

Local Plan – Regulation 24

Consultation on Compensation Measures for Green Belt Release
Responses Received

Responses Regarding Allocation NE2 - Document 4



Rossendale
BOROUGH COUNCIL



27 July 2021

Dear Rossendale Borough Council and the Planning Inspectorate

RE: Your proposed compensation measures for the green belt release of your reference 15.7 NE2 – Land north of Hud Hey, Haslingden which is correctly addressed as land at Carterplace Stables, Carterplace, ACRE, Rossendale, Lancashire, BB4 5BF.

The village of Acre evolved as a completely separate entity to the nearby town of Haslingden and village of Rising Bridge. Recent years has seen recognition of the heritage significance of this Victorian village which includes earlier farm estates. Previous local plans created and adopted by Rossendale Borough Council have recognised our village, identified priorities for Acre village including the need for more trees and car parking, and referred to the 'A56 Acre'. Along with others such as the National Lottery Heritage Fund, Royal Mail, our Member of Parliament, and Lancashire County Council; Rossendale Borough Council have in recent years fully supported a number of projects that aimed to ensure that our heritage significant village's identity, history and heritage was shared, celebrated and protected from erosion. This included ensuring that knowledge of the village boundaries was widely shared, clearly mapped, and marked on the ground. As such Rossendale Borough Council must be more than aware that:

- A. The land that Rossendale Borough Council are misleadingly calling NE2 – Land north of Hud Hey, Haslingden is part of the historic Carterplace estate which is wholly situated in the village of Acre, Rossendale. This land is correctly addressed as land at Carterplace Stables, Carterplace, ACRE, Rossendale, Lancashire, BB4 5BF.
- B. This land is not currently, and never has been situated in the town of Haslingden.
- C. Green belt separation serves to preserve the setting and special character of historic settlements such as Acre village and prevent such settlements merging with nearby towns and villages. Your site NE2 forms Acre village's green belt separation from the town of Haslingden along the A680 Blackburn Road, the B6236 Hud Hey Road and Rising Bridge Road.
- D. This land is part of a route through our village that [at the appropriate times for deer sightings] villagers frequently see deer travelling along or grazing.
- E. This land has been in constant use for agricultural and horse breeding/livery purposes.

As a resident of Acre I am most concerned to discover that the council now appear to be refusing to respect local feeling and are acting in a manner that will serve to cause serious harm and erode the history, heritage and identity of our heritage significant village. I believe that Rossendale Borough Council are acting to damaging Acre village's character and setting in a way that will erode the village's identity and potentially cause Acre to cease to be there for future generations. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. Whilst it appears that time is not on our side when it comes to saving out important green belt from destruction, I would request that Rossendale Borough Council and the Planning Inspectorate please look closely at the harm that they are doing to our village and at the very least ensure that they suitable mitigate their actions. I would request that:

1. All of Acre's villagers are provided with clear documentation which sets out the exceptional circumstances that exist to justify changes to Acre village's Green Belt boundaries, including the removal and development of our village's green belt separation.

2. The strategic policy-making authority clearly demonstrate to Acre villagers that it has examined fully all other reasonable options for meeting its identified need for development in the village of Acre, Rossendale.
3. The strategic policy-making authority will clearly explain to Acre villagers why they are changing the names and locations of sites for development which are situated in Acre village including Acre's green belt [such as your site NE2] in a manner which serves to potentially mislead people.
4. The strategic policy-making authority will clearly set out and provide to Acre's villagers the ways in which the impact of removing land from Acre village's green belt separation can be offset through compensatory improvements to Acre's greenbelt separation to ensure that urban sprawl is prevented, and Acre village continues to read as a settlement in its own right.
5. The strategic policy-making authority will clearly set out and provide to Acre's villagers the ways in which the impact of removing land from Acre village's green belt will be offset through compensatory improvements to Acre's environmental quality, in a way that will positively contribute to conserving and enhancing the natural environment and protect the village's greenbelt.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the green belt. Very special circumstances will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. As such I would request that if the council were to persist in releasing land from Acre village's greenbelt and greenbelt separation, you provide mitigation to the village of Acre such as:

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Any further comments:

Yours sincerely

Name: Daniel Lord

Signature:

