning consideration. There are a range of other locations where the dining train could stop along the route so this cannot be considered as a determining factor.</p> | <p>The Council will continue with a boundary change but in an amended form. Further studies will be undertaken to assess the contribution the site makes to the Greenbelt including reassessing issues such as landscaping and visual impact.</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 |
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| | | | | | |
|-------------------|--------------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)05 | Haslam Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------|--------------------|--|--------------------------|-------------------------------------|--------------------------|

General Comments:
Thank you for your and Stephen's time on Friday when we presented our formal response to the proposed changes to the green belt and our petition in support of our objections.

During the meeting, Peter explained the 5% criteria used for determining the area which can be subjected to review (both you and Stephen stated you were not aware of the document). This criteria when applied to the existing Townsend Fold settlement indicates the area under consideration in the proposals to be circa 20%.

I am please to attach a copy of the Forward Planning document we downloaded from RBC website which confirms this observation.

We trust this criteria is being applied to calculations of proposed amendments to green belt?

Council's Response:
The 5% element within the Boundary Change criteria applies to a settlement as a whole, not the constituent elements of a town or village. Townsend Fold is classified as a constituent part of Rawtenstall. When Rawtenstall is considered as a whole the 5% criteria is not exceeded.

Recommendations:
No boundary change will be made at this location to reflect the 5% criteria

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)ADD01 | Pike Law Adj Kirkhill/Moorland Rise | Ref 162/RCGL5012 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Land at Pike Law, Rawtenstall, adjacent to Kirkhill/Moorland Rise We are currently revising the area we have submitted and looking into landscaping, design, openness on the green belt and access into the site. We have also contacted the other party that own the section of land lower down than ours. As discussed at the meeting, we will not have all of this information by the 16 January 2013 but we will be submitting it to yourselves as soon as possible after that date. | The Former Rossendale Hospital site was identified as a Major Developed Site in the Green Belt and hence the re-development of that site is not contrary to Green Belt policy and is reflected in Policy 1 of the Core Strategy. The suggested change to the boundary does relate to the former Hospital site but was never developed for Health purposes and was sold off nearly two decades ago as surplus to requirements. It is located at a higher level than the developed site and it's release would therefore affect openness. Inclusion of the land within the urban boundary could only be achieved by creating a long "finger" of urban land in this area. If the developed part of the Hospital site were to be included in the urban area this would effectively sever the Green Belt in this location and significantly reduce the distance between the settlements of Haslingden and Rawtenstall contrary to Criteria 2a). It is also of concern that both long and short distance views into the site would be adversely affected contrary to Criteria 2d). | It is not intended to alter the Green Belt boundary 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 |
| RCGL(GB)ADD02 | Land Adj Old Rossendale Hospital Site | Ref 160/RCGL5013 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Land Adjacent to the old Rossendale Hospital site, off Union Road, Rawtenstall | Comments noted. | No change to the Green Belt Boundary is proposed. | | | |
| We are currently working a revised scheme for this section of land with an access possibly off Union Road and also possibly an optional access through the Taylor Wimpey site. We are also looking at the proposals for landscaping to the northeast and northwest boundaries. We will also submit these in the very near future but this cannot be done before the 16 January 2013 | The Green Belt designation in this location is of strategic importance. It is recognised that the former Hospital site is being redeveloped and that this land is immediately next to it. However the land proposed for development was never within the "footprint" of the previous built development and has always been open. It is considered that this cannot be viewed as a small scale, exceptional change and that it would not meet the requirements of criteria 2a) as it would reduce the openness between settlements and also 2d) in that it would adversely affect local views, especially from Union Road and to an extent, longer distance views, especially when viewed from Haslingden Old Road. | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(GB)ADD02 | Land at Union Road | RCGL5013 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Summary</p> <p>11.1.1 We have demonstrated that the site at Union Road is a suitable and sustainable location for new housing in Rossendale. The Core Strategy envisages significant new housing in this part of the Borough, and clearly acknowledges the need to review the Urban and Green Belt Boundaries in Rossendale to meet development needs. Accordingly, this report has been prepared in support of the inclusion of land at Union Road within the Urban Boundary, and the subsequent allocation of the site for residential development which will contribute towards meeting housing needs and supporting regeneration objectives in the Borough.</p> <p>11.1.2 The NPPF makes clear that the Government is committed to significantly increasing the supply of market and affordable housing. The Core Strategy confirms that Rawtenstall will be the focus of residential development in the Borough, and expects 60 per cent of new housing to be delivered on undeveloped greenfield land. The Union Road site is within the defined area of search for the Urban and Green Belt Boundary review, and therefore development at this location would accord with the broad spatial strategy set out in the development plan.</p> <p>11.1.3 We have shown that the site is well related to the urban area of Rawtenstall, and is accessible to all key facilities including the town centre, local schools, employment areas, community facilities and public transport. The site has no significant physical or technical constraints that would encumber early development for high quality housing, is not subject to any landscape or nature conservation designations, is not in an area of significant risk of flooding, and has no history of contamination. The site is therefore suitable and available for development.</p> <p>11.1.4 Although development at the site would form a small scale extension of Rawtenstall, which would form a logical rounding off of the current built up area, there would be no adverse effects in terms of the landscape or townscape character of the surrounding area.</p> | <p>The site is located in the Green Belt immediately to the north of the former Rossendale Hospital site which was identified in Policy 1 of the Core Strategy as a major developed site in the Green Belt. The Green Belt at this point is narrow and its role in separating the settlements of Rawtenstall and Haslingden is quite vulnerable.</p> <p>With respect to the Green Belt criteria the proposed development site is close to but not directly adjacent to the Urban Boundary which is located on the other side of Union Road (2b). Criteria 2d) is also a particular concern as the site would be visible in longer distance views, e.g. from Bury Road south of Rawtenstall and along the A56 corridor. It would also be visible in shorter distance views from adjacent parts of the Green Belt.</p> <p>Allowing construction on this site Green Belt would mean either removing this land from the Green Belt, thus creating a long narrow finger of land within the urban boundary and narrowing the Green Belt gap between settlements contrary to Criteria 2a) or "washing over" the land and retaining it within Green Belt. Consideration of the latter option against NPPF suggests the latter would be hard to justify as this land is neither part of a village (paragraph 89) nor is it partial or complete redevelopment of a previously developed site. While it was originally within the Hospital curtilage it was never developed and was sold off separately around 20 years ago. It would also, if the whole of the Hospital site was considered, have a materially greater impact on the openness of the Green Belt than the previous development. It is therefore not considered that "washing over" the site is appropriate.</p> <p>While releasing the land from the Green Belt would make a contribution to the housing land supply it is not considered that this outweighs the purposes of retaining the openness of the Green Belt in this location.</p> | <p>The land should be retained in the Green Belt</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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11.1.5 The delivery of around 51 new homes would generate construction jobs, increase local consumer spending and Council Tax revenue, and deliver New Homes Bonus payments to the Council. These are significant benefits that will contribute towards the growth and regeneration of the Borough, and must be afforded significant weight.

11.1.6 The site therefore complies with the criteria for Urban and Green Belt Boundary changes set out in the Core Strategy. The release of this land is needed in order to meet the objectively assessed housing needs of the Borough and a new development limit can be established using existing physical features to create a clear defensible and permanent boundary.

11.1.7 The site is located within a part of the Borough where the housing market remains relatively strong. As such, it is envisaged that it could deliver housing in the early part of the Core Strategy period, and could support a range of housing including elements of aspirational family housing and affordable housing both of which would help to meet identified local needs.

Recommendation

11.2.1 On this basis, we respectfully request that the Council includes the land at Union Road within the Urban Boundary, and includes the site as a residential allocation in the forthcoming Site Allocations DPD.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|--------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(GB)ADD03 | Land at Hurst Lane | RCGL5011/5095 (part) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Summary</p> <p>9.1.1 We have demonstrated that the infill site at Hurst Lane is a suitable and sustainable location for new housing in Rossendale. The Core Strategy envisages significant new housing in this part of the Borough, and clearly acknowledges the need to review the Urban and Green Belt Boundaries in Rossendale to meet development needs. Accordingly, this report has been prepared in support of the inclusion of land of Hurst Lane within the Urban Boundary, and the subsequent allocation of the site for residential development which will contribute towards meeting housing needs and supporting regeneration objectives in the Borough.</p> <p>9.1.2 The NPPF makes clear that the Government is committed to significantly increasing the supply of market and affordable housing. The Core Strategy confirms that Rawtenstall will be the focus of residential development in the Borough, and expects 60 per cent of new housing to be delivered on undeveloped greenfield land. The Hurst Lane site is within the defined area of search for the Urban and Green Belt Boundary review, and therefore development at this location would accord with the broad spatial strategy set out in the development plan.</p> <p>9.1.3 We have shown that the site is well related to the urban area of Rawtenstall, and is accessible to all key facilities including the town centre, local schools, employment areas, community facilities and public transport. The site has no significant physical or technical constraints that would encumber early development for high quality housing, is not subject to any landscape or nature conservation designations, is not in an area of significant risk of flooding, and has no history of contamination. The site is therefore suitable and available for development.</p> <p>9.1.4 Although development at the site would form a small scale extension of Rawtenstall, which would form a logical rounding off of the current built up area, there would be no adverse effects in terms of the landscape or townscape character of the surrounding area.</p> <p>9.1.5 Although the land at Hurst Lane is a small infill opportunity,</p> | <p>This site is very small and located adjacent to Waingate village and more recent residential development. It is directly adjacent to the existing urban boundary and the access road to Waingate Village forms a clear defined boundary. It would meet the requirements of the Urban Boundary criteria as it is within 10 minutes walk of Rawtenstall town centre; wouldn't affect the natural environment or cause amalgamation of settlements.</p> | <p>That a boundary change should be allowed in this location as proposed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--------------|----------------------|---------|--------|------------------|
| <p>the delivery of around 4 new homes will contribute towards the local housing supply and would generate construction jobs, increase local consumer spending and Council Tax revenue, and deliver New Homes Bonus payments to the Council. These are significant benefits that will contribute towards the growth and regeneration of the Borough, and must be afforded significant weight.</p> <p>9.1.6 The site therefore complies with the criteria for Urban and Green Belt Boundary changes set out in the Core Strategy. The release of this land is needed in order to meet the objectively assessed housing needs of the Borough and a new development limit can be established using existing physical features to create a clear defensible and permanent boundary.</p> <p>9.1.7 The site is located within a part of the Borough where the housing market remains relatively strong. As such, it is envisaged that it could deliver housing in the early part of the Core Strategy period, and could support a range of housing including elements of aspirational family housing and affordable housing both of which would help to meet identified local needs.</p> <p>Recommendation</p> <p>9.2.1 On this basis, we respectfully request that the Council includes the land at Hurst Lane within the Urban Boundary, and includes the site as a residential allocation in the forthcoming Site Allocations DPD.</p> | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|---|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)01 | Land Behind Clayton Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The boundary change proposed is considered robust due to the permanence of the existing garages, which relates well to the existing urban area. | Continue with 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 |
| RCGL(UB)01 | Land behind Clayton Avenue | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The boundary change proposed is considered robust due to the permanence of the existing garages, which relates well to the existing urban area. | Continue with proposed boundary change. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)01 | Land behind Clayton Avenue | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The boundary change proposed is considered robust due to the permanence of the existing garages, which relates well to the existing urban area. | Continue with proposed boundary change. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)02 | Fields at Cherrytree | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I am agreeing with the Council's proposal to make the fields at Cherrytree to be turned into Green Belt. | Support noted. It is however not intended to bring Cherrytree Playing Fields into the Green Belt, which is some distance from this site. It is however proposed to bring the woodland area into the countryside. | No action 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 |
| RCGL(UB)02 | Redwood Drive/Cherry Crescent | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The proposed boundary change will follow the natural tree line; this being of greater permanence than the current boundary line which bisects the woodland. Due to the built form of the garages located in the south west corner of the site, the Council proposes to retain these as part of the Urban Boundary. | Recommendations: Subject to a minor change to the southwest of the site to include the garages within the Urban Boundary, the boundary change as proposed is to remain the same. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)02 | Redwood Drive/Cherry Tree | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The proposed boundary change will follow the natural tree line; this being of greater permanence than the current boundary line which bisects the woodland. Due to the built form of the garages located in the south west corner of the site, the Council proposes to retain these as part of the Urban Boundary. | Recommendations: Subject to a minor change to the southwest of the site to include the garages within the Urban Boundary, the boundary change as proposed is to remain the same. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|--------------------------|-------------------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)02 | Land to Rear of Redwood Drive/Cherrytree Ave | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| In terms of evidence, do you request specific evidence at the right time, or have you some specific guideline and timeframe which we can follow to prepare the information for you regarding Green Space protection? Much of this has already been prepared as part of the Save Barlow campaign. | Guidance on designation as a Local Green Space is set out in the National Planning Policy Framework (NPPF) paragraphs 76-78 and National Planning Policy Guidance (NPPG). The land must be put forward by the community and information provided that it is demonstrably of particular value for recreation, tranquillity or wildlife. The Guidance does not go into great detail but it is evident that relatively few designations are expected and that a strong case has to be made that the site is of special significance. Each site put forward for the Local Plan will be considered on its own merit. The site can also be put forward for consideration as an Asset of Community Value. | That consideration of all or part of the site as a Local Green Space will be considered as part of the ongoing process of preparing the Local Plan. | | | |
| You mention that there may be a number of sites across the Borough who may be considered for this purpose. Are there any restriction in terms of how many you will allocate, or are all of them taken on their own merit and assigned accordingly? | The value of the Football pitch element of the site will be assessed as part of the Playing Pitch Assessment process being carried out across the Borough with involvement from Sport England and the various Sport Governing bodies. | | | | |
| Also as a community we intend to look at Village Green status, Community Asset Transfer etc. in due course, should any of these come to fruition, would the Local Green Space designation still be applicable? | It is not possible to give a commitment that the site will not be considered as part of the SHLAA process. However the importance that the local community ascribe to it for open space will be taken into full account if any appraisal is undertaken. | | | | |
| In addition to this, we would also like the Strategic Housing Land Availability Assessment 2010 to reflect that this land is no longer available subject to the land being re-classified. It currently says it is available within 5 years and is controlled by 'developer, willing owner, public sector' which I presume to be RBC. Please can you confirm as we obviously need a little time to make the necessary arrangements to protect this space in the most robust way. | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---------------------------------------|--|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)03 | Land off Hardmans Avenue across from Lomas Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Significant loss of open countryside. | RCGL(UB)03 has been included into the Urban Boundary as it presents a sustainable location for future development, subject to good design, landscaping and the installation of Sustainable Urban Drainage. | Retain boundary change subject to further analysis of the landscape. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|--|---|-------------------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)03 | Lomas Lane/Hardman Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: RCGL(UB)03 has been included into the Urban Boundary as it presents a sustainable location for future development, subject to good design, landscaping and the installation of Sustainable Urban Drainage. | Recommendations: Retain boundary change subject to further analysis of the landscape. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)03 | Lomas Lane / Hardman Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: RCGL(UB)03 has been included into the Urban Boundary as it presents a sustainable location for future development, subject to good design, landscaping and the installation of Sustainable Urban Drainage. | Recommendations: Retain boundary change subject to further analysis of the landscape. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)04 | Land behind Hardman Avenue | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Support noted. | Recommendations: No action 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 |
| RCGL(UB)04 | Hardman Avenue Countryside | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I want to object to you taking out the field behind me from countryside and making it for housing. This will impact on views of the hills and access and value of my house. Land also floods a lot. Rossendale has lost too much of its countryside and character to modern housing. | Your comments in relation to Site RCGL(UB)04, Land behind Hardman Avenue are noted. House values cannot be taken into account by the planning system nor can the views from individual houses. However, the Council recognise that the site is visually sensitive from both local and wider viewpoints. Further studies will be undertaken to ascertain whether the impacts are capable of appropriate mitigation. We also accept that flooding and drainage are issues that require further analysis. A final decision on the suitability of incorporating this land (or relevant parts of it) will be made once this work has been undertaken. | Further landscape assessments will be completed plus consideration into flooding and drainage issues. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)04 | Hardman Avenue Land behind | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The Council recognise that the site is visually sensitive from both local and wider viewpoints. Further studies will be undertaken to ascertain whether the impacts are capable of appropriate mitigation. We also accept that flooding and drainage are issues that require further analysis. A final decision on the suitability of incorporating this land (or relevant parts of it) will be made once this work has been undertaken. | Further landscape assessments will be completed plus consideration into flooding and drainage issues. | | | |

| 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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RCGL(UB)04

Hardman Avenue Countryside

General Comments:

I wish to register my objection to the development of housing being built behind my property. I live at number 40 Hardman Avenue and I love the view from the back of my house, it is extremely private and I feel very safe. I also feel that this would devalue the property and the view is certainly an added bonus and was one of the reasons I moved here in the first place. I am saddened to hear that housing is proposed to be built on this green land. Please pass on my objection to this housing proposal and I wish to be kept informed by email of any future developments regarding Hardman Avenue.

