

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 7: **Waterfoot** (including Cowpe, Lumb & Water)



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 WATERFOOT

GREEN BELT

WCW(GB)1	Land at end of Hardman Close, Cowpe
WCW(GB)2	Land off Carr Road
WCW(GB)3	Land by Glen Road / Ivy Close
WCW(GB)4	Land by Waterfoot Primary School and properties to rear of Booth Road

URBAN BOUNDARY

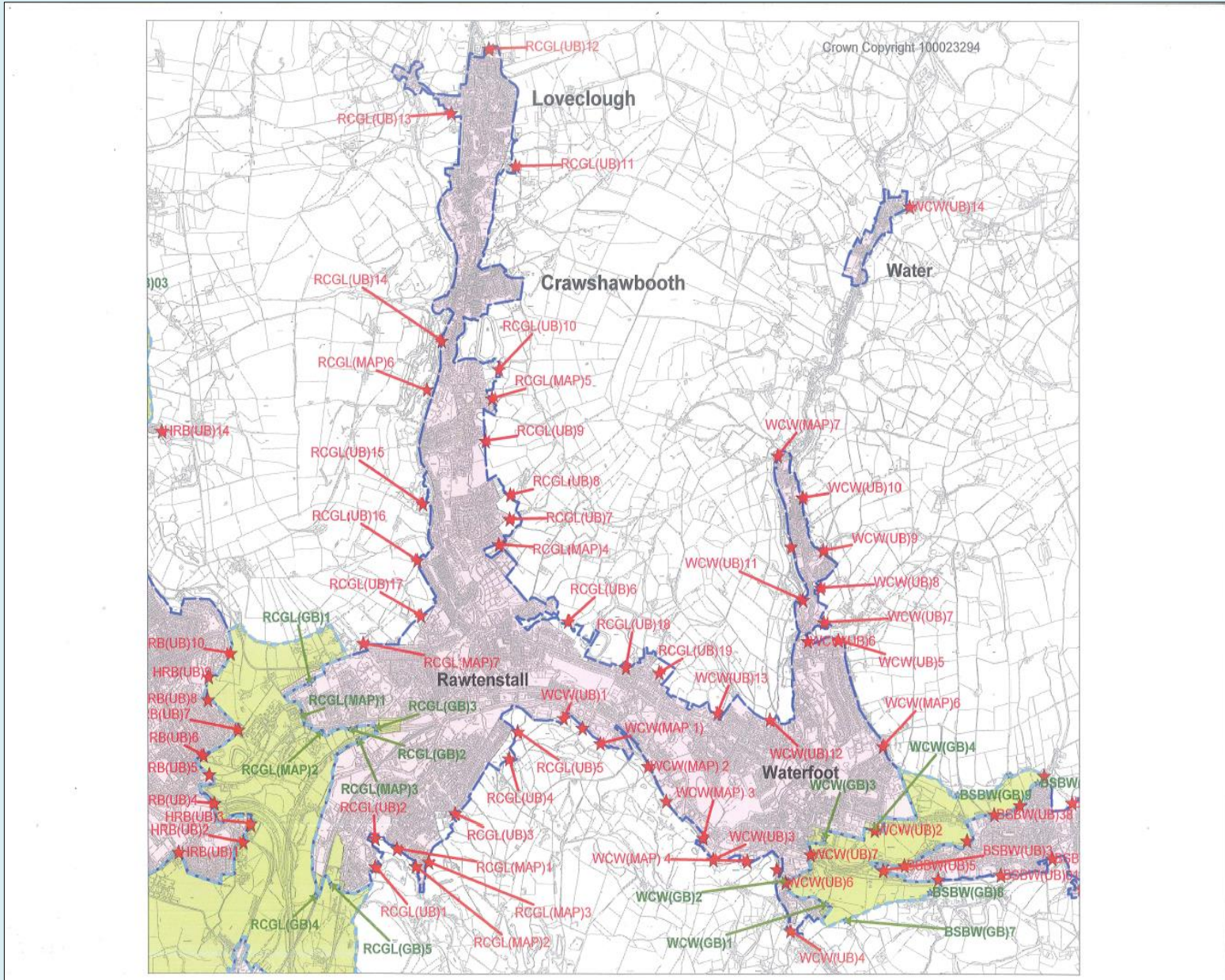
WCW(UB)1	Land to rear of Laneside Court off Fallbarn Road
WCW(UB)2	Land to rear of 19 Union Terrace, Fallbarn Road
WCW(UB)3	Land to rear of Buckhurst Plant
WCW(UB)4	Land on Cowpe Road near Buck Inn
WCW(UB)5	Land to rear of Nuttall's Farm
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WCW(UB)11	Land to rear of Wood Mill
WCW(UB)12	Land above Greendale Ave
WCW(UB)13	Land adjacent to Heightside
WCW(UB)14	Land on Dean Lane, Water