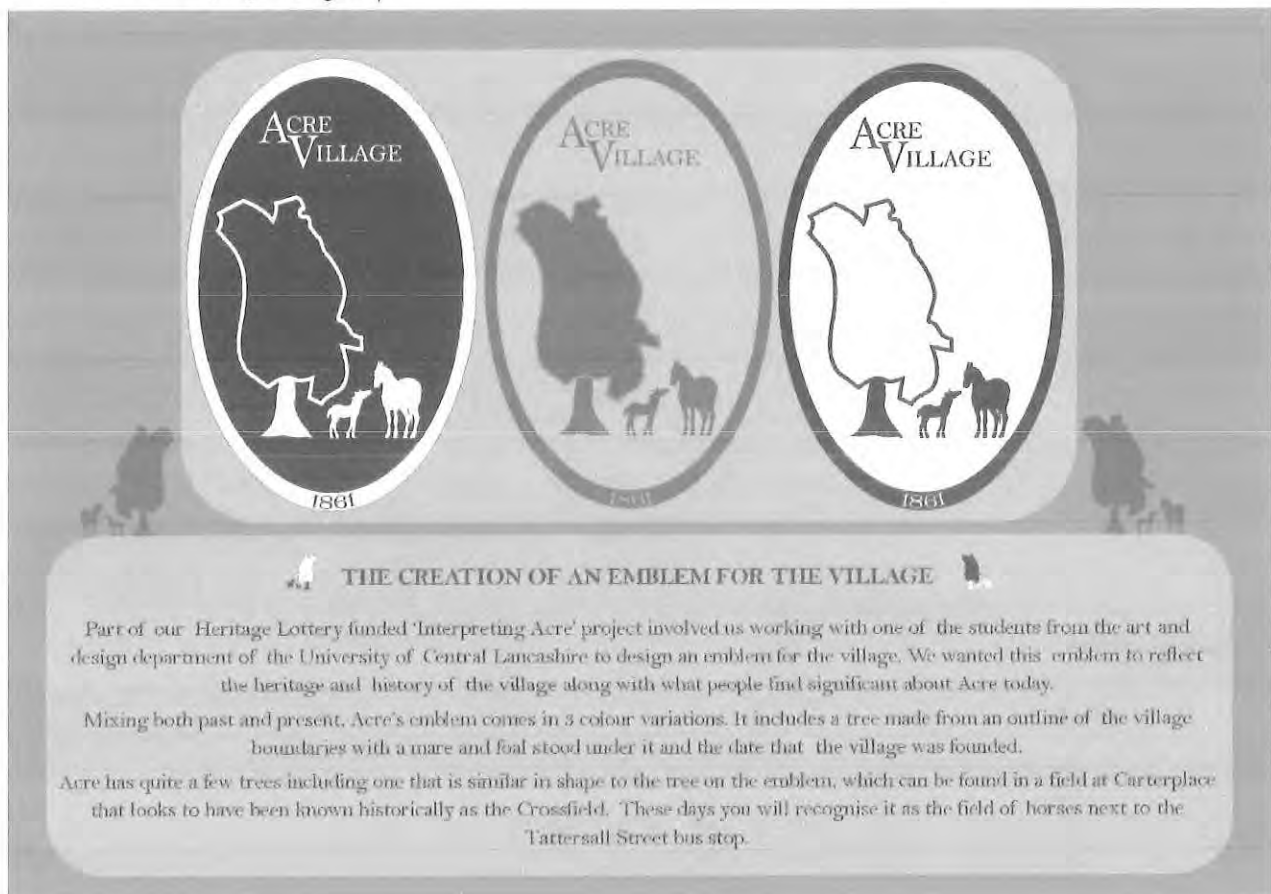


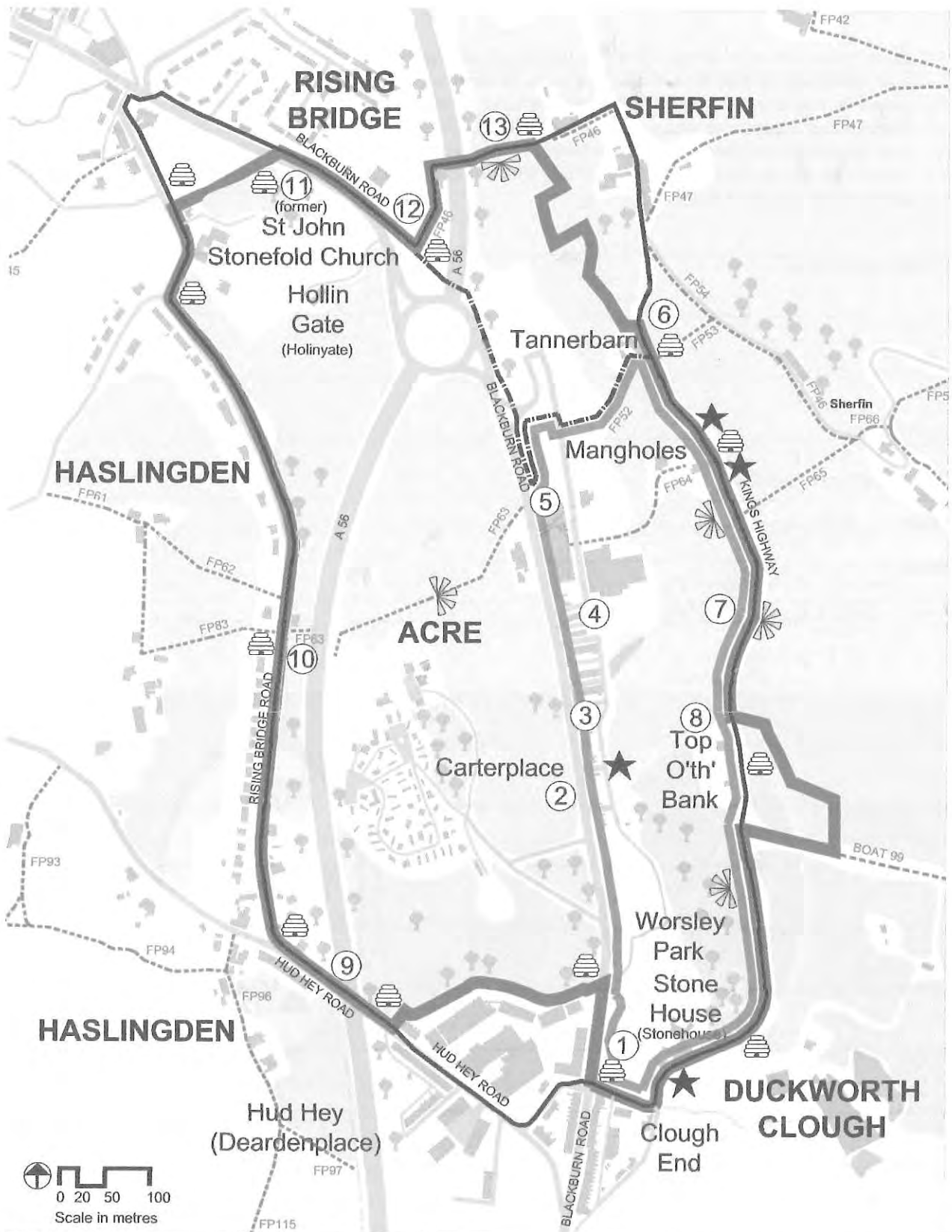
Address:



Date:

27/7/2021





KEY

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| Roads and lanes | Rights of Way | Rivers / waterbodies | Wooded areas | Viewpoints | Acre Boundary Trail |
| Points of Interest | Well or trough | Acre Boundary Marker | Acre Village Boundary | Alternative Boundary Trail via pelican crossing | Acre Heritage Trail |



