

Rossendale Civic Trust further comment 12/08/2019 in response to MIQ Strategic Policy SS.

While supporting most, we noted exclusion of Newchurch, Cloughfold, and Balladen.

Balladen's, half in and half out, Urban Boundary was questioned, see letter and plans, in some detail in 2014. Note Lives and Landscapes - Green Belt and Urban Boundary Reviews were carried out in 2012, Rossendale Civic Trust commented January 2013, to then see no progress.

Matter 2 – Vision and spatial strategy

- a) Are the settlement groupings in the Development Hierarchy soundly based and supported by robust evidence? In particular:
- i. Should Rawtenstall be identified in a different category to the other Key Service Centres?
 - ii. What category does Edenfield fall under?
 - iii. **Does the hierarchy capture all other relevant settlements in Rossendale?**
 - iv. How do the settlement groupings fit with the Retail Hierarchy in Policy R1?
- k) Are the Urban Boundaries clearly defined and robustly based? Are the proposed boundary changes to reflect existing development on the ground, **provide defensible edges and correct errors**, as set out in document EL1.002d, justified?

Strategic Policy SS: Spatial Strategy

The Council will focus growth and investment in Key Service Centres, on major sites and on well located brownfield sites whilst protecting the landscape and current built character and rural areas.

Greenfield development will be required within and on the fringes of the urban boundary to meet housing and employment needs. The Council will require that the design of such development relates well in design and layout to existing buildings, green infrastructure and services

To promote vibrant local communities and support services, an appropriate scale of growth and investment will be encouraged in identified Local Service Centres, providing it is in keeping with their local character and setting.

The Council will work with partners and developers to protect and enhance the Ecological Corridor Network and the Borough's built heritage.

Growth and investment will be concentrated in:

a) The Key Service Centres of:

- i. Rawtenstall**
- ii. Bacup**
- iii. Haslingden**
- iv. Whitworth**

b) Major Sites allocated at:

- i. Edenfield**
- ii. Futures Park**
- iii. New Hall Hey**
- iv. Carrs Industrial Estate**

c) A level of growth and investment appropriate to the settlement size will be encouraged at the following Urban Local Service Centres to help meet housing, employment and service needs:

- i. Waterfoot**
- ii. Broadley/Tonacliffe**
- iii. Stacksteads**

iv. Crawshawbooth

v. Helmshore

vi. Facit

vii. Stubbins

viii. Britannia

d) Limited growth and investment will be encouraged at the following Rural Local Service Centres to help meet local housing and employment needs and to support the provision of services to the wider area:

i. Loveclough/Goodshaw

ii. Water

iii. Weir

iv. Whitewell Bottom

e) In other places – such as smaller villages and substantially built up frontages development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.