Council's Response:

Your comments in relation to Site RCGL(UB)04, Land behind Hardman Avenue are noted. House values cannot be taken into account by the planning system nor can the views from individual houses. However, the Council recognise that the site is visually sensitive from both local and wider viewpoints. Further studies will be undertaken to ascertain whether the impacts are capable of appropriate mitigation. We also accept that flooding and drainage are issues that require further analysis. A final decision on the suitability of incorporating this land (or relevant parts of it) will be made once this work has been undertaken.

Recommendations:

Further landscape assessments will be completed plus consideration into flooding and drainage issues.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|--------------|----------------------|---------|--------|------------------|
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RCGL(UB)04

Land Behind Hardman Ave

General Comments:

Council's Response:

The Council recognise that the site is visually sensitive from both local and wider viewpoints. Further studies will be undertaken to ascertain whether the impacts are capable of appropriate mitigation. We also accept that flooding and drainage are issues that require further analysis. A final decision on the suitability of incorporating this land (or relevant parts of it) will be made once this work has been undertaken.

Recommendations:

Further landscape assessments will be completed plus consideration into flooding and drainage 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 |
| RCGL(UB)04 and RCGL(UB)5 | Land behind Hardman Avenue | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| 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. Suitable for higher quality dwellings and close to existing infrastructure. Higher part of the site in particular is visible from far side of the valley and would require sensitive integration - the exposed land above Bocholt Way would be highly visible from many locations | Your comments are noted. The Site Allocations DPD will allocate land specifically for affordable housing development. The Council will continue to work with house builders, landowners and RSL/HA to deliver social housing (as identified in the most up to date Strategic Housing Market Assessment, Housing Needs Assessment or similar) though the aspirations of the landowner will affect what the land is marketed for. The development of the site, including issues of access would be a matter to be addressed at Site Allocations stage. | Comments are noted | | | |
| RCT Questions: As site looks to have access at both ends for a road with houses both sides, why take the further triangles of land that pose visibility problems? As Hardman Avenue is social housing, isn't this a site to offer to a RSL HA? | | | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)05 | Land off Hardman Avenue down to Greenbridge works | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Support noted. | No action required. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)06 | Land at Marl Pits adjoining Waingate Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The woodland along the stream has been identified as important "green infrastructure" within Rossendale. There are however no formal biodiversity designations on this land and no comments have been received to this effect . It would be useful to receive any additional information on species living on the site if these are available. This could be important in defining any impacts and possible mitigation measures that may be required. | No change proposed to current Boundary alteration | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)o6 | Land at Marl Pits & Adjoining Waingate Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Issues raised via Jake Berry MP</p> <p>Concerns about:</p> <ol style="list-style-type: none"> 1) Adequacy of Consultation process 2) The rural nature of the site and its conservation value 3) The availability of alternative sites, particularly derelict land | <p>It is recognised that though the strict legal requirements for consultation were met, there were a number of residents who considered that they had been prejudiced. Future consultations will seek to involve the local community as effectively as possible within the limited resources available.</p> <p>The site in question is on the urban edge and bordered by housing and the Marl Pits Leisure Centre. Balladen Clough forms a strong boundary to the north. There are no ecological designations on site.</p> <p>The adopted Core Strategy contains a target for 65% of new housing to be built on previously developed land across the Borough. In Rawtenstall however there is a relatively limited supply of previously developed land so the relevant figure is 40%.</p> | <p>It is intended to continue with the proposed boundary change. The consultation process will be enhanced for future stages of consultation.</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 |
| RCGL(UB)o6 | Waingate/Marl Pits | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Land at Waingate/Marl Pits I write on behalf of the Hurstwood Group with regard to land at the above site We have noted that it is proposed to amend the Urban boundary on land adjoining Marl Pits sports centre (Ref No RCGL(UB) 6. While we have no objections to this whatsoever we do feel that other land, as shown on the attached plan, should also be included within the Urban boundary. The inclusion of this extra land will provide a better development opportunity which can incorporate the stream. The amended site would then approximate to a line drawn between the existing buildings at Marl Pits and existing houses at Waingate village The site has no legal or other constraints to its development. | The proposed changes extends the Urban Boundary into the Countryside beyond the natural boundary afforded by the tree lined stream. (Waingate Farm (The Manor)) is a listed building whose setting would be affected by the proposed change. | It is not intended to bring further land into the Urban Boundary. The Boundary change proposal already consulted on is considered to be robust. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|--------------------------|-------------------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)o6 | Land at Waingate/Marl Pits | Ref 161/RCGL5011/5014 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Land at Waingate/Marl Pits We will be submitting extra plans to take into account landscaping and access issues as discussed. These will be submitted as soon as possible. | Comments noted. The Council will give full consideration to all information submitted. The Council is of the view that the proposed consultation boundary for the site following the line of the stream is robust. Landscape and access details will be welcomed. | Subject to the nature of the information submitted the Council does not currently consider that further changes to the proposed boundary are required 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 |
| RCGL(UB)o6 | Land at Newchurch Road (Marl Pits/Waingate Close) | RCGL5011/5014/5080 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Summary</p> <p>10.1.1 We have demonstrated that the land at Newchurch Road is a suitable and sustainable location for new housing in Rossendale. The Core Strategy envisages significant new housing in this part of the Borough, and clearly acknowledges the need to review the Urban Boundary in Rossendale to meet development needs. Accordingly, this report has been prepared in support of the inclusion of land at Newchurch Road within the Urban Boundary, and the subsequent allocation of the site for residential development which will contribute towards meeting housing needs and supporting regeneration objectives in the Borough.</p> <p>10.1.2 The NPPF makes clear that the Government is committed to significantly increasing the supply of market and affordable housing. The Core Strategy confirms that Rawtenstall will be the focus of residential development in the Borough, and expects 60 per cent of new housing to be delivered on undeveloped greenfield land. The site at Newchurch Road is within the defined area of search for the Urban Boundary review, and therefore development at this location would accord with the broad spatial strategy set out in the development plan.</p> <p>10.1.3 We have shown that the site is well related to the urban area of Rawtenstall, and is accessible to all key facilities including the town centre, local schools, employment areas, community facilities and public transport. The site has no significant physical or technical constraints that would encumber early development for high quality housing, is not subject to any landscape or nature conservation designations, is not in an area of significant risk of flooding, and has no history of contamination. The site is therefore suitable and available for development.</p> <p>10.1.4 Although development at the site would form a small scale extension of Rawtenstall, which would form a logical rounding off of the current built up area, there would be no adverse effects in terms of the landscape or townscape character of the surrounding area.</p> <p>10.1.5 The delivery of around 55 new homes would generate</p> | <p>The comment is based partly on an existing proposed boundary change with the addition of further land owned by the applicant to the north of Balladen Brook.</p> <p>The Council considers that Balladen Brook forms a distinct and sustainable boundary and relates well to the existing settlement pattern. It is not persuaded that the proposed addition of land to the north of Balladen Brook would meet the relevant criteria in particular 2e) as it would extend the existing built up area significantly into an area of rising farmland. It would also affect the setting of a listed building (The Manor in Waingate Village) -Criteria 2d)</p> | <p>The proposed Urban Boundary Change will be continued. It is not intended to incorporate the additional extension proposed to the north of Balladen Brook.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--------------|----------------------|---------|--------|------------------|
| <p>construction jobs, increase local consumer spending and Council Tax revenue, and deliver New Homes Bonus payments to the Council. These are significant benefits that will contribute towards the growth and regeneration of the Borough, and must be afforded significant weight.</p> <p>10.1.6 The site therefore complies with the criteria for Urban Boundary changes set out in the Core Strategy. The release of this land is needed in order to meet the objectively assessed housing needs of the Borough and a new development limit can be established using existing physical features to create a clear defensible and permanent boundary.</p> <p>10.1.7 The site is located within a part of the Borough where the housing market remains relatively strong. As such, it is envisaged that it could deliver housing in the early part of the Core Strategy period, and could support a range of housing including elements of aspirational family housing and affordable housing both of which would help to meet identified local needs.</p> <p>Recommendation</p> <p>10.2.1 On this basis, we respectfully request that the Council includes the land at Newchurch Road within the Urban Boundary, and includes the site as a residential allocation in the forthcoming Site Allocations DPD.</p> | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|----------------------------|-------------------------|-------------------------------------|--------------------------|--------------------------|
| RCGL(UB)07 | Land Adj Hollin Lane Farm | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Support noted. | No action required. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)07 | Land at end of Hollin Lane adj. Hollin Lane Farm | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Significant loss of open countryside and habitat of local ecological value. | The Council recognises there are issues with regards to access and ecology, which would need to be addressed if the site was taken forward for development. | Further landscape assessments will be required plus consideration of ecology and access. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|---|-------------------------------------|--------------------------|-------------------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)07/RCGL(UB)8/RCGL(UB)9 | Land at end of Hollin Way | | <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 countryside and bring it into the Urban Boundary, to enable it to be developed in the future. Flat, easy to develop site close to existing housing. Widening of Hollin Lane should be undertaken sensitively to minimise ecological impacts; addition of more car based journeys will not improve traffic conditions around Hollin Lane/Alder Grange school. Surrounded on two sides by existing housing development and not utilised for farming. Top half of site should have restricted built development to minimise skyline impacts. Capacity of Hollin Lane may be another issue. | The development of RCGL (UB)9 at the end of Hollins Way is a relatively minor change to regularise with boundaries on the ground. It was deliberately decided not to include land off Billington Avenue because of the skyline impacts. Care would be needed with RCGL (UB)8 to ensure that sky line impacts are avoided but the proposed boundary is robust on the ground. | Comments noted with respect to detail design at a future stage of plan preparation-no alteration to proposed boundary changes proposed. | | | |
| RCT Questions: These and also RCGL(UB)9 End of Hollins Way are an extension of Constable Lee into more upland and visible areas, with, as noted above, a risk of skyline impacts unless development is restricted; so should there be something more positive such as the removal of these higher areas? Should there also be a Master Plan to look at these and the other noted highway issues for the areas to the East of Hollins Way? Why is Hollins Way still blocked by an incomplete housing development, and not as shown on Rossendale Official Map of early 1980s? Is there a Section 38 Highways Act Agreement to complete Hollins Way as a through route, a "spine" road which could take much of the local traffic to and from Alder Grange School? | With respect to access, the Highway Authority has concerns about the Hollin Lane access to RCGL (UB)8 which would require resolution before any development could proceed. They have also advised against Hollin Way becoming a through route, other than for cyclists and pedestrians. | | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)08 | Land Adj New Barn Farm BB4 8TE | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| On behalf of myself and the other owners, of the majority, of this area of land which is adjacent to New Barn Farm, Hollin Lane, Rawtenstall BB4 8TE, I confirm that we would like the unused wasteland site to be considered for building development by Rossendale Borough Council in the event that the land becomes eligible for development following boundary changes. | Support noted | It is intended to retain the current 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 |
| RCGL(UB)09 | Land between Reedsholme & Constablelee Rawtenstall | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Enclosed herewith our proposals, for your consideration, for alterations to the existing Urban Boundary as it affects our development land between Reedsholme and Constablelee Rawtenstall.</p> <p>Urban Boundary Review</p> <p>Criteria 1</p> <p>The existing Urban Boundary does not follow strong robust and permanent boundaries; the urban boundary outlines Reeds Holme estate by incorporating all the houses up to the boundary fencing inclusive of their gardens. Our recommendation would be to extend this principle and fully enclose both the Hollins development and Constable Lee by following proposed and existing permanent boundaries. For example, Constable Lee has a definitive fence line reinforced by tree planting along the top end of Billington Avenue. Also, where Beechwood Drive terminates on the Hollins development the proposed urban boundary could follow the line of the long standing post and wire fence which defines between farm land and housing development. Existing properties numbers 9 & 11 Beechwood Drive have already followed this principal line and as the existing urban boundary extrudes beyond this with no means of access for any future development within the small designated urban area it would make sense to restructure the urban boundary to the designated development land. The current urban boundary in most parts along the Hollins development does not follow strong, robust and permanent boundaries as it weaves up and down cutting through prime development land which could prove valuable for future housing needs. This would provide areas of land that clearly read as part of the wider built up area.</p> <p>Criteria 2; not applicable</p> <p>Criteria 3; Our proposed alteration of the urban boundary as outlined on the enclosed plans would not result in the amalgamation of settlements.</p> | <p>Thank you for your comments</p> <p>The Boundary change criteria are based on the principles set out in Policy 1 of the Core Strategy. The overall intention is not to make large scale changes but ones which will facilitate sustainable development.</p> <p>Looking at Criteria 1 a) and 1b) it is accepted that the current urban boundary is not robust in this location.</p> <p>Criteria 2a) is concerned with sustainable development. The Boundary Change proposed by the Council will enable development to occur up to the existing stone wall/post and rail fence which forms a robust boundary. While the desire to construct up to the back of dwellings on Billington Drive is recognised this was assessed and it is considered that it would take the built up area too far up the hillside and that this would be contrary to Criteria e). The revised boundary follows the new fence boundary line to the rear of the houses on Beechwood Drive as suggested. It also brings some additional developable land into the Urban area, e.g. off Acrefield Drive.</p> <p>It is considered the proposals put forward by the Council meet Criteria 2b). With respect to criteria 2c) it would not adversely impact the character of the settlement.</p> <p>The nearest heritage assets are at Higher Constable Lee Grange (Criteria 2d)). Given the level of existing recent development in their vicinity it is not considered that there would be an adverse impact.</p> <p>With respect to Criteria 2e) it is accepted that there are no views into the site from Burnley Road and the valley bottom. However views from the local Public Rights of Way network are significant, e.g. footpaths in the vicinity of Height Side and Edge End Farms. From the opposite side of the valley the Constable Lee development is clearly visible from the network of Rights of Way around Cribden, e.g., around Laund and Cribden Lane. The Local Plan Inspector for the</p> | <p>The boundary changes that have already been consulted on are considered appropriate and no changes are proposed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|----------------------|---------|--------|------------------|
| <p>Criteria 4; The number of people likely to see any changes to the urban boundary would be very limited as the development is only visible from Cribden hillside which is opposite. Cribden is in the main uninhabited with only a scattering of farm buildings as the majority of this hill side is woodland. There are no view points from any major road of the proposed changes to the Urban boundary, as the A682 Burnley Road travels at the base of the valley and is too low to gain any vantage points and Cribden facing hasn't any roads within view.</p> | <p>1995 Inquiry considered this to be significant. For this reason the proposed boundary changes are considered to be the maximum appropriate extension of the boundary.</p> | | | | |
| <p>Criteria 5; Our proposed amendment of the existing Urban Boundary would create additional sustainable development opportunities which would assist in meeting the Boroughs housing needs and at the same time allow completion of infill areas which exist within the existing development, notably on Acrefield and Beechwood Drives.</p> | | | | | |
| <p>Criteria 6; The land to be brought within the urban boundary will be capable of being developed in a sustainable way as it can easily be integrated with the on-going Hollins development as part of the existing built up area. Infrastructure already exists to the pockets of development land that could be created by moving the urban boundary. Roads, sewers and services are already in place to accommodate extra housing which would complete infill areas between existing housing. Key services and facilities, such as public transport, schools, social, community and leisure facilities are also within easy reach of the Hollins development.</p> | | | | | |
| <p>Criteria 7; The land involved within the proposed urban boundary would not adversely affect aspects of the natural environment.</p> | | | | | |
| <p>Two Maps supplied with Ordnance Survey Copyright</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 |
| RCGL(UB)09 | End of Hollins Way | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>The position of the urban boundary shown by MSM when they sold the properties is different to that shown on the Council's Boundary change consultation. The houses were sold at an inflated price to reflect their location on the edge of the countryside. Either the Council has got the boundary wrong by accident or owners have been misled. Local residents of Acrefield Drive (petition attached) have lost land value and are strongly opposed to the proposed change which would allow MSM to build further. If the case is not reviewed favourably the residents will take legal advice and approach the local MP.</p> <p>Residents are also dis-satisfied with the consultation process as the proposed change was only seen by accident. The consultation process reflects the "bare minimum" of what could be undertaken. In future affected homes should be leafleted by the Council.</p> | <p>It is accepted that there is some confusion on the urban boundary in this location. This is partially a reflection that the current boundary does not follow any clear delineating features on the ground. The proposed changes seek to avoid this problem in the future by following a clear fence line in the vicinity of Acrefield Drive</p> <p>While it is recognised that the owners have suffered financial disadvantage from having paid extra for their land this is a contractual issue between the individual house-owners and MSM. If the houses were sold on the basis of the land remaining open this should also have been reflected in the contract of sale. The planning system is separate from property law and does not provide a "right to a view".</p> <p>It is recognised that residents feel strongly aggrieved about the current situation and have suffered financial loss. However it is considered that the dispute about house values and supplementary payments is a separate matter from the planning process. Changing the boundary as proposed would create a defensible and permanent boundary.</p> <p>It is regretted that residents did not find out about the consultation process. There is no legal requirement as to how consultation is to be carried out at this stage of plan preparation though it is recognised that there are ways that consultation can be improved in future, including selective leafleting of households in areas affected by change.</p> | <p>No alteration to be made to the proposed boundary change in this location though further south a minor change will be made to reflect existing planning consent 1990/0815 as amended by 2014/0128. This will extend the boundary beyond the existing wall by about 2 metres.</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 |
| RCGL(UB)11 | South Goodshaw Chapel , Opp St Mary's & All Saints | SHLAA 745 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>1. LVRA notes that the site constitutes the northern part Site No. 745 of the SHLAA of 2010.</p> <p>2. LVRA has previously commented: in April 2012, it recommended a “parking/play area to [the] south of [the] existing east-west path.”</p> <p>3. As the area to the south of SHLAA Site No. 745 is already developed, LVRA has no objection to its inclusion in the urban boundary, provided the boundary is observed in future, thereby preventing any southward “creep” in development.</p> <p>4. LVRA reiterates its insistence that deficiencies in parking be made good as part of any development (cf. Item 2, supra).</p> <p>5. Parking must incorporate spaces for the church: failing to do so might provide a reason for yet another church closure, an eventuality which must be resisted.</p> | <p>The overall Boundary change will still be taken forward with a small expansion to accommodate the disused Garage site at the southern end. A number of detailed matters such as highways and parking would need to be assessed as part of a planning application if the site was to be brought forward for development. Consideration will be given to including guidance in the next iteration of the document on any future development.</p> | <p>Boundary change to be continued as proposed in consultation together with a small expansion -detailed issues identified in the response may be addressed in policy advice and would have to be addressed through any subsequent planning application process</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 |
| RCGL(UB)11 | Land south of Goodshaw Chapel | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | <p>A proportion of this land is designated as "previously developed land". The Council recognises that views into the site from Goodshaw Lane are prominent and the context of the heritage assets located in close proximity. Any future development will not only have to respect the heritage setting of listed buildings, but will also have to consider issues related to access onto Goodshaw Lane.</p> | <p>Continue with a boundary change as proposed - detailed issues related to development may be considered in further policy advice and in any detailed subsequent planning applications.</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 |
| RCGL(UB)12 | Land Goodshaw Lane/Burnley Road (Loveclough Park) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The inclusion of this land is considered to be an acceptable change. It would not adversely impact the main sports facilities of Loveclough Park while the land proposed for inclusion in the Urban Boundary has little value for agricultural purposes. With careful design and landscaping it is considered that this small extension to the Urban Area would be acceptable. | Recommendations: It is not intended to alter the proposed Boundary change | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)12 | Land Goodshaw Lane & Burnley Rd(Loveclough Park) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The inclusion of this land is considered to be an acceptable change. It would not adversely impact the main sports facilities of Loveclough Park while the land proposed for inclusion in the Urban Boundary has little value for agricultural purposes. With careful design and landscaping it is considered that this small extension to the Urban Area would be acceptable. | Recommendations: It is not intended to alter the proposed Boundary change | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)12 | Goodshaw Lane/Loveclough Park | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The Council considers that the visual impact of the proposed boundary change is limited subject to good design and landscaping | Recommendations: Retain 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 |
| RCGL(UB)12 | Land between Goodshaw Lane & Loveclough Park) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The Council recognises that there are concerns about this site. The adjacent recreational area has been kept out of the urban area because it meets criteria 3) but it is considered that the part of the site put forward for a boundary change can be developed sustainably. | Recommendations: Retain boundary change . | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)12 | Land between Goodshaw Lane and Burnley Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The Council considers that the visual impacts of this proposal can be addressed through good design and landscaping | Recommendations: Retain proposed boundary change | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)12 | Land Goodshaw Lane/Burnley Road (Loveclough Park) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The inclusion of this land is considered to be an acceptable change. It would not adversely impact the main sports facilities of Loveclough Park while the land proposed for inclusion in the Urban Boundary has little value for agricultural purposes. With careful design and landscaping it is considered that this small extension to the Urban Area would be acceptable. | Recommendations: It is not intended to alter 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 |
| RCGL(UB)12 | Goodshaw Lane/Loveclough Park | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The visual impact of this site is considered to be acceptable subject to good design and landscaping | Recommendations: Retain proposed boundary change | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)12 | Land Goodshaw Lane/Burnley Road (Loveclough Park) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The inclusion of this land is considered to be an acceptable change. It would not adversely impact the main sports facilities of Loveclough Park while the land proposed for inclusion in the Urban Boundary has little value for agricultural purposes. With careful design and landscaping it is considered that this small extension to the Urban Area would be acceptable. | Recommendations: It is not intended to alter the proposed Boundary change | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)12 | Land at Loveclough Park | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: It is considered that the proposed Boundary Change meets the relevant criteria and takes into account the importance of protecting the recreational area. | Recommendations: Retain boundary change . | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)12 | Land at Loveclough Park | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: The Council considers that the visual impacts of the Boundary change can be addressed through good design and landscaping | Recommendations: Retain 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 |
| RCGL(UB)12 | See comments below | SHLAA Site No. 748 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>3) Land between Goodshaw Lane and Burnley Road (Loveclough Park) Boundary Ref: RCGL (UB) 12 Address: Land between Goodshaw Lane and Burnley Road (Loveclough Park)</p> <p>LVRA wishes to contest the application of some of the Urban Boundary Assessment Criteria as follows:</p> <p>2c - It would not result in the amalgamation of settlements or...adversely affect the character of the settlement...LVRA contests this assertion: what is proposed extends the village further northwards and, unless the revised urban form is applied without exception, creates the potential for further housing "creep" northwards.</p> <p>2d - It would not adversely affect heritage assets of their setting... LVRA contests this assertion: has it been determined beyond doubt that this site is not part of the Quaker burial site?</p> <p>2e - It is capable of being. Appropriate mitigation measures. - LVRA seeks clarification of: "Would have some effect but could be mitigated" and asks, how?</p> <p>3 - Open land on the edge. To ensure it remains undeveloped. LVRA regards the entry "Open land in poor condition adjacent to a Public Park" as manifesting Rossendale Borough Council's self-interest. The land was-and is-owned by RBC and was farmed by Ike Phillipson who mowed and maintained it. On his death, RBC allowed it to become derelict by failing to rent or lease it out. It is LVRA's contention, therefore, that RBC's judgement cannot be disinterested.</p> <p>1. LVRA notes that the site constitutes the eastern part site No. 748 of the SHLAA of 2010 but now excludes the recreational area and bowling green.</p> <p>2. LVRA has previously commented: in April 2012, it voiced its opposition to the SHLAA proposals, saying: "The site is a play area; as such, it should remain for community recreational use."</p> <p>3. LVRA is pleased that Point 2 is accounted for in the current proposal for the urban boundary but regrets that what is proposed would eliminate any possibility of expansion of the recreational facilities.</p> | <p>2c - There is sufficient distance between the site and neighbouring areas, such that if this site was to come forward for development, it would not result in the amalgamation of settlements.</p> <p>2d - RBC are not able to identify any evidence of the Quaker burial site. If a development on this site was to come forward, an assessment of the land could be conditioned.</p> <p>2e - Mitigation measures in the form of appropriate landscaping could aid in screening any development from viewpoints.</p> <p>3 - With regards to land ownership RBC followed the appropriate legal and regulative processes.</p> <p>1-3 - The importance of retaining recreational assets is recognised however, we are of the view that there is sufficient provision to meet identified needs.</p> <p>4-5 - The SHLAA proposal is an indicative figure. Any development that was to come forward would have to take into account density requirements, land constraints, access etc.</p> <p>6 - RBC recognise the issue of school capacity and are liaising with Lancashire County Council and the Education Authority within the area.</p> | Retain boundary change. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| 4. LVRA is concerned by SHLAA proposals for 40 houses on the site. | | | | | |
| 5. LVRA is concerned by issues of access which appears to be via Goodshaw Lane. | | | | | |
| 6. LVRA respectfully suggests that, taking a wider view, thought should be given to building a new school on the site, thereby servicing the area to the north and to the east of the existing school, reducing pressure on Crawshawbooth primary school and anticipating expanding numbers of children in the area. | | | | | |