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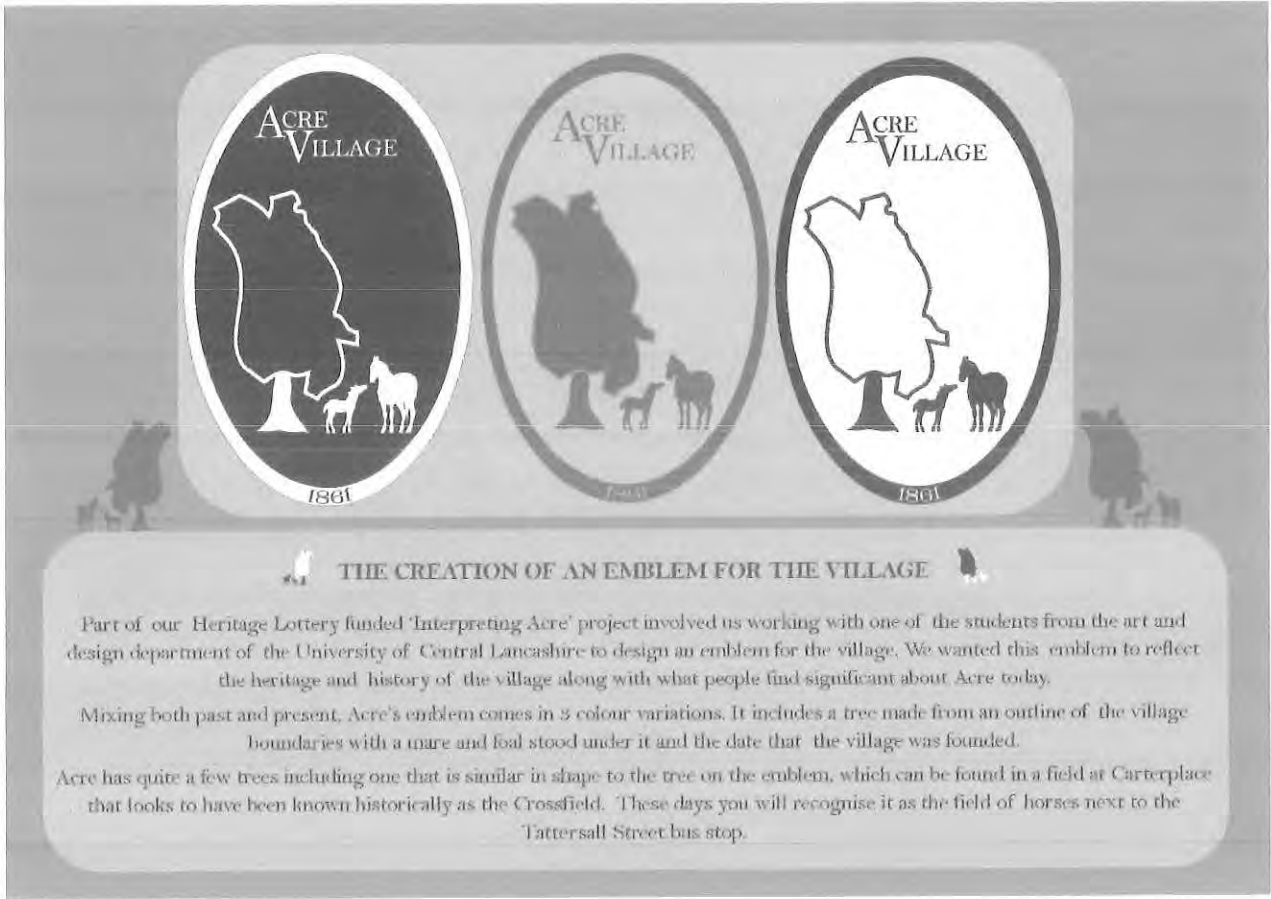
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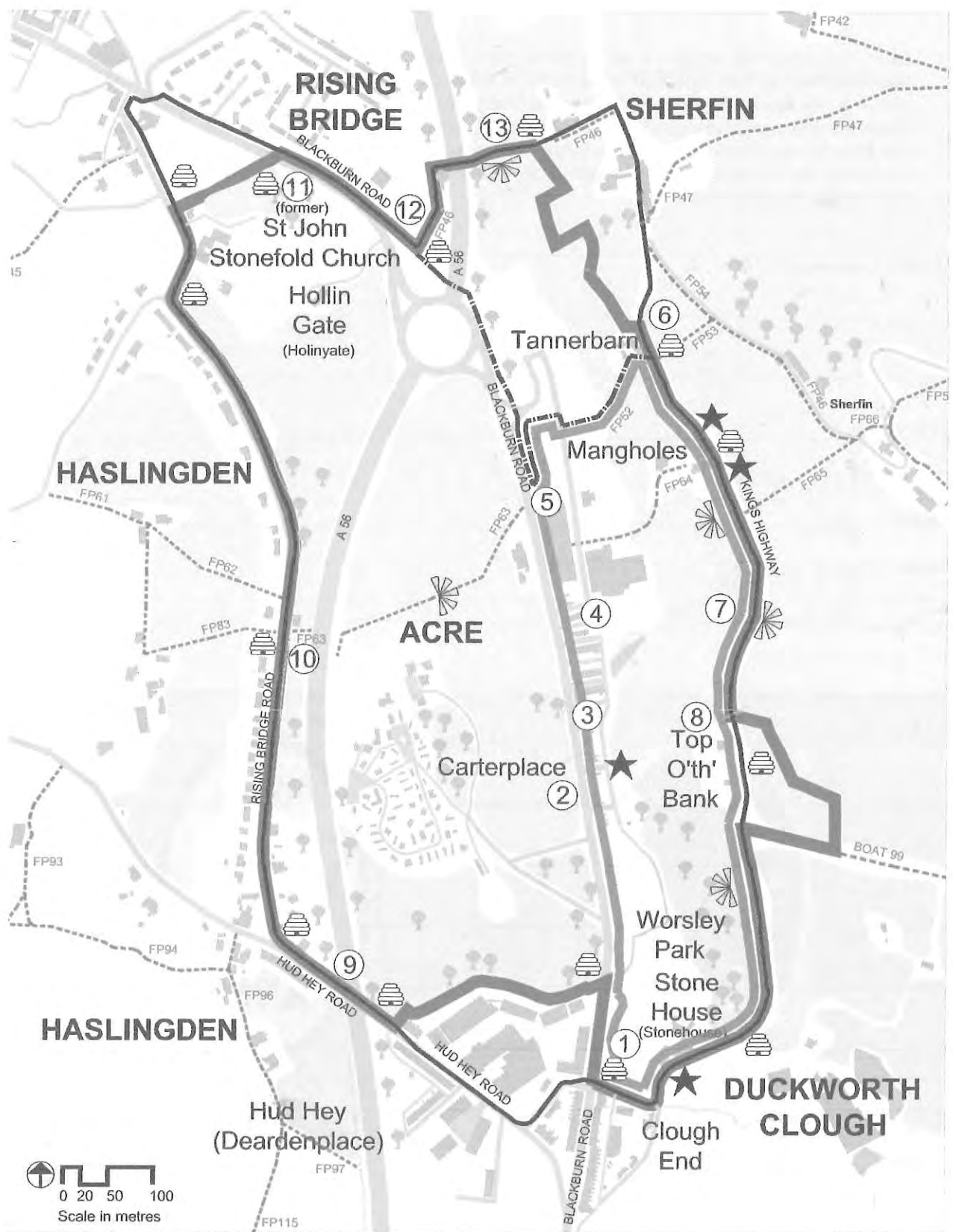
Name: *Caris Ginn-Lord*