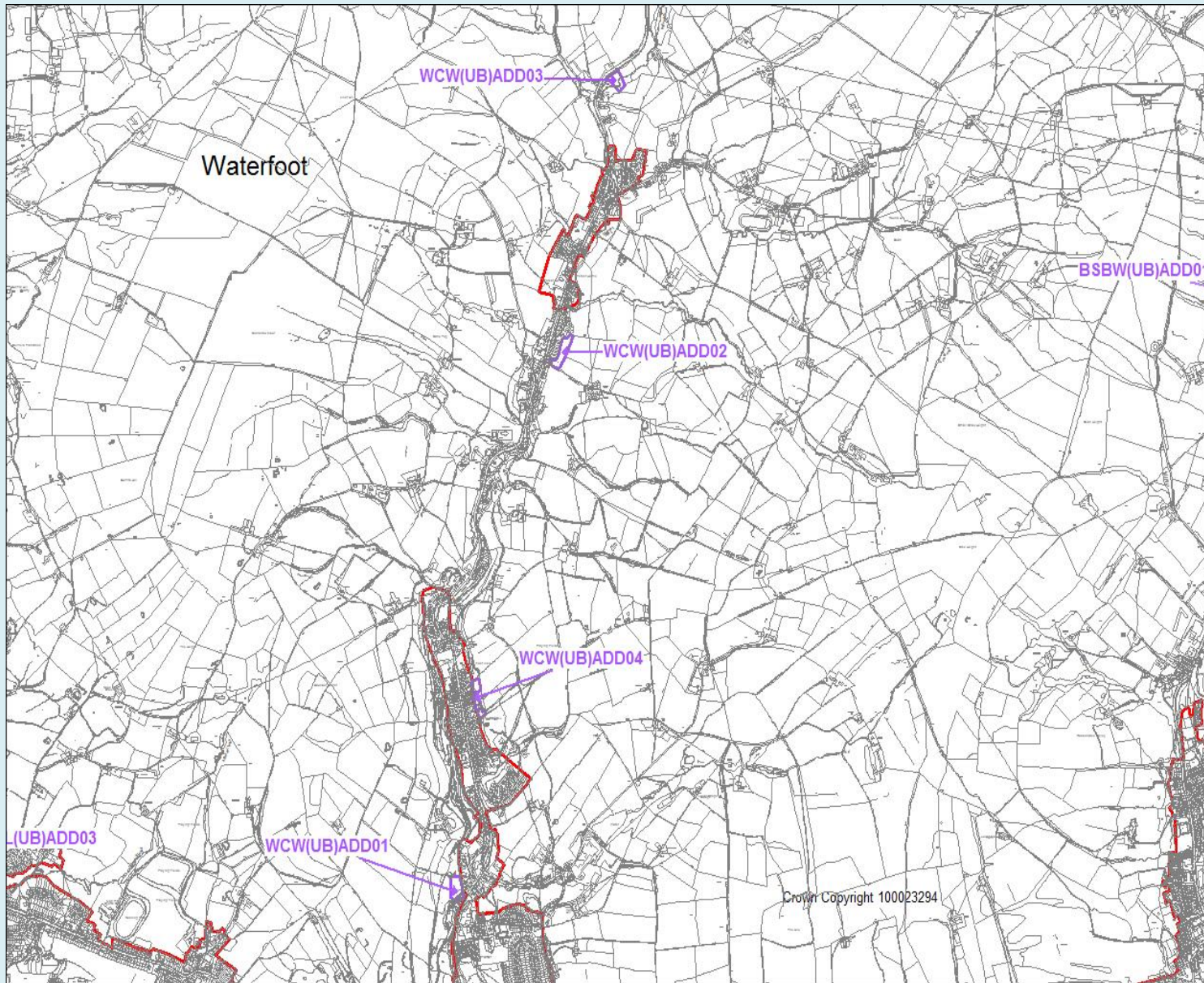
ADDITIONAL PROPOSALS

WCW(UB)ADD01	Land at Delph House, off Scout Road, Piercy
WCW(UB)ADD02	Land east of 6 Hargreaves Fold Lane, Lumb
WCW(UB)ADD03	Land adjacent 16 Grover Weir Terrace, Water
WCW(UB)ADD04	Land to the south of Westview Road, Whitewell Bottom