| 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 |
| RCGL(UB)13 | Land off Goodshawfold Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>The first photograph you have shown is of a wall on the main road (Burnley road/A682) and is nowhere near the piece of land under discussion. This should be corrected as your photograph adds to the impression of the field being untidy and neglected. These walls however belong to the Council.</p> <p>This piece of land has been allowed by the owner to become "wild". It used to be used for grazing and was mown on a regular basis. However, just because it has returned to its natural state, this should not be a reason for allowing development as this could encourage other landowners to neglect their land as an incentive for Rossendale Borough Council to grant permission to build.</p> <p>We have been informed previously on several occasions that Rossendale Borough Council would not allow any building on the west side of Burnley Road. If building should take place on this piece of land there would be no reason why building could not take place on adjacent land to the south and west.</p> <p>The building of houses on this site would increase traffic on an already difficult busy exit from Goodshawfold Road onto Burnley Road. Local people park by the side of Goodshawfold Road and this could not be continued if houses had direct access to Goodshawfold Road. Also, access to the site would be immediately after a bend.</p> <p>I have counted the cars already using Goodshawfold (local residents) and the total is 128. There are 20+ cars from Kenross +4 of their own wagons, and then there are around 10 articulated vehicles per week which deliver supplies to Kenross. There are also other vehicles which use the road on a daily basis, i.e. from the Post Office, telephones, delivery vehicles, council vehicles, together with the farm vehicles, tractors etc.</p> <p>There are serious problems with local children not being able to find a place at Crawshawbooth School. Doctors and dentists are already stretched to the full. Further developments would add to this problem.</p> | <p>The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road.</p> <p>AVP 4 of the Core Strategy states that "housing will be focused on the Rawtenstall area with no new major greenfield development in Crawshawbooth, Goodshaw and Loveclough". Major development in this instance equates to development comprising 10 or more dwellings. If the site is brought forward for development, issues surrounding highways and access will need to be assessed.</p> | <p>Retain the boundary change as proposed subject to further landscape assessments.</p> | | | |

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

I take issue at your comments at 2(e) that no adverse affect would be felt and that no views would be spoilt. Our views and that of my neighbours would be adversely affected.