Signature: [Redacted]

Address: [Redacted]

Date: *27/07/21*





KEY

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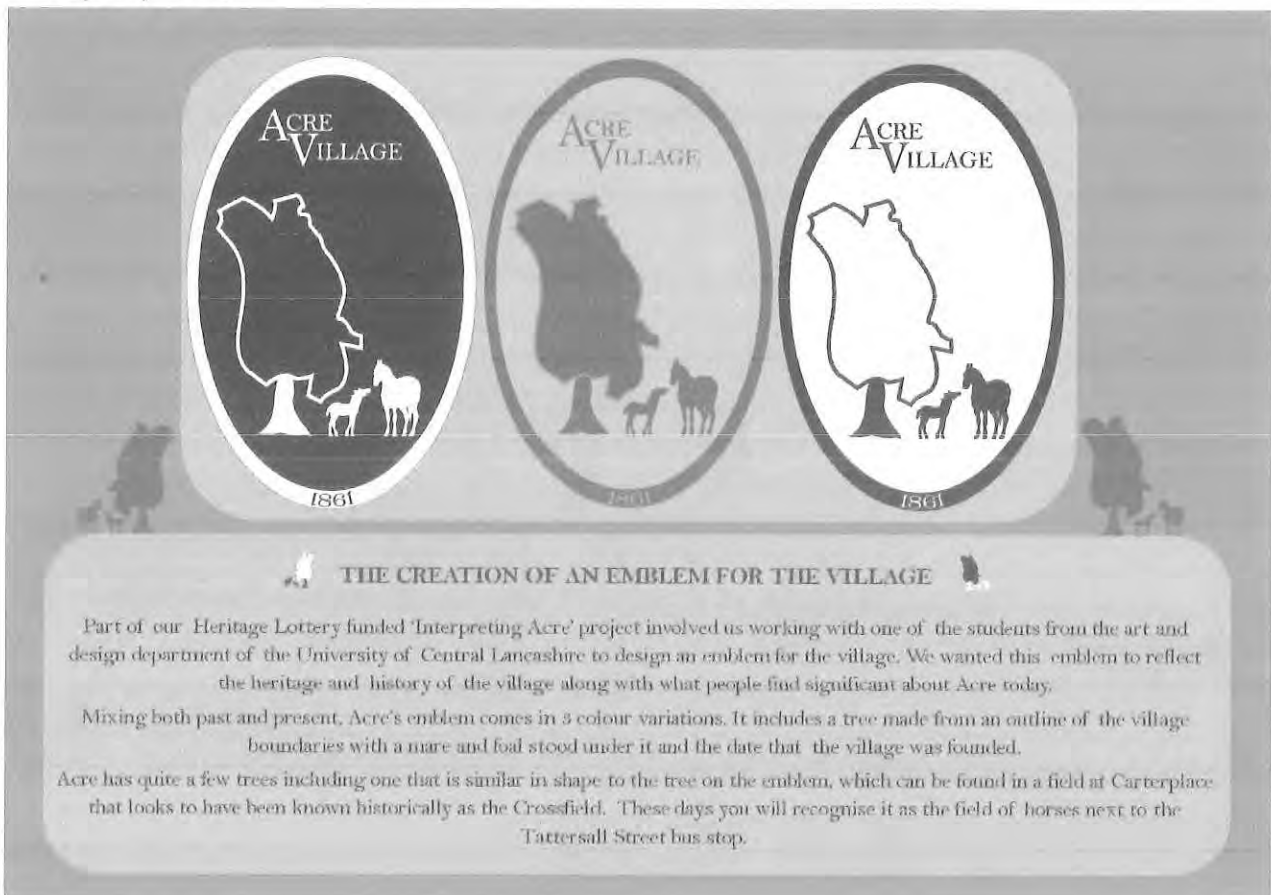