i. Acre

ii. Chatterton

iii. Cowpe

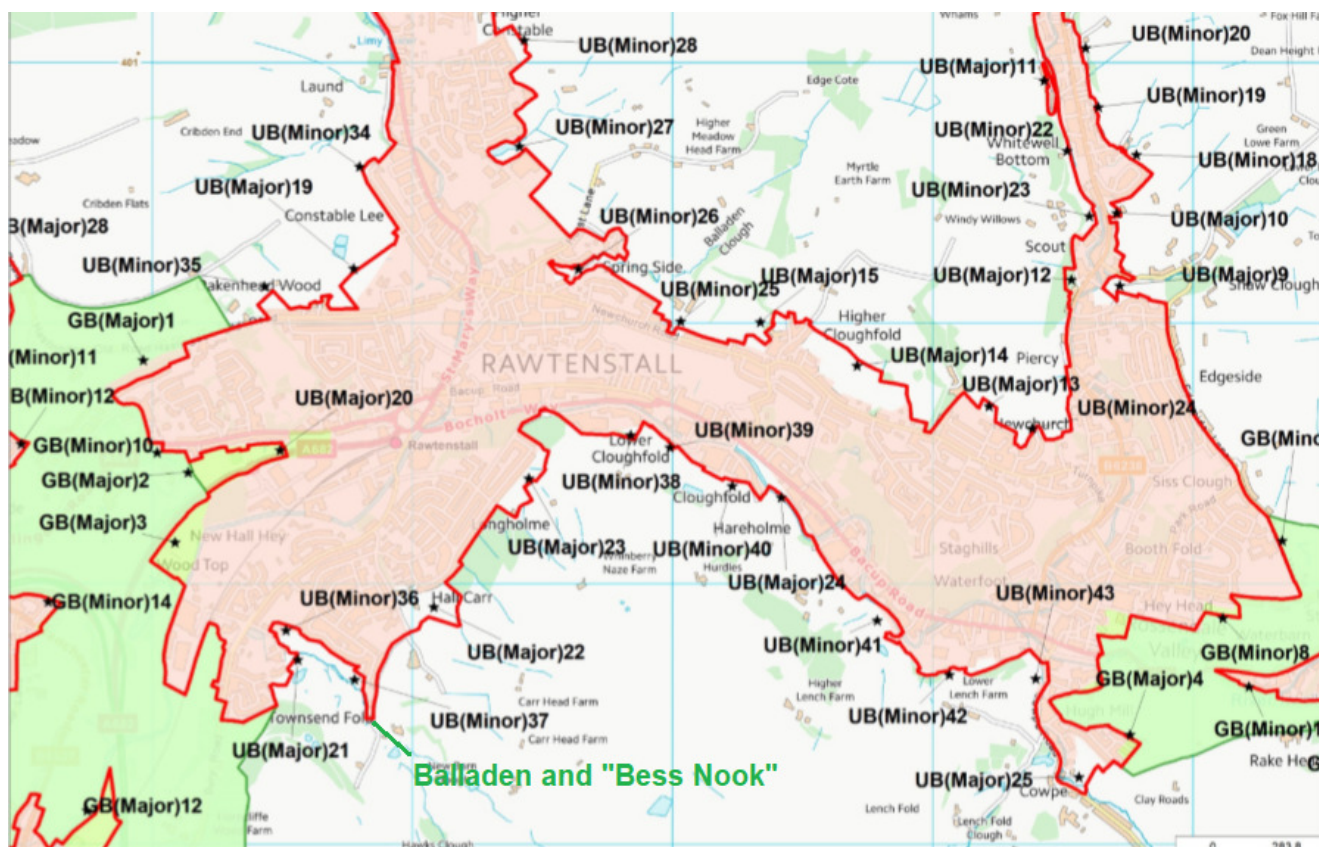
iv. Ewood Bridge

v. Irwell Vale

vi. Turn

vii. Sharneyford

Rossendale Civic Trust support this Strategic Strategy, but notes exclusion of Newchurch, Cloughfold and Balladen, are they to have no change in the Local Plan?



6 February 2014

Rossendale Borough Council. Forward Planning
Room 12, The Business Centre, Futures Park
Bacup, OL13 0BB

Fao: Adrian Smith, Principal Planner

Adrian:

Urban Boundary Review, Rossendale Central, Rawtenstall, Balladen, “Bess Nook”

When Rossendale Civic Trust commented, early 2013, on the Urban and Green Belt Boundary Review, we focused on the proposed changes, and so did not look at where the Urban Boundary cuts through Balladen, to include within it the stone terrace “Bess Nook”, Nos. 2,3,4,5 Lomas Lane, which, as I explained in my brief call to you earlier this week, looks on the ground to be clearly part of Balladen.

Here is Balladen as shown for Site 1124 in SHLAA 2010, as Previously Developed Land??? “Bess Nook” is to the West of Lomas Lane and some distance from the new houses of Cherry Crescent. As promised I have enclosed copies of OS Maps for the area of Balladen:-



The Rossendale Plan: Draft dated April 1976, done when Ian Goldthorpe was Chief Planning Officer, shows the Urban Boundary to the north of “Bess Nook”. Ian refers to Balladen in his “Further Rossendale Rambles” as a Hamlet.

The Rossendale District Plan First Review, done when P.J. Cunliffe was Borough Engineer and Planning Officer, shows the new housing of Cherry Crescent, some of whose assorted back garden fences come close to Lomas Lane, and the Urban Boundary now includes “Bess Nook”.