There has obviously been pressure from the owner and/or a developer to build on this land and it has probably been suggested that the boundary change would be solution. However this would go against Rossendale Borough Council's previously stated policy of no building to the west of Burnley Road

| 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 |
| RCGL(UB)13 | Land to the west of Burnley Road (Behind Kershaws) | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I presume that changing the boundary and bringing the land inside the urban boundary would facilitate planning to be passed for the land to be developed.</p> <p>The first point I should like to make it that the first photograph you have shown is of a wall on the main road (Burnley Road/A682) and is nowhere near the piece of land under discussion. This should be corrected as your photograph unfairly adds to the impression of the field being untidy and neglected.</p> <p>We have been informed previously on several occasions that Rossendale Borough Council would not allow any building on the west side of Burnley Road. If building should take place on this piece of land there would be no reason why building could not take place on adjacent land to the south and west, as this is exactly the same type of land.</p> <p>The building of houses on this site would increase traffic on an already difficult busy exit from Goodshawfold Road onto Burnley Road. Local people park by the side of Goodshawfold Road and this could be continued if houses had direct access to the Road. Also, access to the site would be immediately after a bend.</p> <p>Crawshawbooth School is over-subscribed and more families with children would add to this problem. This is already causing a great deal of upset to some families.</p> <p>You say on the Urban Boundary Assessment Criteria page on 2(a) that "it is capable of being developed sustainably and integrated into the existing built-up area". I do not think that "built-up area" is a fair term to use for one row of houses and a farm.</p> <p>Obviously you are being urged to make the changes in the boundary in order for the land owner and/or a developer to make profit on this land but we live here and will have our property devalued and our views spoilt.</p> <p>As mentioned previously, we have always been advised that no building would be considered on the west side of Burnley Road.</p> | <p>Bringing land within the urban boundary would make it easier to develop in policy terms but each planning application has to be considered on its own merits. If an application was submitted all the various detailed issues relating to parking, etc. would require resolution at that stage.</p> <p>It is recognised that development of more housing in Loveclough and Crawshawbooth would generate a need for further school places. However this needs to be addressed more broadly with respect to development pressures in the wider area and not just from this site.</p> <p>The photographs are indicative and do not materially affect the inclusion of the site within the urban boundary.</p> <p>Policy AVP4 of the Core Strategy indicates that there will be a presumption against major Greenfield development west of Burnley Road. The Government defines "major" housing development as consisting of ten dwellings or more. This land would accommodate fewer dwellings than this and is therefore considered acceptable with respect to the Policy.</p> | <p>Retain the boundary change as proposed subject to further landscape assessments.</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 |
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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)13 | Land off Goodshawfold Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>This letter forms part of our response to the Rossendale Green Belt / Urban Boundary Review Form.</p> <p>As a homeowner whose property faces directly onto land to which a potential change of boundary from countryside to urban is proposed in order to enable future development, my wife and I feel very strongly that this proposal is highly inappropriate. It serves no purpose other than to extend the Urban Form into land designated as Countryside, make it easier for new developers to obtain planning permission and help the Council to reach its quota of new affordable homes it says need to be built each year in Rossendale.</p> <p>The land to which I refer is that off Goodshawfold Lane, behind Kershaw's, on the West side of Burnley Road - an area that Rossendale Borough Council has previously always said that it would not allow building on and which it has said would be protected from development in its current Core Strategy Development Plan Document: From East to west - Making Rossendale the Best.</p> <p>That same document also states that Crawshawbooth, Goodshaw and Loveclough are "distinct settlements north of Rawtenstall that have seen considerable recent housing growth" and that this "has put pressure on schools and the highway network as well as the attractive local countryside and wildlife." Yet, despite this and the Council's assurances that it will not develop this area, this proposal is still being put forward.</p> <p>Should the change go through, along with existing proposals to build on land opposite the northern entrance to Badgercote, this will only serve to weaken the Council's position to prevent further development to the West of Burnley Road and increase the likelihood of infill from both the North and South.</p> <p>Goodshawfold Road already experiences more than its fair share of traffic. It is the only access route for vehicles going to and from Kenross Containers. It has certainly been noticed by residents that the amount of vehicles and the size of wagons using</p> | <p>The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road. Any future development will have to consider issues related to highways and parking. In relation to your point on devaluing properties in the area, house values cannot be taken into account by the planning system, nor can views from individual houses.</p> <p>AVP 4 of the Core Strategy states that "housing will be focused on the Rawtenstall area with no new major greenfield development in Crawshawbooth, Goodshaw and Loveclough". Major development in this instance equates to development comprising 10 or more dwellings. If the site is brought forward for development, issues surrounding highways and access will need to be assessed.</p> | <p>Retain the boundary change as proposed subject to further landscape assessments.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| | <p>the road has increased significantly of late. This is putting a significant and noticeable amount of strain on the existing infrastructure - the road is in poor condition, vibrations are felt in the adjoining houses as the wagons pass by and the wall on the left before Turf Pit Barn Farm has been unsettled.</p> <p>The size of some of these vehicles also leads to frequent traffic problems on Goodshawfold Road when smaller vehicles are forced to reverse to make way due to the road not being wide enough in places for overlapping traffic. Furthermore, this often impacts onto Burnley Road as well. If a wagon is unable to turn on Goodshawfold Road, it creates lengthy hold-ups on a main road.</p> <p>An outsider could put this down to cars parking on Goodshawfold Road, but it must be pointed out that there is already only limited parking for residents here, both on Goodshawfold Lane and Burnley Road. This is further compounded in the winter months, when residents of Goodshaw Village and Goodshaw Lane estate park here for easier departure in icy conditions.</p> <p>Any building work and subsequent development will only add to traffic, on both Goodshawfold Road and Burnley Road, and at the same time increase the need for parking spaces on an already only limited parking for residents here, both on Goodshawfold Lane and Burnley Road. This is further compounded in the winter months, when residents of Goodshaw village and Goodshaw Lane estate park here for easier departure in icy conditions.</p> <p>Any building work and subsequent development will only add to traffic, on both Goodshawfold Road and Burnley Road, and at the same time increase the need for parking spaces on an already congested thoroughfare. Should the field behind Kershaw's be built on this would only intensify the already problematic situation and increase the likelihood of accidents, with the only access to the site situated on a tight bend.</p> <p>There have already been a number of road traffic accidents of late on the junction of Goodshawfold Road and Burnley Road. Allowing more properties to be built in the surrounding areas of land will only serve to increase this hazard. Lancashire County Council do have a speed camera located less than a 100 yards from this junction, as they have clearly seen the need to try and control the flow of traffic in this area in the past, however it has not been in use for over six years.</p> | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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Any property development would also likely be targeted at families. This would mean schooling for extra children, in an area where schools are already at capacity, with yet more pressures being placed on the local infrastructure.

The land to the west of Burnley Road, Loveclough and to the South of Goodshaw Fold Road is also inhabited by a great deal of wildlife such as deer, bats, butterflies and foxes. Any change in policy will allow new development and put these inhabitants at risk. We have already had the unpleasant task of removing a young dead fox from the middle of Goodshawfold Road at the junction of Burnley road due to an incident with a vehicle.

Although the site behind Kershaw's is presently unkempt, this is not a reason for land to be built on. Neither should it be motive to allow development, as this will only encourage other landowners to neglect their land as an incentive for the Council to grant building permission and could be seen as setting a precedent on local planning policies by future developers. If anything, the Council should call on the current land-owner to tidy up and better maintain the land as well as make repairs to the adjoining walls which pose a potential health and safety risk to pedestrians.

Any development on this site would certainly have a negative impact on several householders whose properties face this land. Any new build would front onto existing properties, spoiling views and perhaps more significantly reduce property prices. The only benefit would be to the land-owners who, as a non-resident of the Borough, has no interest in the site other than to off-load it for financial gain.

Recently, the residents of Turf Pit Barn Farm Goodshawfold Road put in an application to build a farm equipment store with 3 bed maisonette over. This was refused on grounds that:

The proposed development would not be appropriate of development within the countryside and it has not been justified that there are no more suitable sites within the urban areas of the Borough or that there are any over-riding environmental, economic, or social benefits that would justify a new dwelling in the countryside. Therefore, the proposed development would be contrary to policies 1, 2,, and AVP₄ of the Core Strategy and the policies set out in the National Planning Policy Framework.

The proposed development by way of its design, scale, materials,

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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and layout would be of poor design inappropriate within the rural area and countryside to the detriment of the character and appearance of the surrounding countryside. In addition, by way of its additional length and height over that previously approved and the existing garage, and its siting within a prominent location, the proposal would cause harm to the character and appearance of the surrounding countryside and streetscene along Goodshawfold Road. The proposed development would be contrary to policies 18 and 23 of the Rossendale Borough Core Strategy and Section 7 of the National Planning Policy Framework.

How the Council can refuse planning permission on these grounds, but then open up the surrounding area to the possibility of a change of boundary from countryside to urban which in turn would enable future development, is astonishing. We only hope the Council take heed of its own guidance when it comes to considering these proposals.

We would also like to point out that featured above the Summary of Urban Boundary Assessment is a photograph showing a dilapidated wall. This photograph is a misrepresentation, as the wall shown does not form part of this boundary dispute and could be seen as a fraudulent attempt by the parties concerned to influence the boundary changes.

| 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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RCGL(UB)13

Behind Kershaw's Printers

General Comments:

Land to the west of Burnley Road and the south of Goodshawfold Road behind the properties between 914 & Kershaw's Printers

- a) How does anyone know it is well related to existing development unless detailed planning has been submitted already?
 - b) Yes, the field is untidy but this is surely the responsibility of the owner to remedy, we as local residents would be out of order and could be accused of trespass if we went on the field to tidy up.
 - c) As regards mitigation by planting trees etc. this will only reduce our views of the hills and not restrict the sight of any development. Any building on this site will certainly have a seriously adverse impact on our local views and on those of our neighbours.
- A further point to consider, our houses when we have heavy or prolonged wet weather we get water seepage into what is our utility room. We have taken what measures we can to stop or reduce it but have been told by the environmental officer who I asked to visit and advise, that the problem was due to the cellars are below the water table, surely building on this land will make this situation worse. Again considering how close to our properties and depending on height and position of any buildings behind us we will suffer a loss of privacy which is unacceptable.

If houses were to be built would they be able to sell them in the present financial climate or could we be left with a building site with partly built houses on it, also how long before the owner of the next field to this one decides that he too would like his untidy field to be included in the urban category, this could open the door to all this side of Burnley road being built up. So to satisfy the greed of one person many peoples' lives will be disrupted and permanently spoiled.

Council's Response:

The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road. If the site is brought forward for development, issues surrounding highways, access and flooding will need to be assessed.

Recommendations:

Retain the boundary change as proposed subject to further landscape assessments.

| 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 |
| RCGL(UB)13 | Land situated to the west of Burnley Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I strongly object to this land being placed inside the urban boundary. In my opinion it is the thin edge of the wedge. Should this change take place, there will be no reason why the adjoining land the south may not be placed inside the urban boundary and developed also.</p> <p>The land does appear scrubby but this is the nature of the land and it has been left to go "wild" by the owners. It used to be used for grazing and was mown each year. However, the land being in this state is no reason for it to be changed into the urban boundary.</p> <p>There is an advantage to the land remaining as it is - it is providing a natural soak-away. If it were built on, this would be lost; the hillside lower down would be wetter and there has recently been very serious land slip behind Kenross Factory.</p> <p>I park my car on Goodshawfold Road. If houses were built on the site in question, parking would be considerably more difficult as space would be more limited. Also there is enough traffic now on Goodshawfold Road without adding to it.</p> <p>I hope you will reject the proposal to bring this land into the Urban Boundary.</p> | <p>Sites can only be considered on their individual merits. There is no intention to remove land to the south from the urban boundary. It is accepted that the condition of the land is not a material consideration for whether it should be included in the urban boundary. All undeveloped land absorbs water but this site is at some distance from the Kenross site and measures to minimise water runoff can be conditioned as part of any planning application. Again parking issues would be dealt with as part of any subsequent application though it is recognised that there may be a small loss of on-street parking.</p> | <p>Retain the boundary change as proposed subject to further landscape assessment of its impacts.</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 |
| RCGL(UB)13 | Land off Goodshawfold Behind Kershaws | 708/709/724/735 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I would like to make comments of objection to the following proposed sites for development in the Lives and Landscapes document.</p> <p>There are 4 sites, all of which are to the west side of Burnley Road above Crawshawbooth. Already this flies in the face of an undertaking in the previous Core Strategy that there would be no further development in this area.</p> <p>The sites I refer to are all in and around the Conservation area of Goodshawfold village with a potential yield of 32 houses, 25 of which are in and next to the main part of the village which currently consists of only 39 houses in total. This therefore would increase by more than half the size and density of this small and historical rural hamlet. Again, given the councils resolutions in the Core Strategy, and I quote, "Built and natural heritage will be protected from inappropriate development" I think that anyone who viewed these sites could only deem them vastly inappropriate.</p> <p>Site no. 735- This is right in the heart of the village. It takes in the whole of what is a village green, set next to which is the Spewing Duck or Duke, a well known local historical monument. It then takes in a large area containing trees which for many, many years has been used, with the councils knowledge, as car parking for the residents of the village. There is absolutely nowhere else for people to park and if this area was developed it would create drastic problems, not only for traffic and obstructions but would render houses practically unsellable. Although these parts of the site are owned by the council, the rest of this site then appears to take in gardens around two private properties where permission is very unlikely to be gained for development.</p> <p>Site no.708- This is seen as Category 3 due to being a low lying flood plain, an increasing problem. Again this is a central location in the village, creating an open view from the old arched bridge which links the two sides of the village, the older and more historical part to the more recent development which saturates the far side. Not only would it be difficult to develop on a flood plain but building here would crowd and detract from the open and naturalistic layout of the village and aspect of the river, not to mention the effect on wildlife habitats.</p> <p>Site 709- This meadow is a defining open space to the right of Goodshawfold Road, the narrow, winding road which descends</p> | <p>The first three sites identified are not included in the Boundary Changes and were specifically excluded. They are sites put forward for consideration by landowners for consideration within the Strategic Housing Land Area Assessment (SHLAA). This document examines potential supply but has no statutory weight. As part of the Boundary Review exercise three of the sites were rejected. The two sites within the village were rejected because of their impact on the Conservation Area and the affect on the Flood Plain. Site 709 was rejected because of visual impact on the countryside and the creation of ribbon development affecting the setting of the settlement.</p> <p>The only site included in the consultation was 724 which forms RCGL (UB)13 in the Boundary consultation. This was included because the site has housing on one side and a road on the other and was considered to fit well with the existing urban fabric. The amount of new housing to be accommodated would be less than ten dwellings and would be unlikely to have a significant impact on traffic. Initial advice from the Highway Authority is that development of the site will not cause traffic problems</p> | <p>Three of the sites identified are not affected by the Boundary Review.</p> <p>The site which is included in the review as RCGL (UB) 13 will be subject to further assessment, particularly of landscape impact, before further consultation on the draft Plan.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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into the village. It effectively separates and demarcates the start of the historical terraces and old chapel (also recently converted) from the more modern bungalows higher up the lane. To build here would in effect join the village to the main road, it wouldn't be recognisable as a separate entity, its outline, individuality and character being lost.

Site 724- Development here at the top of the lane by the main road could only add to access and traffic problems. And the same has to be said for all of the aforementioned sites being developed. In conclusion, I think that none of these sites should be included in the plan at all. If even any one of them was developed it would be to the detriment of an historical, rural village, causing multiple problems for residents, visitors, traffic, wildlife and even the factory business that exists.