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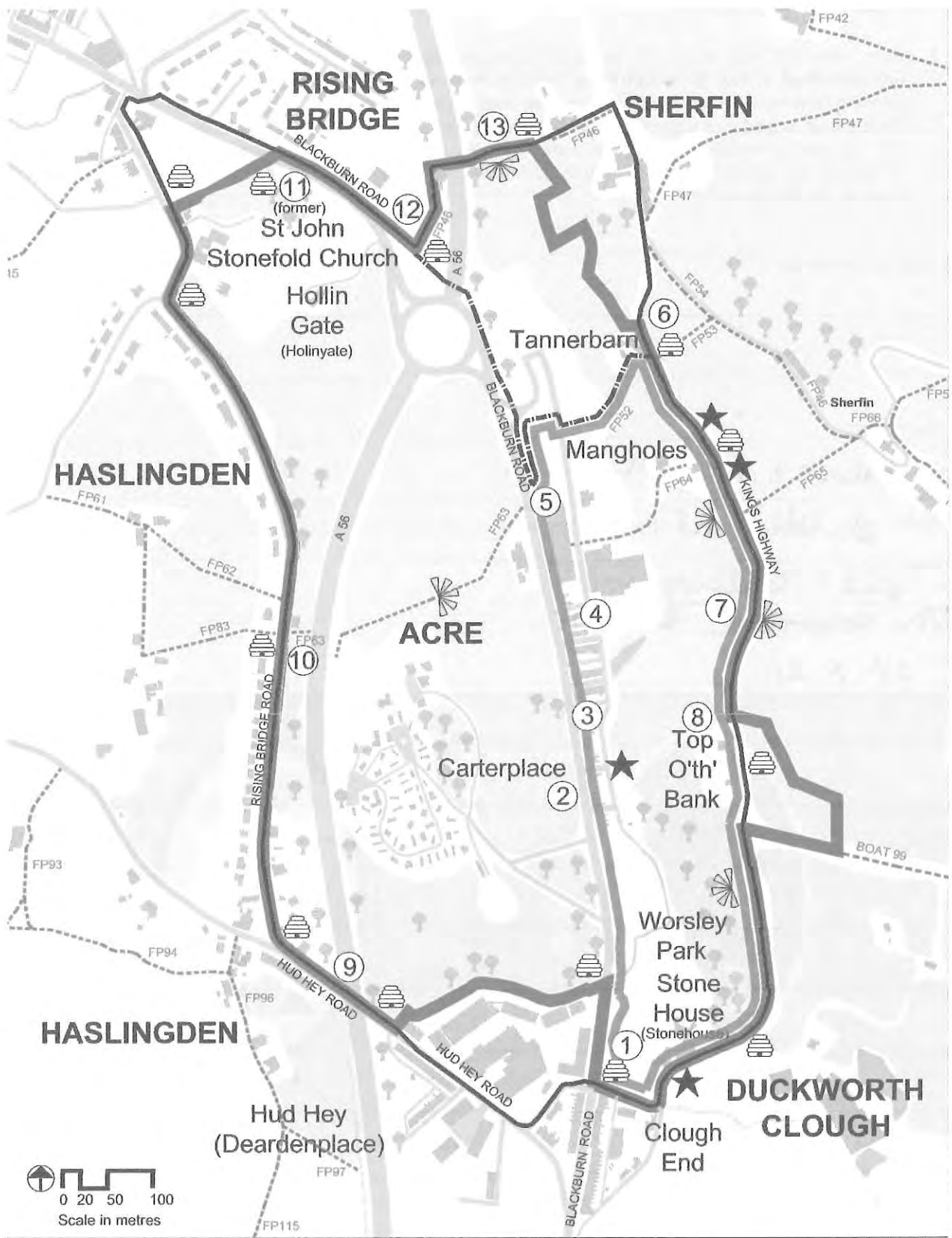
Name: **AUDREY ALEXANDER.**

Signature: [REDACTED]

Address: [REDACTED]