Map showing Proposed Green Belt and Urban Boundary Changes for Waterfoot



Map showing Additional Proposals for Waterfoot



Council's Responses Report

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(COM)01			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments: Mill End Mill - develop as housing	Council's Response: We note your comments on Mill End, which is within the Urban Boundary and is identified for housing within the 5 Year Housing Land Supply. However, the current consultation does not apply in designating specific sites. The forthcoming Site Allocations DPD will designate land and building for future uses such as housing.	Recommendations: No action required.			
WCW(GB)01	Land at end of Hardman Close, Cowpe		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments: Green Belt here should separate settlements - designation has not been successfully maintained. Council should consider extension of Green Belt to include open countryside to mitigate the net loss of Green Belt.	Council's Response: The proposed change is to correct a cartographic error. The houses on this land were developed many years ago as part of the overall estate development so the boundary change regularises what is the situation on the ground and does not physically impact on openness. It is not considered that additional Green Belt should be designated as this is an administrative change.	Recommendations: No change proposed			
WCW(GB)02	Land off Carr Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments: Green Belt here should separate settlements - designation has not been successfully maintained. Council should consider extension of Green Belt to include open countryside to mitigate the net loss of Green Belt.	Council's Response: The proposed boundary change was intended to create a robust boundary line. However upon re-examination it is difficult to create a more robust boundary at this location than the current boundary so the existing Local Plan Proposals Map boundary will be retained.	Recommendations: It is intended to return the boundary to that of the original Local Plan Proposals map designation			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(GB)03	Land by Glen Road/Ivy Close		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Green Belt here should separate settlements - designation has not been successfully maintained. Council should consider extension of Green Belt to include open countryside to mitigate the net loss of Green Belt.	The proposed boundary change reflects the facts on the ground, particularly the construction of the Bacup and Rawtenstall Grammar School Sixth Form Block on the site and the presence of adjacent new housing. Given the very limited expansion space for the School it is considered that releasing the land from Green Belt would facilitate some expansion, subject to appropriate landscaping.	No change proposed			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(GB)04	Land by Waterfoot Primary School		<input type="checkbox"/>	<input checked="" 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 Core Strategy to safeguard against such a practice?	The Council does not have a specific policy in the Core Strategy on constructing new dwellings within back gardens. Consideration will given to developing such a policy as part of the preparation of the "Lives and Landscapes" document. Gardens are classified as greenfield land within national guidance. The change to the Green Belt boundary reflects the fact that it is impossible to determine where the current boundary is on the ground.	The proposed Boundary change will be retained. Consideration will be given to whether to include a policy on building of housing in gardens as part of future development of the Plan.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(GB)04	Land by Waterfoot Primary School		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Land by Waterfoot Primary School and properties to rear of Booth Road. It is proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground. The proposal is intended to regularise boundaries which already exist on the ground. RCT Question: These rear gardens that have extended into the Green Belt are much longer than those to East of this land, are they on Registered Land?	The Council holds very limited information on whether this land is registered as it is in private ownership but it appears that at least one extension was properly registered in 1986. Comparison with 1960's aerial photos indicates that only two of the gardens were extended at that time to the full length so it appears there has been progressive expansion of the gardens to the current situation over the last twenty years. This information would be held by the Land Registry. The 1995 Proposals Map appears to have taken a conservative position regarding positioning of the boundary at the time but given the current situation it is appropriate to change the boundary to reflect the position on the ground in line with Criteria 1b)	The proposed Boundary change 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
WCW(GB)3	Land near Glen Road /Ivy Close		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Happy with taking land out of GB near Glen / Ivy (BRGS Site) WCW (GB) 3.	Support for proposed change is welcomed	No change 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
WCW(UB)07	Land off Shawclough Road	WCW5046/5055/5063	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
	<p>The existing urban area boundary on the consultation document was incorrect on the consultation document and didn't accurately reflect the adopted Proposals Map. The Council sincerely regrets this error and will make necessary amendments for the next stage of Plan preparation.</p> <p>The area of land erroneously included within the urban boundary is located on a broad ridge. Built development in this location would be prominent from Burnley Road East and from the hillside opposite. It is therefore considered that the proposed development would adversely affect the character of the settlement (Criteria 2c) and would have an adverse impact on Local views and viewpoints (Criteria 2e)</p>	<p>It is intended to bring the existing employment premises on Shawclough Road into the urban boundary as proposed within the Urban boundary consultation. The error on the consultation map with respect to land to the north of Bowness Bungalow will be amended at the next stage of Plan preparation. It is not however intended to bring this land within the urban boundary.</p>			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(UB)12	Land above Greendale Ave		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>It is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future. Would be on a ridge so would need careful attention to landscaping. Only large enough to accommodate one dwelling so would have little impact. Nearby garages mean that the level of urbanisation would not notably be increased.</p> <p>RCT Question: Has the spring in middle of this land prevented it from being developed?</p>	<p>Following further discussion it has become apparent that the original development of this area did not proceed because of extremely boggy ground conditions making it extremely important to construct proper foundations. This part of the proposed boundary change will therefore not be pursued.</p> <p>The northern element of the proposed Boundary change will be retained.</p>	<p>An amendment will be made to the proposed Boundary Change to remove the southern element of the boundary change around the spring.</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