Conservation is meant to protect and value the history and the area, to preserve its essence for those who come later. I hope this, and the promised ethos of the Core Strategy, will be kept strongly in mind when decisions are made.

| 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 |
| RCGL(UB)13 | Land to the south of Goodshawfold Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>The change to the Urban Boundary at this location serves no purpose other than to extend the Urban Form into land designated as countryside. The end result will be the development of the site resulting in creep" at the expense of the countryside. This would be an inevitable consequence when there is sufficient land identified for housing within the Urban Boundary. The only gain would be to the land owner who, as a non resident of the Borough, has no interest in the site other than for the purposes of speculative building.</p> <p>RBC has repeatedly re-stated again and again its commitment not to have development to the west of Burnley Road at Loveclough. Should this commitment be rescinded in this instance, what grounds would remain to refuse any future planning applications for housing at any point to the west of Burnley Road. Furthermore, there is already extant a proposal to build on land opposite the northern entrance to Badgercote with the suggestion that the site be included in the Urban Form; it is presently excluded. This would create a salient or "bulge" on the western side of the Urban Form along A682 Burnley Road thereby creating the threat of request for infill development both north and south. Potentially this could result in complete development of land to the west of Burnley Road which is in total contradiction with RBC's publically declared stance that there will be "no development to the west of Burnley Road, Loveclough." The development of this site will increase the risk of infill to the south. It will be almost impossible to refuse permission to any developer wishing to build on the land between this site and the nursing home at Middlegate, Loveclough. Should the site be developed, access to and egress from the site will be on a sharp bend in Goodshawfold Road with the inherent dangers of leaving the proposed development. Should the site be developed, access and egress from Goodshawfold Road onto the A682 Burnley Road will increase the risk of accident since this junction is already subject to visibility issues when existing Goodshawfold Road. An additional 14 vehicles together with the heavy vehicular traffic already servicing the industry in Goodshawfold will increase this risk. Should the site be developed, additional traffic using the A682 will</p> | <p>The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road.</p> <p>AVP 4 of the Core Strategy states that "housing will be focused on the Rawtenstall area with no new major greenfield development in Crawshawbooth, Goodshaw and Loveclough". Major development in this instance equates to development comprising 10 or more dwellings. If the site is brought forward for development, issues surrounding highways and access will need to be assessed.</p> | <p>Retain the boundary change as proposed subject to further landscape assessments.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| | | | | | <p>impact negatively on the existing congestion experienced in Rawtenstall, particularly at busy periods.</p> <p>Should the site be developed, there is the likelihood of additional children requiring local schooling. The local primary school at Crawshawbooth is already at 94% capacity with some classes full so some or all residents' children would have to be transported to other schools. The increased use of cars for this purpose would impact negatively on the carbon footprint of the Borough.</p> <p>Although the site is presently, unkempt, it would be wrong to use this as a reason for allowing development as this could encourage other landowners to neglect their land as an incentive for RBC to grant permission to build.</p> |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|-------------------------------------|------------------|
| RCGL(UB)13 | Land off Goodshawfold Road behind Kershaw's | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I am E-mailing regarding our concerns over the Councils' "Green Belt & Urban Boundary Review."</p> <p>Reference RCGL(UB)13 pages 49, 50 & 51 state that they are proposing to change the urban boundary so that the field behind our houses is taken out of the "countryside" and put into the urban boundary in order that it can be developed.</p> <p>Obviously there are owners/developers pressing to build on this land. We have always been advised that no development would take place on the west side of Burnley Road.</p> <p>We strongly object to this change, as do our neighbours. If this change takes place, there would be no reason for the field next to the nursing home to be placed inside the boundary as it is just the same type of field.</p> | <p>The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road.</p> <p>AVP 4 of the Core Strategy states that "housing will be focused on the Rawtenstall area with no new major greenfield development in Crawshawbooth, Goodshaw and Loveclough". Major development in this instance equates to development comprising 10 or more dwellings. If the site is brought forward for development, issues surrounding highways and access will need to be assessed.</p> | <p>Retain the boundary change as proposed subject to further landscape assessments.</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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|-------------------|--|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)13 | Land to West of Burnley Road behind Kershaw Print | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------|--|--|--------------------------|-------------------------------------|--------------------------|

General Comments:
 Access problems - extra traffic onto Burnley Road, no places at local school, risk of flooding to surrounding properties, danger of a precedent being set and more Green Belt land being reclaimed for building

Council's Response:
 The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road. If the site is brought forward for development, issues surrounding highways, access and flooding will need to be assessed. The Council also, recognises the issue of school capacity and is liaising with Lancashire County Council and the Education Authority within the area.