Date: **27.7.21**





KEY

Roads and lanes	Wooded areas	Viewpoints	Acre Boundary Trail
Rights of Way	Points of Interest	Acre Boundary Marker	Alternative Boundary Trail via pelican crossing
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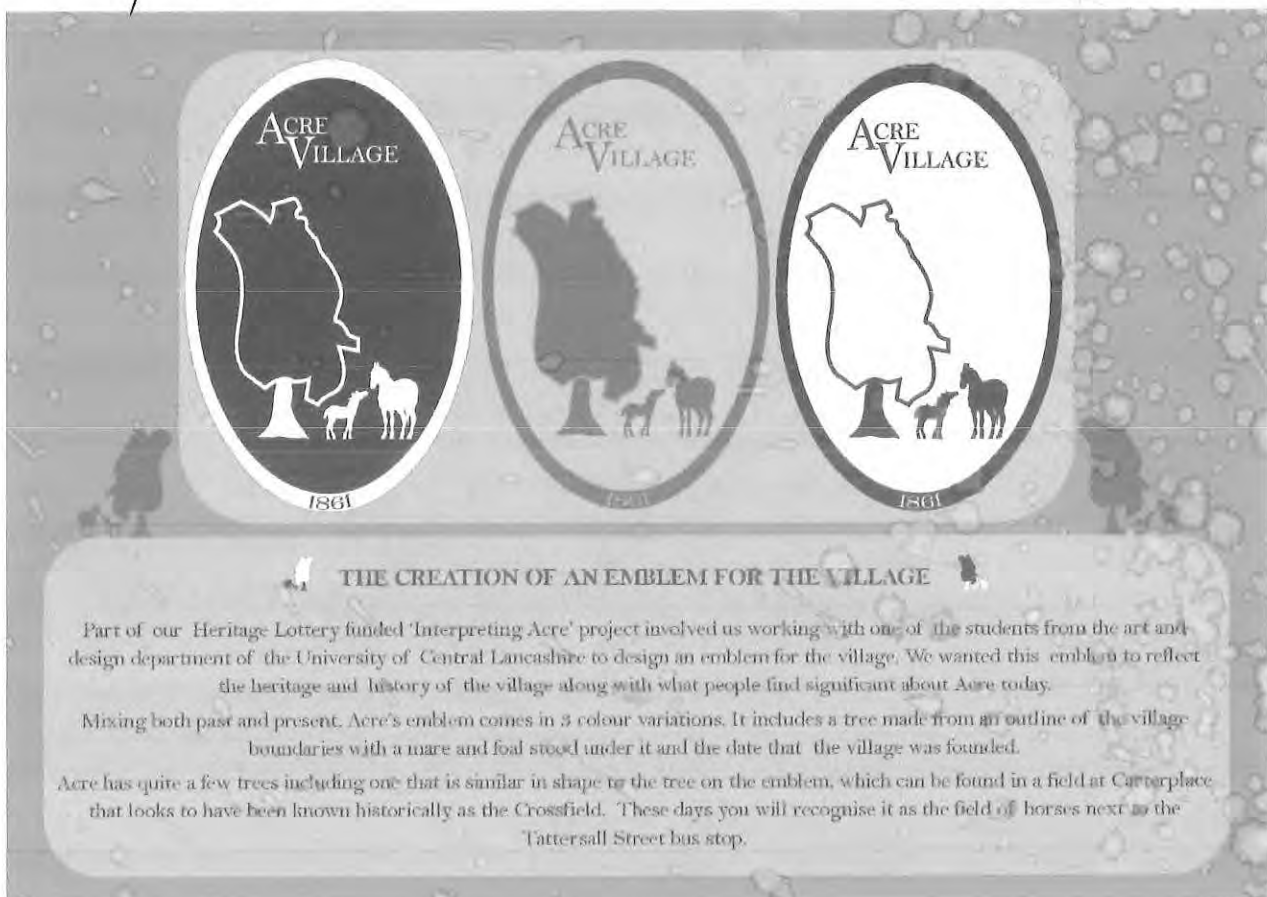
Yours sincerely