WCW(UB)13	Land adjacent to Heightside		<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. The proposal would be a small scale change to the urban boundary within the curtilage of an existing property RCT Question: Why would such a minor triangle of land enable a development, or was it intended to include whole area to Newchurch Road?	There is a discrepancy between the electronic mapping and the Paper version of the Proposals Map at this point which accounts for the error. The boundary currently runs close to the drive of 640 Newchurch Road splitting the garden. The boundary has been changed to include the whole garden and make it consistent with neighbouring properties.	Proposed boundary change to be retained-error in electronic mapping to be addressed.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(UB)13	Land adjacent to Heightside		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
	Support for Boundary Change proposals is noted	No change required.			
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(UB)13	Land adjacent to Heightside		<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
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(UB)14	Land on Dean Lane, Water		<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. Open land on edge of settlement, a long time ago was a former Mill site, has in past been a play area but grassed over a number of years ago so no formal recreational value. Existing trees at the eastern end of the site could be retained.	It is accepted that there would be some constraints to development of this site. It is however considered to form one of the few potentially sustainable development opportunities in Water and is considered to meet all the relevant assessment criteria.	No change will be made to the proposed Boundary change			
RCT Questions: Photos show a parking area as well as existing trees, these as well as privacy distance to adjacent houses, would not leave much to develop? Is this site important to Water?					
Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(UB)ADD01	Land at Delph House		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Objecting because land should be included in Urban Boundary	This is a hillside site accessed up a steep road. A small part of the site includes trees. Surface water runoff from the hillsides in this area contribute to flooding along the Whitewell Brook -built development could exacerbate this contrary to Urban Boundary criteria 2iv). Landscape issues also require consideration. Policy 3 of the adopted Core Strategy includes Waterfoot as one of nine Tier 3 settlements accommodating 20% of the housing requirement between them (i.e., less than 100 houses over a 15 year period) with a number of brownfield sites available in the area.	No change to current designation			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(UB)ADD02	Land East 6 Hargreaves Fold Lane	WCW5006	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
Case for extension of the Urban Boundary - Land adjacent to 6 Hargreaves Fold Lane to be included within the urban area .	<p>Lumb Village is focussed around the Green/Shop but there is a long stretch of ribbon development all along this stretch of Burnley Road East. The site is not immediately adjacent to the existing urban boundary. If the boundary were to be moved from that which currently applies it would be advisable to change the boundary on both sides of the road. There is however a clear gap on the other side of the road and a more open area that would make this less appropriate.</p> <p>It is considered that a more appropriate approach would be to bring forward proposals within the existing policy framework. Policy 4 allows "rural exceptions" for 100% affordable housing and Policy 21 allows sustainable tourism facilities and other appropriate business development.</p>	It is not intended to change the urban boundary at this location			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(UB)ADD03	Land around Fountain Mill/West Rake Foot		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Comments:	Council's Response:	Recommendations:			
<p>As per conversation on Monday 21st January 2013 at the One Stop Shop, I enclose details of my request to have land that I own which is attached to 16 Graver Terrace, Water to be included in the decision to have my plot of land put into the urban boundary. As I explained on 21st of January 2013, I had no idea that you were considering changing the urban boundaries in Rossendale until I read an article on the subject in the Rossendale Free Press on the 19th January 2013.</p> <p>As you explained the circumstances of the changes that are now being looked at in Water, you did show me the map and the plot of land which is approximately two fields behind my land. The land in question is on Dean Lane, Water, which you have agreed to include into the urban boundary.</p> <p>You did explain that the closing date for a request for my area was 28th November 2012, however as I have not received any notification of the land behind my land being considered and that I was not aware of the proceeding at all, you agreed that I can put my request in this week.</p> <p>The land that I own has already been granted planning permission for a 20ft log cabin and large wildlife pond, which was erected on 2009.</p> <p>The land that I own is a small plot that is attached to my house and is used for leisure purposes and as an exercise area for my five dogs.</p> <p>I have planted new hedges and had the old 20ft hedge folded over by a hedge expert and maintain the land as a tidy, pretty plot of land that embraces the environment.</p> <p>The land is directly on Burnley Road East and has access via a gate and footpath at my kitchen door and a gate and footpath on Burnley Road East.</p> <p>The reason that I request my land be put into the urban boundary is that in the future (ten years or more) when I retire I do not wish to live in a four storey property as I do at the moment. I would like to remain where I have my land for my dogs as I have lived in Water all of my life. I would not have planning permission in the future to sell the land or to place multiple properties there.</p> <p>I would like a small log cabin type building to live in for myself only on the land so that I can live an independent life in the place that I love in my retirement.</p>	<p>Your desire to remain living in Water and the long term connection with the village is appreciated.</p> <p>However the proposed boundary change is a significant distance from the existing urban boundary of Water. Including this land would require a significant extension to the urban boundary as this piece of land cannot be considered in isolation from the rest of the urban area.</p> <p>It is considered that the issue of building a bungalow in this location would need to be dealt with on an individual basis if a development is proposed. Policy issues relating to "Housing in the Countryside" will be dealt with at a later stage in the preparation of the Plan.</p>	No change to the urban boundary is proposed.			