Recommendations:
 Retain the boundary change as proposed subject to further landscape assessments.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)13 | Land west of Burnley Road behind Kershaws Printers | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Some points to mention: Rossendale BC have always said that they would not allow building on the west side of Burnley Road. Risk of building infill to the north and south of the site. Access would be on a bend. Extra traffic onto Burnley Road. Schooling for extra children - schools already full. Views spoilt. An unkempt site not a reason for the land to be built on.</p> <p>Both myself and my wife have lived in our present home for 30 years and have seen big changes to the area and have seen many new homes built on land that we never thought possible. We are both well aware that the area we live in is much sought after as a place to bring up a family etc. as it has been for ours. When we first moved here from Crawshawbooth there was very little building behind us and we were fortunate to have great views from the rear of our property. Over the last 10 years or so we have seen building on the farm of the people who want to see the land. We have seen building on the opposite side of Goodshaw Fold Road and all the time those views have diminished.</p> <p>Burnley Road gets to be a nightmare in winter when we get our usual snow fall, along with Goodshaw Fold Road it gets blocked with cars from all the estates and the people from the Goodshaw Village parked on the main road, we the locals who have to use the main road and side roads for our parking during the year find this bad enough now without extra traffic from further house builds. Even in normal weather the junction of Goodshaw Fold Road is too busy now with accidents occurring, have you ever tried to get out of this junction at school times and the rush hour? The land in question is untidy we agree but as the land has been left to its own devices and return to its natural state we are noticing that there has been an increase in the number of wild birds in the area, this year we have seen an increase in the amount of butterflies. We understand that things move on, we also understand that this piece of land could make someone a nice tidy profit if homes are built on it. We don't want to keep people out of Loveclough or the Rossendale valley but are there not enough private homes for sale at a reasonable price on the</p> | <p>The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road. If the site is brought forward for development, issues surrounding highways, access and flooding will need to be assessed. In relation to your point on viewpoints, views from individual houses cannot be taken into account by the planning system.</p> | <p>Retain the boundary change as proposed subject to further landscape assessments.</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 |
| RCGL(UB)13 | Land off Goodshaw Lane, behind Kershaw's | SHLAA No. 724 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Ref: RCGL (UB) 13 Address: Land off Goodshaw Lane, behind Kershaw's LVRA wishes to contest the application of some of the Urban Boundary Assessment Criteria, the results of which are highly subjective, as follows:</p> <p>2a - It is capable of being developed sustainably and integrated into the existing built-up area: LVRA contests the assertion: "Yes - well related to existing development." It asks (rhetorically): How can this be true when the adjacent structures consist of a 200 year-old farm-house and a 150 year-old terrace? The assertion is tenuous.</p> <p>2b - It would not adversely affect....capable of full mitigation... - The assertion is that "the field is very scrubby". LVRA asks (again rhetorically): How is this any different from thousands of hectares of land in the area? Is it proposed, therefore, to build on any (or all) land which is "scrubby"?</p> <p>2c - It would not...adversely affect the character of the settlement.. : The assertion is simply absurd (cf. Response to 2a, supra); any new development would stick out like a sore thumb amidst structures over a century-and-a-half old.</p> <p>2d - It would not affect heritage assets or their setting... : The assertion "no heritage asset affected" must be challenged: the conservation area is most certainly affected by the proposal.</p> <p>3 - Open Land on the edge...to ensure it remains undeveloped: LVRA contests the assertion that this is "urban fringe land with no real use." It is grazing land and has been for generations: it is the current owner who has allowed the land to deteriorate: being resident in Goosenargh, the owner has no real interest.</p> <p>1. LVRA notes that the site constitutes site No. 724 of the SHLAA of 2010.</p> <p>2. LVRA has previously commented: in April 2012, it voice its opposition to the SLAA proposals for 7 houses on the site.</p> <p>3. LVRA remains mindful of RBC's publicly issued undertaking that there shall be "no new development west of the Burnley Road."</p> <p>4. LVRA understood that one of the objectives of the urban boundary review was the "smoothing of the urban form": this proposal does not "smooth" but rather it creates a new salient on a greenfield site with the potential for further development</p> | <p>2a and 2c: If a development was to come forward, design and landscaping issues would have to be considered so as to ensure the development integrated with surrounding buildings and the Conservation Area to the west.</p> <p>2b and 3: The accumulation of the state of the field alongside the location being adjacent to the existing built-up area makes this site suitable for inclusion within the urban boundary.</p> <p>1 - 3 and 6: AVP 4 of the Core Strategy states that "housing will be focused on the Rawtenstall area with no new major greenfield development in Crawshawbooth, Goodshaw and Loveclough". Major development in this instance equates to development comprising 10 or more dwellings. If the site is brought forward for development issues surrounding highways and access will need to be assessed.</p> | <p>To proceed with proposed Boundary change subject to further landscape assessment</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| "creep" southwards. | 5. LVRA is opposed to SHLAA proposals for 7 houses on the site (cf. Item 3, supra). | | | | |
| | 6. LVRA is concerned by issues of access, both ingress and egress, which are already acute at the junction of Goodshaw Lane and Burnley Road. | | | | |
| | 7. LVRA is concerned by the planners' assertion that the site is bounded by building on two sides: this is mistaken as it is bounded on one side only by the terrace which accommodates Kershaw's' business premises. | | | | |
| | 8. LVRA is concerned by investigations of its own, undertaken in 2010-2011 when the site was marketed by estate agents; offers in the region of £90, 000 were invited. The Chairman and Secretary (then Treasurer) of the association made independent enquiries: both learned that planning permission would be forthcoming "in three-to-five years." It is with regret, therefore that having left open the questions raised by this information in 2010-2011, LVRA view with intense suspicion the inclusion of this previously excluded site within the urban 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 |
| RCGL(UB)13 | Land off Goodshawfold behind Kershaw's | SHLAA ID 735 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>We are pleased to present our objections to the above matter together with the grounds on which our objections are based. Our grounds for the objection of any development of the area are as follows:</p> <p>With regard to all four sites:</p> <ol style="list-style-type: none"> 1. The previous Core Strategy gave a solemn undertaking that there would be no further development in the area. 2. Goodshawfold Road should be viewed as unable to cope with any increase in traffic. 3. Access into and more particularly egress from Goodshawfold Road is poor with sightlines blurred by traffic always parked on the main road. 4. The rural ambience of the area would be destroyed. 5. The vast majority of residents would lose their parking facilities thus creating problems elsewhere in the area as they moved to alternative sites probably on the main road. 6. There are no amenities - no pubs, no shops or entertainment venues within walking distance of the village thereby making it essential that each resident has at least one car with two being necessary in real, practical terms. 7. The wild life of the area would be disturbed. 8. The area is a designated conservation area which gives it specific protection against excessive development in order to maintain its position in local history. <p>With regard to site no 735:</p> <ol style="list-style-type: none"> 1. The area known locally as The Green is too small to allow the development of even one house. 2. The land facing the old cottages on Spring Terrace is of insufficient depth to allow for any garden space for any new properties. 3. That same land is too small to allow for parking spaces for any new properties to comply with current legislation. 4. The land falls away sharply down to the river known as Limey Water thereby rendering it unsafe for development. Any properties built on this land would surely be at risk of subsidence. <p>Thank you for the opportunity to express our views.</p> | <p>AVP 4 of the Core Strategy states that "housing will be focused on the Rawtenstall area with no new major greenfield development in Crawshawbooth, Goodshaw and Loveclough". Major development in this instance equates to development comprising 10 or more dwellings. If the site is brought forward for development issues surrounding highways and access will need to be assessed.</p> <p>Regarding SHLAA Site No. 735, the current consultation does not propose a change in the Urban Boundary within this area. The Council will consider sites for designated uses within the Site Allocations DPD. If the site is brought forward for development issues surrounding highways, access, landscape etc. will need to be assessed.</p> | <p>Retain the boundary change as proposed subject to further landscape assessments.</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 |
| RCGL(UB)13 | Land behind houses 914 to 926 Burnley Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Not enough local amenities, parking etc. and will devalue all the properties in that area. | The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road. Any future development will have to consider issues related to highways and parking. (NEED COMMENT ON LOCAL AMENITIES). In relation to your point on devaluing properties in the area, house values cannot be taken into account by the planning system. | Retain the boundary change as proposed subject to further landscape assessments. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)13 | Land off Goodshawfold Road, behind Kershaw's | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | The Council remains of the view that Land off Goodshawfold Lane should be included within the Urban Boundary. The land is located at the urban fringe, and relates well to the existing settlement being bound by development on two sides and a road. | Retain the boundary change as proposed subject to further landscape assessments. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)15 | Land off Burnley Road near Laund Bank | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground. To regularise existing boundary. Existing urban development adjacent to Burnley Road is within flood plain</p> <p>RCT Questions: Is RCT correct to recall a Planning Inspector's ruling against further development to West of Burnley Road? Why include when it's within flood plain?</p> | <p>The Core Strategy EIP Inspector's conclusion relates to Open Land to the west of Burnley Road but only to the north of Crawshawbooth (Policy AVP4). It does not therefore apply to this site. A small part of the land is in the Flood Plain but not the main buildings themselves.</p> <p>It is however considered on reflection that the existing urban boundary is simpler to follow on the ground as it follows Burnley Road. It is therefore proposed to retain the current boundary.</p> | <p>The proposed boundary change will no longer be pursued.</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 |
| RCGL(UB)16 | Land off Holland Avenue | | <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 countryside and bring it into the Urban Boundary, to enable it to be developed in the future. The proposal would make a minor urban boundary change at the end of Holland Avenue to accommodate a small development. RCT Question: Is a past RBC Refusal, upheld at Appeal, for houses on this land, on grounds of poor access to area and loss of upland views, still relevant? | The relevant appeal to which you refer is 2004/0282 which related to the refusal of an outline application for two dwellings on the basis of housing numbers and the greenfield nature of the site. These were the primary reasons for refusal. The Inspector did make reference to the value of the views but this was not a major element in his decision. It is noted that the Civic Trust strongly opposed the planning application at the time. One of the major issues at the time was the policy context of housing oversupply in the Borough which subsequently resulted in a moratorium strictly limiting the amount of new building. The Policy context has now substantially changed with NPPF encouraging the delivery of new dwellings. The adopted Core Strategy identifies that 30% of new housing in Rossendale should be constructed in Rawtenstall (approx. 1 233 dwellings in the period up to 2026 with 60% on Greenfield). It is recognised that if this site were to be developed it would require careful design to be acceptable. | That the proposed boundary change be carried forward subject to the landowner demonstrating that access to the Telecommunications Mast will not be hindered and open views retained as far as possible. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)18 | Land to rear of 420 and 422 Newchurch Road | | <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 countryside and bring it into the Urban Boundary, to enable it to be developed in the future. This is a well screened piece of land which could be accommodated within the urban area provided that the site is sensitively developed. RCT Question: It's not clear how this site would be accessed, would it require a CPO to reach Newchurch Road, or could a route come via RBC's land at Marl Pits? | It was originally intended that the existing access to Newchurch Road would be used. However given the number of objections and concerns of the Highway Authority about the access it is proposed not to pursue this boundary change unless the land owner can provide strong evidence to the contrary that satisfies the Planning Authority. | It is not proposed to pursue 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 |
| RCGL(UB)18 | Land to rear of 420 & 422 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I am writing to object to the proposed changes the council are proposing to the Urban Boundary Ref RCGL(UB)18 on the land behind Newchurch Road, Rawtenstall.</p> <p>I was very surprised to find this information out only the other day from my neighbours. Nobody has been personally informed of these proposals from the council by letter and it seems residents have made this discovery themselves by looking at the RBC website. Surely it should be common practise to notify the residents directly concerned and not just hosting roadshows in Asda or the Coop?</p> <p>Also producing a random mailshot of your database hasn't included the residents upon who it will impact. Ultimately, if houses are built on the proposed site, the Lane at the side of 420 Newchurch Road is narrow as Newchurch Road is already very congested to get in and out of at major times of day, the impact will be horrendous. Also having heavy plant vehicles will be impossible to get up and down that narrow residential access road.</p> <p>This is an open area of Higher Cloughfold that needs to stay open as it is a 'Conservation Area' so any future development will have an environmental impact and on wildlife.</p> <p>As my property has been in previous generations of my family, I am aware that planning proposals have been made before for housing and were strongly objected to also on that occasion. Therefore as a resident I strongly object to the changes to the Urban Boundary and wish to see it maintained in its current position. I would be grateful if you would inform me of any updates.</p> <p>I am writing as mother to Mrs Anna Walton of the above address. Having grown up at the above address, and having written several years ago to object against the building of houses, (when the house belonged to my brother).</p> <p>I write again to object against changes to the urban boundary being moved.</p> <p>This would be taking up precious Green Belt land. We must not encroach into this, by altering the Urban Boundary, and taking land from the Countryside. We all need some green open spaces, and it is also important for sustaining wildlife.</p> | <p>Thank you for your response. The consultation did meet all the relevant legal requirements but it is recognised that lessons can be learned about how this can be improved in the future. You will kept up to date with any future proposals.</p> <p>It is recognised that there are issues with the access onto Newchurch Road which the Highway Authority also have concerns about. The site has no formal environmental designation but is adjacent to the Higher Cloughfold Conservation Area.</p> <p>Given the issues identified above it is no longer intended to pursue this boundary change unless strong evidence is provided to the contrary that satisfies the Council.</p> | <p>The proposed boundary change will not be pursued.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|--|--------------------------|-------------------------------------|--------------------------|
| It is also important to inform present residents of any plans that are being considered. | | | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)18 | Land to rear of 420 & 42 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Having taken into account the potential access difficulties and the proximity to the Clough Fold Conservation Area the Council do not now intend to implement the original boundary change proposal. | It is not intended to proceed with this boundary change. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)18 | Land Rear 420-422 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Firstly, apologies for not using the response form on the Council's website, however when I click on it I get the message " sorry this download is not available" I am e-mailing you to register our objection (as local residents) to the urban boundary change RCGL(UB)18 to allow future development. This site has limited and narrow access to it and any building on it will cause problems with construction traffic during development with subsequent and ongoing unacceptable increases in traffic. | It is recognised that the access to this site is constrained and located close to a bend in the road. It was envisaged however that only a small number of houses would be located on this land especially given the existing extent of tree cover. | The proposed boundary change will be withdrawn and the boundary retained as shown on the existing Proposals Map. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)18 | Land to rear of 420 to 422 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Having taken into account the potential access difficulties and the proximity to the Clough Fold Conservation Area the Council do not now intend to implement the original boundary change proposal. | It is not intended to proceed with the intended Boundary change alteration. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)18 | Land to rear of 380-420 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Land to rear of 380-420 Newchurch Road Higher Cloughfold Rawtenstall. Land to front of The Bungalow Springhill, Higher Cloughfold, Rawtenstall. | Having taken into account the potential access difficulties and the proximity to the Clough Fold Conservation Area the Council do not now intend to implement the original boundary change proposal. | It is not intended to proceed with this 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 |
| RCGL(UB)18 | Land to rear of 406-420 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I am a householder and resident impacted by these proposed changes and I wish to object to them.</p> <p>I am particularly annoyed that residents affected by the changes were not notified directly and even more so that it now appears we have missed the deadline for consultation on this which I believe was 5.00pm yesterday.</p> <p>I am directly affected by the RCGL(UB)18 changes and I also object to RCGL(UB)19 changes.</p> <p>The main reasons for my objection are lack of access and the fact that the infrastructure is already insufficient to cope with existing population levels.</p> <p>The road network and condition is poor and already congested and the junctions with Edge Lane/Newchurch Road and Johnny Barn Close/Newchurch Road are already dangerous due to vehicles parking on the road.</p> <p>The bus service for Newchurch road has been cancelled so it is not an option for residents to use public transport and consequently they must use their own vehicles.</p> <p>Even the water supply in the Edge Lane area is unable to cope with existing demands so to increase housing in the area simply makes no sense whatsoever.</p> <p>I will be making further more detailed comments in due course, either individually or collectively with other impacted householders.</p> | <p>While all the relevant legal procedures were followed in undertaking the consultation there are always lessons on how it can be improved.</p> <p>It is recognised that the access onto Newchurch Road is close to a bend which creates difficulties for cars getting out of the junction. It is therefore not intended to pursue the boundary change for RCGL (UB18)</p> <p>Site RCGL (UB19) raises a number of issues, in particular with respect to flooding and landscape impact. There will be a presumption against a boundary change unless it can be satisfactorily demonstrated that these issues can be resolved.</p> | <p>The boundary change for RCGL (UB)18 will not be pursued</p> <p>Boundary changes to RCGL (UB) 19 will only be pursued if flooding and landscape concerns can be resolved to the satisfaction of the Council</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 |
| RCGL(UB)18 | Rear of 420, 422, 416 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Please find attached a copy of my completed Rossendale Green Belt / Urban Boundary Review Response form registering my objection to the proposed change to Boundary Site Reference RCGL(UB)18. Whilst I am owner and resident of a house directly affected by this proposed change, I was not been notified by the Council and was completely unaware both of the proposed change to include the land to the rear of my property in the Urban Belt, and of the November deadline for submitting objections. My neighbour, who has also just discovered the proposed change, spoke to a member of staff in your office and was advised that we should return the completed form by 28th January in order that our comments can be acknowledged, hence this email. | While all the relevant legal procedures were followed in undertaking the consultation there are always lessons on how it can be improved. You comments have been given full consideration in assessing the responses received. It is recognised that the access onto Newchurch Road is close to a bend which creates difficulties for cars getting out of the junction. It is therefore not intended to pursue the boundary change for RCGL (UB18) | The proposed boundary change will be withdrawn and the boundary retained as shown on the existing Proposals Map. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)18 | Rear 406 to 420 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Opposition to the proposal is noted. | This boundary change will no longer 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 |
| RCGL(UB)18 | Rear 420 & 422 Newchurch Road Higher Cloughfold | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>My objections are:-</p> <p>In response to the proposal to move the above land into the Urban Boundary (Ref RCGL (UB)18, I wish to lodge my objection on the basis that future development of this land for housing would be inappropriate.</p> <p>There are several factors, which make this site unsuitable for additional housing in this area:-</p> <ol style="list-style-type: none"> The access and egress to and from this site is very restricted. Already the very few residents in the rear Springhill area of Newchurch Road find it difficult to exit onto Newchurch Road at the side of Number 422. There is a considerable traffic loading on Newchurch Road, particularly at the junction next to Number 422, close to the Dobbin Lane/Peel Street junction. There are 2 bus stops at the entrance to the site. A shop and a public house add to the traffic and parking problems. A dangerous bend in Newchurch Road, meets the entrance to this site. There is a Sheltered Housing complex directly opposite the site. This combined with points 1 to 5, will increase the risk of road accidents if further traffic loading is added to this area by allowing further housing development. In order for this site to be viable for housing, many established trees would have to be felled. Even if some development were to go ahead without official tree felling, eventually new residents would take matters into their own hands in order to improve light etc. This land should be retained by the council and developed as a nature resource. It is easily accessible on foot from Newchurch Road and Marl Pits. Therefore, it would make a feasible site for nature studies for school children. Some remedial work would be necessary, but nothing too onerous. A Groundwork type of organisation could develop this site into an attractive resource for local children. It is in the immediate vicinity of council owned parking and toilet facilities at Marl Pits. Contrary to the statement in the Urban Boundary Assessment Criteria, this site is currently used as an informal adventure and | <p>Thank you for your detailed response on this matter.</p> <p>It is recognised that there are a number of issues relating to highways on this site. The trees also perform a valuable role. It is therefore not intended to go ahead with the proposed boundary change.</p> | <p>The boundary change will no longer be pursued</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--------------|----------------------|---------|--------|------------------|
| <p>play area for local children. Sale of the land would remove yet another site from such use.</p> <p>10. Pupils from Alder Grange School use this land as a pedestrian route to and from school. By combining with the Marl Pits and Waingate areas, they have a traffic free route. At a time when children are being encouraged to walk to school, we should not be removing such access areas from public use.</p> <p>There does not appear to be a section in this form to state reasons for giving reasons for objecting to land being put into the urban area.</p> | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|---|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)18 | Rear of 420 & 422 Newchurch Road Higher Cloughfold | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Opposition to the proposed boundary change is noted | Recommendations: The proposed Boundary change will not now be progressed. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)18 | Rear of 420 Newchurch Road | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>The residents in this area have discovered that the above mentioned land has been earmarked for possible future housing.</p> <p>As we have not been formally advised of this change, as we would have expected, we would like to know how we can find out further information and how to register any potential objections.</p> <p>We would also like to know any time limitations on registering potential objections.</p> <p>I attach an Urban Boundary Review Response Form completed as well as possible. The form does not allow the Yes/No boxes to be completed.</p> <p>I wish to add my objection to the proposed plan for RCGL(UB)18 - Land to rear of 420 Newchurch Road. I was told that my view could be taken into account if forwarded early this week.</p> <p>I am also disappointed as stated in my previous e mail with the quality of the consultation process when it appears that the people directly affected by proposed plans are not directly informed of any changes.</p> <p>Please ensure my view in opposition of these proposed plans are collated in addition to others I'm sure you will have received.</p> | <p>While all required legal processes were adhered to the Council recognises that local residents did not find out about the consultation until late in the consultation process. All comments will be taken into account.</p> <p>It is recognised that the access onto Newchurch Road is close to a bend which creates difficulties for cars getting out of the junction and would also affect a number of trees. It is therefore not intended to pursue the boundary change for RCGL (UB18)</p> | <p>It is not intended to proceed with Boundary change RCGL (UB)18.</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 |
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>As a resident at the address below I am concerned that an unannounced amendment to the Urban Boundary appears to have taken place around land to the rear of Johnny Barn Cottages.</p> <p>As far as I am aware this adjustment was not indicated in any of the recent 'cartographic' improvements that have taken place.</p> <p>In the "Adopted Proposals" of 8 November 2011 the boundary was drawn as shown - unchanged from the 1995 planning exercise (I have added my own red arrow to indicate the relevant land space): However, in the "Boundary Change Map Final" that now appears on your website the boundary appears to have moved. I am unable to access on your website the coded map RCGL(UB)19 to confirm the detail. For example, it is possible I am confusing Green Belt with Urban Boundary designations but I suspect not.</p> <p>In the Plan 2011-2026 this land was certainly excluded from potential development.</p> <p>Perhaps you could explain this apparent discrepancy as urgently as possible.</p> | <p>The proposed boundary change was included in a public consultation that ran from 31st October-28th November 2012 with copies of the documentation placed on the Council's website and in public libraries. A notice was also printed in the Rossendale Free Press. While legal requirements were met it is recognised that a number of affected parties were not aware of the consultation. The consultation process has been re-assessed as a result.</p> <p>The Core Strategy adopted in November 2011 addressed strategic policies and did not make any boundary changes. The adopted Proposals Map reflected this. Policy 1 of the Core Strategy did however include a commitment to review the Green Belt and Urban boundaries as required by the Plan Inspector following the Examination in Public. The recent consultation process therefore reflects the need to undertake this work. This was however the first stage in the consultation process and there will be a number of further opportunities to comment before the Plan is finalised.</p> | <p>Your contact details have been placed on our database to ensure that you are notified of all future consultations.</p> <p>The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved.</p> | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at Johnny Barn Close/Edge Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I write to object to the proposal to move the Urban Boundary in the area identified above. As a local householder and resident we are affected by this proposed change. I do not support the plan to change the Urban Boundary and wish to see the current plan maintained.</p> <p>I will be making detailed comments in due course on an individual basis and supported by other impacted householders.</p> | <p>Comments noted.</p> <p>The Council will not support a boundary change at this location unless the landowner can demonstrate to the Council's satisfaction that issues affecting surface water flooding; visual impact/landscaping and effect on the historic setting can be dealt with.</p> | <p>A boundary change will not be pursued in this location unless the respondent can demonstrate that landscape, access and surface water issues can be fully addressed</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 |
| RCGL(UB)19 | Land at Johnny Barn Farm | RCGL5004/5091 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Summary</p> <p>10.1.1 We have demonstrated that the Johnny Barn Farm site is a suitable and sustainable location for new housing in Rossendale. The Core Strategy envisages significant new housing in this part of the Borough, and clearly acknowledges the need to review the Urban Boundary in Rossendale to meet development needs. Accordingly, this report has been prepared in support of the inclusion of land at Johnny Barn Farm within the Urban Boundary, and the subsequent allocation of the site for residential development which will contribute towards meeting housing needs and supporting regeneration objectives in the Borough.</p> <p>10.1.2 The NPPF makes clear that the Government is committed to significantly increasing the supply of market and affordable housing. The Core Strategy confirms that Rawtenstall will be the focus of residential development in the Borough, and expects 60 per cent of new housing to be delivered on undeveloped greenfield land. The Johnny Barn Farm site is within the defined area of search for the Urban Boundary review, and therefore development at this location would accord with the broad spatial strategy set out in the development plan.</p> <p>10.1.3 We have shown that the site is well related to the urban area of Rawtenstall, and is accessible to all key facilities including the town centre, local schools, employment areas, community facilities and public transport. The site has no significant physical or technical constraints that would encumber early development for high quality housing, is not subject to any landscape or nature conservation designations, is not in an area of significant risk of flooding, and has no history of contamination. The site is therefore suitable and available for development.</p> <p>10.1.4 Although development at the site would form a small scale extension of Rawtenstall, which would form a logical rounding off of the current built up area, there would be no adverse effects in terms of the landscape or townscape character of the surrounding area.</p> <p>10.1.5 The delivery of around 50 new homes would generate</p> | <p>The proposal would involve a small extension into the countryside in this location. This includes increasing the extent of the originally proposed boundary change by approximately 40%.</p> <p>The major concern about the suggested extension is that it will significantly increase the impact on local views and viewpoints contrary to Criteria 2e). The submitted illustrative scheme does not give confidence that these have been fully addressed. From other comments received there is also concern with respect to criteria 2a) with respect to flooding issues.</p> | <p>It is not intended to progress with the proposed boundary change unless the respondent can demonstrate that the visual and sustainability elements of the scheme can be fully addressed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--------------|----------------------|---------|--------|------------------|
| <p>construction jobs, increase local consumer spending and Council Tax revenue, and deliver New Homes Bonus payments to the Council. These are significant benefits that will contribute towards the growth and regeneration of the Borough, and must be afforded significant weight.</p> <p>10.1.6 The site therefore complies with the criteria for Urban Boundary changes set out in the Core Strategy. The release of this land is needed in order to meet the objectively assessed housing needs of the Borough and a new development limit can be established using existing physical features to create a clear defensible and permanent boundary.</p> <p>10.1.7 The site is located within a part of the Borough where the housing market remains relatively strong. As such, it is envisaged that it could deliver housing in the early part of the Core Strategy period, and could support a range of housing including elements of aspirational family housing and affordable housing both of which would help to meet identified local needs.</p> <p>Recommendation</p> <p>10.2.1 On this basis, we fully endorse the Council's intention to include the land at Johnny Barn Farm within the Urban Boundary, and consider that the land proposed for inclusion should be extended so that the development site better reflects the topography and natural contours of the site. We also respectfully request that the Council identifies the site as a residential allocation in the forthcoming Site Allocations DPD</p> | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)19 | Land at end of Jonny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: It is accepted that there are particular issues concerning this site with respect to flooding that will require careful consideration before any further progress can be made with this site. Landscape and impact on the adjacent Conservation Area are also relevant. | Recommendations: The proposed Boundary change will not be carried forward unless convincing evidence to the contrary to the satisfaction of the Council can be provided by 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 |
| RCGL(UB)19 | Land to rear Johnny Barn Farm off Newchurch Road | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Land to the rear of Johnny Barn Farm off Newchurch Road Rawtenstall We submitted the response form number 3 on the 23 November 2012. This area indicated the small slither of land which has been proposed for designation in line with the land to the southwest which is already designated. We have indicated this because it follows a natural cutting in the ground and will formalise the boundary. We understand that no extra documentation is required to be submitted to yourselves for this application. | Comment noted Any change to the boundary in this location will be considered in the context of the wider proposed boundary change. It is recognised that there is a natural cutting in the ground at this point which forms a more clearly defined boundary than that proposed in the consultation. However it also has the effect of extending the urban area of Higher Cloughfold beyond its current boundary as well as slightly higher up the hillside. It is therefore questionable if the proposed change meets the requirements of criteria 2a) and 2e) and further evidence is required on this. | The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I am a householder and resident impacted by this proposed change. I wish to indicate that I object to this proposed change to the Urban Boundary and wish to see the boundary maintained in its current position. I will be making further detailed comments in due course, either individually or collectively with other impacted householders. | Comments noted. The Council will not support a boundary change at this location unless the landowner can demonstrate to the Council's satisfaction that issues affecting surface water flooding; visual impact/landscaping and effect on the historic setting can be dealt with. Your intention to submit further responses is noted | The Council is minded not to proceed with this boundary change unless the applicant can provide evidence to demonstrate that the visual and drainage issues can be suitably addressed as well as the relationship with the Conservation Area. | | | |