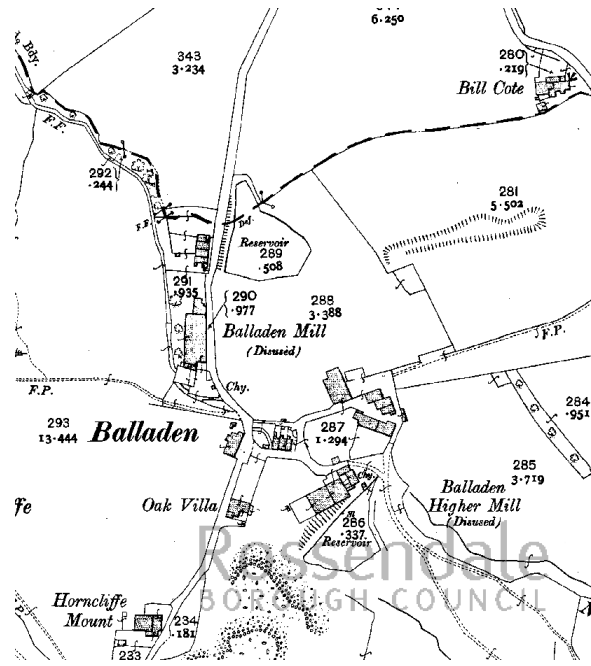
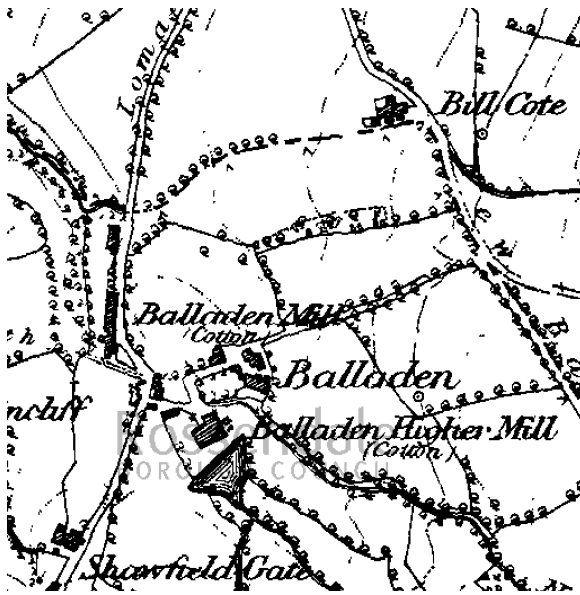
The 1906 OS Map copied from Marie Ives’ August 2002 book “Balladen and Townsendfold”, shows dotted, what is noted as a “Def. Ward Boundary” on the 1894 OS Plan to the north of “Bess Nook”. Your Conservation Officer Ruth Garratt has helpfully Emailed RBC’s copies of old OS Maps.

A later 1:2500 OS Map, shows “Bess Nook”, and to the north an “Issues” a stream from the “Water” to east of Lomas Lane, which looks to be used for the Ward Boundary.

In the terms of the Core Strategy, is Balladen an isolated small rural settlement, the whole of which should be outside the Urban Boundary?

Regards

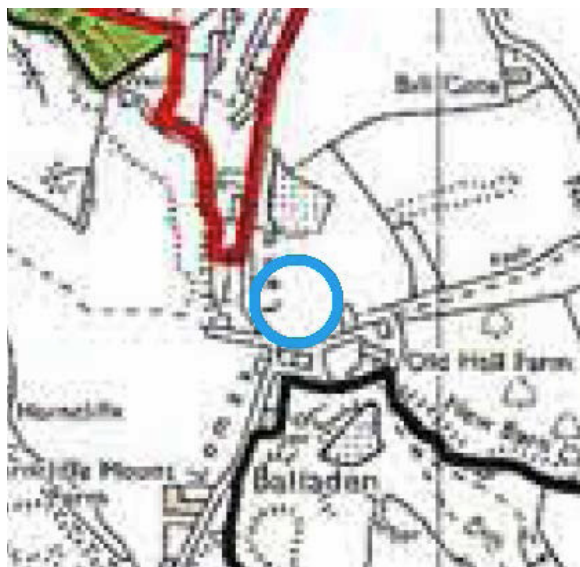
Brian Michael - Member Rossendale Civic Trust



Balladen above 1845 Map 2 Mills + Bess Nook to right 1906 Map no Mills + Bess Nook



Balladen above 2014 OS Map. Below left Urban Boundary in Red and proposed house site in Blue. Below Right SHLAA 2010 Site 1124 "Previously Developed" for 40 houses



Should Rossendale Civic Trust see a past intention to extend the Urban Boundary???