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
<p>I understand that I am not requesting planning permission at this time, but would appreciate you considering putting my land into the urban boundary with a condition that only one single level log cabin type of building could eventually be built for me to live in, and the building could be a small single storey log cabin type of building that blends in with the existing log cabin and the environment.</p> <p>I hope this is all the information you need, I have enclosed three maps which show my house and land owned, I have coloured them in pink so they are easier to understand.</p> <p>If you require additional information or wish to speak to me, please do not hesitate to contact me.</p> <p>Thank you so much for your help.</p>					

Boundary Ref	Site Address	SHLAA/Call for Sites	Support	Oppose	General Comments
WCW(UB)ADD04	West View Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

General Comments:

The review proposes a minor change to the urban boundary immediately to the North of a site which has an extant approval for a replacement workshop. As the workshop has been there for many years and is likely to continue as such now that a new workshop has been approved would it not make sense to include it all within the urban boundary? On its Eastern side is a rock face which provides an easily identifiable boundary to the urban area.

Council's Response:

The site has been assessed and considered both by a site visit and in context to Appeal decision APP/B2355/A11/2147518 of 7th June 2011. While it is true that the rock face does form a defensible and robust boundary there are issues with levels at this point with the land gently rising. While it recognised that the garage is a relatively inconspicuous building any further intensification of use could affect the character of this part of Whitewell Bottom contrary to criteria 2c).

An amendment to the proposed Boundary change in this location will be not taken forward unless it can be demonstrated that the proposed boundary would be more robust and unlikely to detract from living conditions for neighbouring residents.

Recommendations:

No change proposed subject to submission of further detailed information on possible impacts

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