| 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 |
| RCGL(UB)19 | Johnny Barn Close Edge Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Comments from 4a above: I have lived at the above address for over 20 years and during periods of heavy (not necessarily excessive) rainfall I have experienced problems with drains in the area. This loosely falls into three distinct categories:</p> <p>1. The drains on Edge Lane cannot currently cope with heavy rainfall. We experience a 'wall of water' coming down Edge Lane and across Newchurch Road during periods of heavy rainfall (This is not a 'once in 10 year event' It happens 2 or 3 times each year). This flows down my drive and through the garden of the adjacent property (445).</p> <p>Any building development in the field off Johnny Barn Close as proposed in RCGL(UB)19 is likely to have a further detrimental effect upon the drains being able to cope, and therefore present a greater problem to my neighbours and myself. The flooding at the end of Edge Lane encroaches into Newchurch Road and is a hazard to motorists. When they drive through the standing water, they compound the problem by forcing more water onto my land.</p> <p>2. The sewers at the junction of Newchurch Road / Edge Lane cannot currently cope with the existing volumes during periods of significant rainfall. For a number of years we had to call out United Utilities due to the back pressure from the sewer building up to such an extent that it damaged the joints in the sewer pipe for numbers 449 and 451 and sprayed raw sewage out. United Utilities have subsequently installed a non return valve in my cellar to prevent this and also diverted the surface roof water into a separate drainage system.</p> <p>These two actions have prevented leakage from the sewer to the front of my property since being fitted but have not prevented to surges of raw sewage up through other grates / gullies that are linked into this combined sewer. United Utilities have on a number of occasions needed to jet out the combined sewer and also jet wash / disinfect all the shared drive area due to the sewage</p> | <p>Thank you for the detailed response on surface water flooding and sewage overflow which is very helpful background information.</p> <p>If the site were to be developed in future this is evidently a significant issue that would require considerable examination to reach a satisfactory resolution. The Council considers that the urban boundary should not be changed in this location until satisfactory evidence can be provided that drainage (surface water and foul) can be addressed and visual impact appropriately dealt with.</p> | <p>The Council is minded not to proceed with this boundary change unless the developer can demonstrate that the impacts on flooding (surface water/foul); landscape and affect on the adjacent conservation area can be suitably addressed.</p> | | | |

that has flowed out of the drains.

Any additional properties that are built that feed into the sewage and drainage system in the area is likely to have a detrimental effect upon the already over-loaded systems unless significant investment is made to upgrade the sewers and drains in the whole of the area.

3. Pollution of the River Parrock.

The River Parrock used to run from the fields off Edge Lane and into the River Irwell in the valley below. Over years this river, and the streams that feed it, have been enclosed into culverts which criss-cross the surrounding fields. In fact the only stretch of this river that is now visible runs the length of my garden (40m). On a number of occasions each year this stream becomes unnaturally discoloured and flows in that manner for a number of hours.

When I notice this I report it to the Environment Agency etc. When they come out to investigate they inform me that due to the culverted nature of the stream they do not have any accurate records as to which culverts feed into it, they also do not have records of which of the gully's on Edge Lane and surrounding area also feed into it.

There is a substantial culvert that runs across the proposed site and that runs in such a direction that it is very unlikely that it doesn't feed into the Parrock. Any development in that field is likely to have the following immediate effect upon the stream in my garden:

Silt due the ground being disturbed will get into the watercourse. This could block the culvert and therefore cause water to backup and cause damage to adjacent properties , roads etc.

ii. Additional volumes of surface water flowing in the culverts.

This will increase the risk of pollution into the stream in my garden.

When the sewer mentioned in 2 above overflows, this raw sewage ends up in the River Parrock, as mentioned earlier, any additional volumes that feed into the local network of sewers are likely to put further pressure upon the aged system that is already demonstrably struggling to cope.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at Johnny Barn Close/Edge Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I write to object to the proposal to move the Urban Boundary in the area identified above. As a local householder and resident we are affected by this proposed change. I do not support the plan to change the Urban Boundary and wish to see the current plan maintained. I will be making detailed comments in due course on an individual basis and supported by other impacted householders. | Comments noted. The Council will not support a boundary change at this location unless the landowner can demonstrate to the Council's satisfaction that issues affecting surface water flooding; visual impact/landscaping and effect on the historic setting can be dealt with. | A boundary change will not be pursued in this location unless the respondent can demonstrate that landscape, access and surface water issues can be fully addressed | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at Johnny Barn Close/Edge Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I write to object to the proposal to move the Urban Boundary in the area identified above. As a local householder and resident we are affected by this proposed change. I do not support the plan to change the Urban Boundary and wish to see the current plan maintained. I will be making detailed comments in due course on an individual basis and supported by other impacted householders. | Comments noted. The Council will not support a boundary change at this location unless the landowner can demonstrate to the Council's satisfaction that issues affecting surface water flooding; visual impact/landscaping and effect on the historic setting can be dealt with. | A boundary change will not be pursued in this location unless the respondent can demonstrate that landscape, access and surface water issues can be fully addressed | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at Johnny Barn Close/Edge Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I write to object to the proposal to move the Urban Boundary in the area identified above. As a local householder and resident we are affected by this proposed change. I do not support the plan to change the Urban Boundary and wish to see the current plan maintained. I will be making detailed comments in due course on an individual basis and supported by other impacted householders. | Comments noted. The Council will not support a boundary change at this location unless the landowner can demonstrate to the Council's satisfaction that issues affecting surface water flooding; visual impact/landscaping and effect on the historic setting can be dealt with. | A boundary change will not be pursued in this location unless the respondent can demonstrate that landscape, access and surface water issues can be fully addressed | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at Johnny Barn Close/Edge Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I write to object to the proposal to move the Urban Boundary in the area identified above. As a local householder and resident we are affected by this proposed change. I do not support the plan to change the Urban Boundary and wish to see the current plan maintained. I will be making detailed comments in due course on an individual basis and supported by other impacted householders. | Comments noted. The Council will not support a boundary change at this location unless the landowner can demonstrate to the Council's satisfaction that issues affecting surface water flooding; visual impact/landscaping and effect on the historic setting can be dealt with. | A boundary change will not be pursued in this location unless the respondent can demonstrate that landscape, access and surface water issues can be fully addressed | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at Johnny Barn Close Newchurch | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I live at 8 Edge Lane which is adjacent to the land for the proposed new Urban Boundary. I would just like to put on record that if the land was used for building of any kind then I would be totally opposed to this. | Opposition to any future building on the site is noted. | The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |

| 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 |
| RCGL(UB)19 | Land at Johnny Barn Close/Edge Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I write to object to the proposal to move the Urban Boundary in the area identified above. As a local householder and resident we are affected by this proposed change. I do not support the plan to change the Urban Boundary and wish to see the current plan maintained. I will be making detailed comments in due course on an individual basis and supported by other impacted householders. | Comments noted. The Council will not support a boundary change at this location unless the landowner can demonstrate to the Council's satisfaction that issues affecting surface water flooding; visual impact/landscaping and effect on the historic setting can be dealt with. | A boundary change will not be pursued in this location unless the respondent can demonstrate that landscape, access and surface water issues can be fully addressed | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I am a householder and resident impacted by these proposed changes and I wish to object to them.</p> <p>I am particularly annoyed that residents affected by the changes were not notified directly and even more so that it now appears we have missed the deadline for consultation on this which I believe was 5.00pm yesterday.</p> <p>I am directly affected by the RCGL(UB)18 changes and I also object to RCGL(UB)19 changes.</p> <p>The main reasons for my objection are lack of access and the fact that the infrastructure is already insufficient to cope with existing population levels.</p> <p>The road network and condition is poor and already congested and the junctions with Edge Lane/Newchurch Road and Johnny Barn Close/Newchurch Road are already dangerous due to vehicles parking on the road.</p> <p>The bus service for Newchurch road has been cancelled so it is not an option for residents to use public transport and consequently they must use their own vehicles.</p> <p>Even the water supply in the Edge Lane area is unable to cope with existing demands so to increase housing in the area simply makes no sense whatsoever.</p> <p>I will be making further more detailed comments in due course, either individually or collectively with other impacted householders.</p> | <p>While all the relevant legal procedures were followed in undertaking the consultation there are always lessons on how it can be improved.</p> <p>It is recognised that the access onto Newchurch Road is close to a bend which creates difficulties for cars getting out of the junction. Following discussion it is therefore not intended to pursue this boundary change.</p> <p>Site RCGL (UB19) raises a number of issues, in particular with respect to flooding and landscape impact. There will be a presumption against a boundary change unless it can be satisfactorily demonstrated that these issues can be resolved.</p> | <p>The boundary change for RCGL (UB)18 will not be pursued</p> <p>Boundary changes to RCGL (UB) 19 will only be pursued if flooding and landscape concerns can be resolved to the satisfaction of the Council</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 |
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>It has been brought to my attention recently that there is a proposed change to the urban boundary at the end of Johnny Barn Close (Ref RCGL(UB)19)</p> <p>I would like to take this opportunity to add my name to the list of objectors to this proposal. Therefore I would like to state the following for the record; I am a householder and resident impacted by this proposed change. I wish to indicate that I object to this proposed change to the Urban Boundary and wish to see the Urban Boundary maintained in its current position.</p> <p>I will be making further comments in due course, either individually or collectively with other impacted householders.</p> | <p>Your comments are noted.</p> <p>Detailed comments have been received from Johnny Barn Residents Association and a meeting held to discuss the issues involved.</p> | <p>The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily 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 |
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I am the householder at 9 Johnny Barn Cottages.</p> <p>I am aware of your proposed change in the Urban Boundary Ref: RCGL(UB)19 Land at the end of Johnny Barn Close. I have tried to access the link to the response form but it says this form is unavailable so in lieu of being unable to do this, I wish to register my grave concern at this proposed change and will require to make comments at all subsequent stages of your process.</p> | <p>Comments noted. Your contact details have been placed on the Consultation database and you will be kept informed of any future consultations.</p> | <p>The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved.</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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| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: I am a householder and resident of 2 Johnny Barn Close and am impacted by this proposed change. I wish to indicate that I object to this proposed change to the Urban Boundary and wish to see the Urban Boundary maintained in its current position. I will be making further detailed comments in due course, either individually or collectively with other impacted householders. As I do not have access to email, I have authorised my neighbour Mrs J K Williamson to send this on my behalf. I will be keeping a paper copy of this email for future reference, but would ask that you send an acknowledgement of receipt of this email to her email address. | Council's Response: Your objection has been noted and a receipt sent to Mrs Williamson. Detailed comments have been received from the Johnny Barn Residents Association and a meeting held to give the opportunity to discuss concerns. | Recommendations: The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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|-------------------|---|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: In response to the public consultation process on the boundary review I write to object to the proposal to extend the Urban Boundary on the land at the Johnny Barn Close/Edge Lane. I understand that there is widespread opposition to this boundary change and I will be grateful if our objection could be acknowledged by return of email. The detail of the objection will be provided as there are several significant areas to be highlighted. I write to object to the proposal to move the Urban Boundary in the area identified above. As a local householder and resident we are affected by this proposed change. I do not support the plan to change the Urban Boundary and wish to see the current plan maintained. I will be making detailed comments in due course on an individual basis and supported by other impacted householders. | Council's Response: Your comments are noted and have been acknowledged. Detailed comments have been received from Johnny Barn Residents Association and a meeting held to discuss the issues involved. | Recommendations: The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |
|---|---|---|--|--|--|

| 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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|------------|----------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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General Comments:

We are writing to voice our concern over the proposed Urban Boundary change, adjacent to Johnny Barn Cottages and Edge Lane, Higher Cloughfold.

Considering these proposed changes we can only presume this area would at sometime become a building development which would have an impact on the outlook from our property. Not only does it affect the outlook, such a development on this land would create greater problems than we already have with surface water draining down from the field, finding it's lowest point and flooding the area around our property. Not only does the water fill our garden but turns Edge Lane into a river bringing debris down the land blocking the drains and flooding the junction with Newchurch Road. Your Highways Department can confirm this.

As lovers of the great outdoors the loss of any 'Green areas' is a loss to the future generation, not everyone can access the hills to get a feel of the freedom and the beauty of our countryside. However, even now these areas are being infiltrated by developers especially locally with large wind farms and metal roads to service them. We would ask you to reconsider this proposed change to the urban boundary for application no. RCGL(UB)19

Council's Response:

Your comments and concerns are noted. The feedback from the consultation process has emphasised issues of flooding and landscape impact if the use of this land were to be changed. These will be subject to further consideration

Recommendations:

The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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|------------|----------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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General Comments:

I am a householder and resident impacted by this proposed change.

I wish to indicate that I strongly object to this proposed change to the Urban Boundary and wish to see the Urban Boundary maintained in its current position.

I will be making further detailed comments in due course, either individually or collectively with other impacted householders.

Council's Response:

Your comments are noted .

Detailed comments have been received from Johnny Barn Residents Association and a meeting held to discuss the issues involved.

Recommendations:

The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved.

| 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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|---|--|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I am a householder and resident impacted by this proposed change. I wish to indicate that I object to this proposed change to the Urban Boundary and wish to see the Urban Boundary maintained in its current position. | Your comments are noted . | The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |
| I will be making further detailed comments in due course, either individually or collectively with other impacted householders. | Detailed comments have been received from Johnny Barn Residents Association and a meeting held to discuss the issues involved. | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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|------------|----------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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|---|--|--|--|--|--|
| General Comments: | Council's Response: | Recommendations: | | | |
| I am a householder and resident impacted by this proposed change. | Your comments are noted . | The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |
| I wish to indicate that I object to this proposed change to the Urban Boundary and wish to see the Urban Boundary maintained in its current position. | Detailed comments have been received from Johnny Barn Residents Association and a meeting held to discuss the issues involved. | | | | |
| I will be making further detailed comments in due course, either individually or collectively with other impacted householders. | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I am a householder and resident impacted by this proposed change. | Your comments are noted . | The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |
| I wish to indicate that I object to this proposed change to the Urban Boundary and wish to see the Urban Boundary maintained in its current position. | Detailed comments have been received from Johnny Barn Residents Association and a meeting held to discuss the issues involved. | | | | |
| I will be making further detailed comments in due course, either individually or collectively with other impacted householders. | | | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at end of Johnny Barn Close | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Your objection is noted . | The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)19 | Land at Johnny Barn Close/Edge Lane | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| This Email is to object to the proposal to move the Urban Boundary in the area identified above. As a local householder and resident we are affected by this proposed change. I do not support the plan to change the Urban Boundary and wish to see the current plan maintained. I will be making detailed comments in due course on an individual basis and supported by other impacted householders. | Your comments are noted . | The Council will not proceed with the proposed Boundary Changes unless the developer can demonstrate that all issues relating to drainage and visual impact have been satisfactorily resolved. | | | |
| | Detailed comments have been received from Johnny Barn Residents Association and a meeting held to discuss the issues involved. | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)ADD01 | Land off Burnley Road Loveclough | RCGL5001 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>RE: Land off Burnley Road Loveclough between Swinshaw Hall and the Northerly end of Goodshaw Lane</p> <p>Further to our telephone conversation I am writing in the hope that the said land be included in the new structure plan for Rossendale which would complete the already developed land between Burnley Road and Goodshaw Lane which runs from Crawshawbooth to Loveclough. The area of land I mention has been earmarked for development for many years now.</p> <p>Land for development to the East side of Burnley Road rather than the West side is preferred by local residents.</p> <p>If the said land was to be included it is our intention to build retirement bungalows as there is shortage of that type of property in the Valley. It would be a small scale development, built to a high standard, in keeping with the local area.</p> <p>We would also provide a new access road to accommodate accordingly.</p> | <p>The Council recognises the need for retirement bungalows, but the site is located far from existing services though being close to bus services.</p> | <p>It is not intended to place this land within the urban boundary.</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 |
| RCGL(UB)ADD01 | Adj Swinshaw Hall Loveclough | 585 (CFS) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>This site was included in plans in 1960s/1970s as part of the general expansion of the settlement northward.</p> <p>The site was put forward in the prior local plan review and was allocated in the consultation version of the plan on the basis that this reflected those sites which were available for development.</p> <p>The site has direct access onto Burnley Road, and I note that you are proposing development nearby on land which is only accessible off the narrow Goodshaw Lane.</p> <p>I feel that this site would fulfil the needs for housing in the area instead of proposing various smaller sites.</p> <p>The land was used for turf growing at an earlier time and as a result of top soil removal is now very marginal land for use other than housing.</p> <p>The land is available for development at an early stage.</p> <p>For these reasons I feel it should be allocated in the current housing assessment.</p> | <p>Regarding CFS 585, the consultation does not propose a change in the Urban Boundary within this area.</p> <p>The land proposed for development is separated from the existing urban boundary and would represent increased urbanisation of a rural area. Goodshaw and Loveclough have to absorb a relatively small amount of development (Policy 3 of Core Strategy) and a substantial proportion of this could be accommodated in the existing urban area. With respect to Criteria 2c) of the Urban Boundary Change criteria it is considered that it would increase the amalgamation of settlements and adversely affect their character. There is also the potential to adversely impact local views.</p> <p>If the site is brought forward for development, issues surrounding highways, access, landscape etc. will need to be assessed.</p> | No change to current proposals | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|---|--------------------------|--------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)ADD02 | Loveclough Park | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I've been asked about the urban boundary review in the vicinity of Broad Ing near Loveclough Park where a minor change is proposed relating to Lane Side Farm.</p> <p>I've been asked to see if a further amendment might be possible along the lines shown on the attached plan. The further amendment would have the advantages of an easily defined boundary which is unlikely to change over the years (Main road, Broad Ing access and a public footpath). It would also allow possibly a better access to the land than otherwise might be available.</p> <p>I understand that there has been some thought that the field immediately to the North of Lane Side farm might be the site of a former Quaker burial ground but I can find no evidence on old maps (E.g. William Yate's map of Lancashire of 1786) that this is the case. It seems highly unlikely to me when there was/is a burial ground at Chapel Hill, Hurst Lane, Rawtenstall.</p> | <p>The proposed Boundary change will include land of recreational and community value (the playground, bowling green and tennis courts). This part of the site was deliberately left out of the proposed boundary change in accordance with Criteria 3.</p> <p>A large part of the remaining area is located off Goodshaw Lane. While it is accepted there is no definite proof of a Quaker Burial ground on the site a precautionary approach should be taken towards heritage assets (criteria 2 d). It is also unclear at present if the site can be developed sustainably 2a) and that visual impacts can be suitably managed (2e)</p> | <p>Retain proposed boundary change with no additional amendments unless the applicant can demonstrate to the Council's satisfaction that all relevant aspects of the criteria can be met.</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 |
| RCGL(UB)ADD03 | Land at Pike Law | RCGL5013 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Land at Pike Law (to rear of hospital site)</p> <p>I write on behalf of the Hurstwood Group with regard to land at the above site</p> <p>We have noted that the Council's Development Control Committee at its meeting of the 20 November, 2012 resolved to grant planning permission for 139 dwellings on the hospital site (No 2012/0162)</p> <p>While we have no objections to this whatsoever we do feel that other land, as shown on the attached plan, should also be included within the Urban boundary.</p> <p>The additional site borders the existing planning approval.</p> <p>The inclusion of this extra land will provide an opportunity for a more comprehensive development of the available land and with its potential access from/to Haslingden Old Road it offers the chance to relieve any pressure on Haslingden road which the development of the hospital site might produce.</p> <p>The site has no legal or other constraints to its development.</p> | <p>The Former Rossendale Hospital site was identified as a Major Developed Site in the Green Belt and hence the re-development of that site is not contrary to Green Belt policy and is reflected in Policy 1 of the Core Strategy.</p> <p>The suggested change to the boundary does relate to the former Hospital site but was never developed for Health purposes and was sold off nearly two decades ago as surplus to requirements. It is located at a higher level than the developed site and it's release would therefore affect openness.</p> <p>Inclusion of the land within the urban boundary could only be achieved by creating a long "finger" of urban land in this area. If the developed part of the Hospital site were to be included in the urban area this would effectively sever the Green Belt in this location and significantly reduce the distance between the settlements of Haslingden and Rawtenstall contrary to Criteria 2a). It is also of concern that both long and short distance views into the site would be adversely affected contrary to Criteria 2d).</p> | <p>It is not intended to proceed with the current boundary change.</p> | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)ADD03 | Waingate Road/Caravan Site Application | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Waingate Road/caravan site application</p> <p>This was submitted on the 23 November 2012 on response form number 2. As discussed at our meeting we proposed the revised position of the urban boundary line to follow the existing Waingate private road as this gives a defined and clear boundary for the urban boundary to follow. We understand that you do not require any further information for this submission.</p> | <p>Comments noted</p> | <p>The Council consider the proposed boundary change to be acceptable.</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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RCGL(UB)ADD04

St Peters Road, Newchurch

General Comments:

Further to our telephone conversation last week, I am pleased to enclose a 1:2500 plan indicating two parcels of land we consider suitable for development.

The land is owned by Mr J Schofield, a farmer residing at Home Farm off Newchurch Road. The land is located at the top of St Peters Road behind St Peters School.

The area marked 'A' on the plan is currently used as a lock-up yard with gravelled hardstanding and a storage building. The owner (Mr Schofield) informs me that this piece of land has been used for this or a similar purpose for at least the last 30 years and probably longer, as he has never farmed this piece of land. Area 'B' is currently rough pasture and poor quality agricultural land.

These two plots of land are already accessed by St Peters Road and, if considered suitable for development, a substantial portion of Area B could be converted into an amenity area for the adjacent residents or the school.

I hope you will consider this proposal and if you require any further information please do not hesitate to contact me.

Council's Response:

Both the sites have clear stone wall boundaries around the plots.

Large portions of Plot A have already been used for storage of containers, sheds and various materials. These are contained on the flatter, eastern portion of the site behind St Peters School with the western part of Plot A undeveloped and sloping more steeply with a playing field in front of it. The existing urban boundary and proposed urban boundary are both post and rail fences.

Plot B is a steeply sloping field with housing to the south and a popular footpath on the north with views across the Rossendale Valley. It has a strong traditional stone slab boundary.

Plot A may be suitable to be brought within the urban boundary. Any development would however need to be contained within the eastern end of the site so that it would read against St Peters School. This would need to be on a similar but potentially slightly larger footprint to the existing developed area. The western part of the site should be kept open.

Plot B is not suitable for development and should be kept open. The current urban edge forms a clear boundary. Any amenity use would therefore need to reflect this.

Further evidence will be required on landscape impact; access and surface water drainage before an Urban Boundary change can be considered.

Recommendations:

A boundary change will not be pursued in this location unless the respondent can demonstrate that landscape, access and surface water issues can be fully addressed and that Plot B will be retained without built development.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|---|--------------------------|--------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| RCGL(UB)ADD05 | Former Smallpox Hospital BB4 7JS | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| On behalf of a client. Submit representation in the SHLAA 2013 and Site Allocations. The site comprises approx. 0.94ha of brownfield land in the open countryside. The site was formally unused as a Smallpox Hospital known as The Ridge. The remains of the hospital were demolished in the mid 1980s, its concrete footprint and the building's foundations remain. | The land in question was formerly occupied by a Smallpox Hospital of which the built coverage within the submitted area was relatively small. The Smallpox Hospital was demolished in the 1980's and the site is largely regenerated. It is therefore at least questionable as to whether the site should be considered as brownfield under the Annex 2 definition in NPPF. While the location is close to the urban area it is in an elevated position on a hillside. There would be an impact with respect to criteria 2e) while with respect to criteria 2c) there is a clear definition between the urban area in the valley bottom and the primarily agricultural nature of the hillsides. The former railway/current cycleway forms a clear boundary between the urban area and the countryside and should therefore be retained. | No change to urban boundary proposed 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 |
| RCGL(UB)ADD06 | Land off Goodshaw Lane | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Change of Urban Boundary Request</p> <p>Further to recent telephone conversation with Gwen Marlow and Adrian Smith, I'm forwarding details of the land that I'm looking to purchase and an example of what I would like to build on it.</p> <p>The plot of land lies just off Goodshaw Lane in Crawshawbooth and is brownbelt land so I'm lead to believe. As you can see it is very run down.</p> <p>I've uploaded the files to Dropbox, here is the link</p> <p>https://www.dropbox.com/sh/andayyafx3to1mk/BCBd5cbaUP</p> <p>The following link is what I'm hoping to build. It will be a single dwelling with landscaped gardens and a vegetable plot, with a garage and shed. I feel this will enhance the area and remove a blot on the landscape in such a lovely area</p> <p>http://tinyhousetalk.com/480-sq-ft-kanga-cottage-cabin-with-screened-porch/</p> <p>Thanks in advance for you help</p> <p>Regards Tony Keeble</p> | <p>The land is adjacent to proposed Boundary change RCGL (UB) 11. The land is currently partially covered with former garages and can be classified as previously developed.</p> <p>With respect to Urban Boundary change criteria the site is less than 400m from the nearest bus stop and approximately 1km from Crawshawbooth Village centre. There are no known flooding or similar constraints. Subject to good quality design the redevelopment of this site has the potential to enhance this site and the entrance into Goodshaw itself.</p> | <p>That the suggested boundary change be progressed</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 |
| RCGL(UB)ADD07 | Land East of Burnley Rd Loveclough | RCGL5051/5052/5073 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>The site although currently outside of the urban boundary, is readily capable of accommodating residential development without impinging on the environment or the local appearance of the settlement and does in this instance represent an opportunity to develop a high quality residential scheme with open space and landscaping features that will improve the local environment, through the development of a high quality scheme and in keeping with Policy G1 of the Local Plan and the design principles in the emerging Core Strategy.</p> <p>The site lies behind a number of terraced properties on Burnley Rd and a cluster of several residential properties to the west of Swinshaw Hall. The development will therefore be seen in the context of completing the corridor between these existing properties and Goodshaw Lane, and would be designed to reflect this nature, being sympathetic to its surroundings and seeking to limit any impact on the neighbouring uses.</p> <p>The development proposed would help contribute towards meeting an identified need in addressing current shortfalls of new homes in the Borough and help to meet the needs identified in the Rossendale policy evidence base.</p> | <p>The proposed change is not considered to comply with the published urban boundary criteria on the basis that it would adversely affect the character of Loveclough by significantly extending the urban are of Loveclough (criteria 2c). While it has good road and public transport access and is close to a park availability of shops is limited. (criteria 2a) The site is also relatively elevated and it is not clear whether development could be achieved that would meet the requirements of criteria 2e).</p> <p>It is recognised that there is a need for affordable and specialist housing in the Borough but the importance of this is not considered to outweigh the conflict with the Boundary change criteria.</p> | No boundary change is proposed at this location. | | | |

Report Produced by:

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