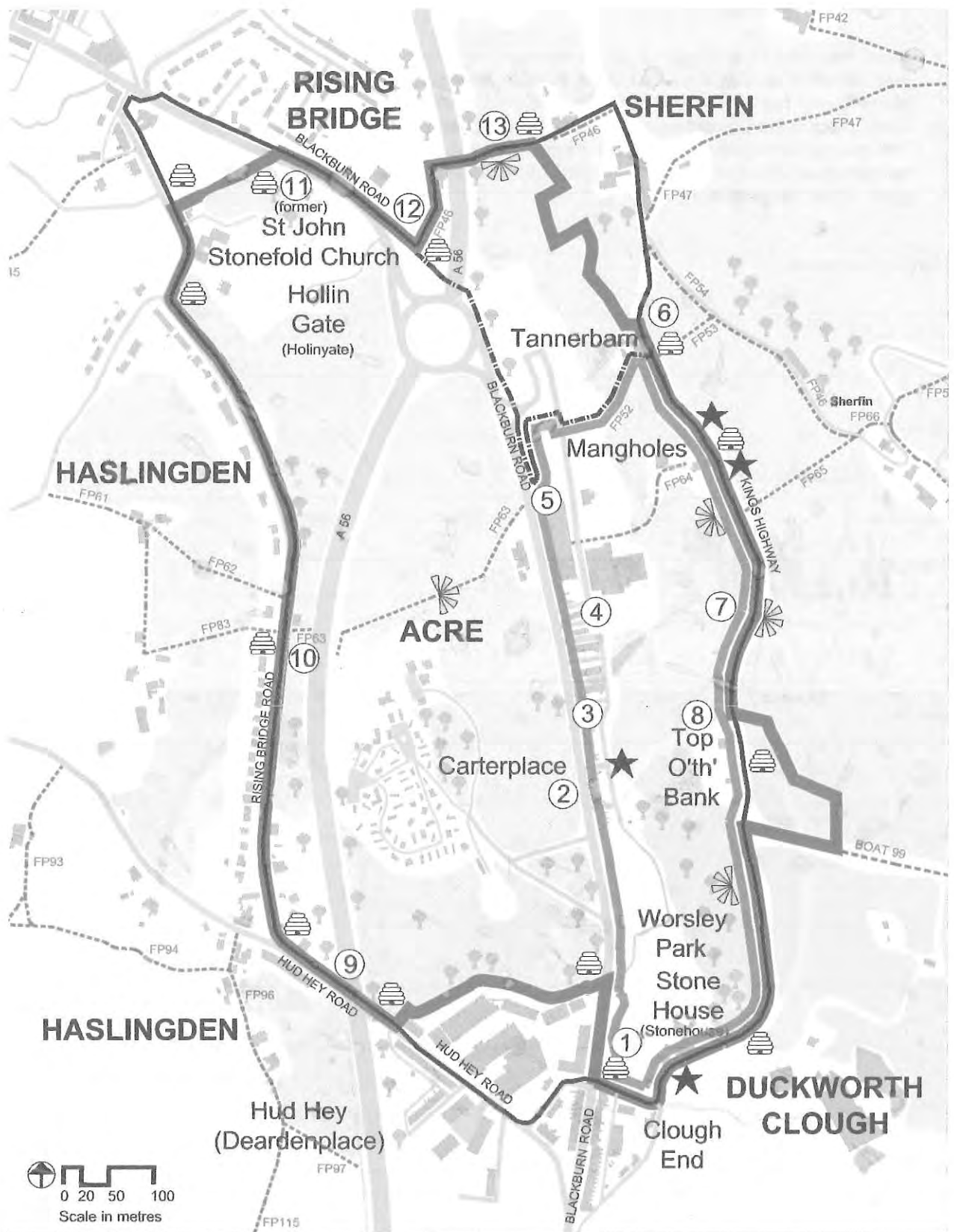
Name: **ADRIAN SINGLETON**

Signature: [Redacted]

Address: [Redacted]

Date: **28/7/21**





KEY

- | | | | |
|----------------------|--------------------|-----------------------|---|
| Roads and lanes | Wooded areas | Viewpoints | Acre Boundary Trail |
| Rights of Way | Points of Interest | Acre Boundary Marker | Alternative Boundary Trail via pelican crossing |
| Rivers / waterbodies | Well or trough | Acre Village Boundary | Acre Heritage Trail |



27 July 2021

Dear Rossendale Borough Council and the Planning Inspectorate

RE: Your proposed compensation measures for the green belt release of your reference 15.7 NE2 – Land north of Hud Hey, Haslingden which is correctly addressed as land at Carterplace Stables, Carterplace, ACRE, Rossendale, Lancashire, BB4 5BF.

The village of Acre evolved as a completely separate entity to the nearby town of Haslingden and village of Rising Bridge. Recent years has seen recognition of the heritage significance of this Victorian village which includes earlier farm estates. Previous local plans created and adopted by Rossendale Borough Council have recognised our village, identified priorities for Acre village including the need for more trees and car parking, and referred to the 'A56 Acre'. Along with others such as the National Lottery Heritage Fund, Royal Mail, our Member of Parliament, and Lancashire County Council; Rossendale Borough Council have in recent years fully supported a number of projects that aimed to ensure that our heritage significant village's identity, history and heritage was shared, celebrated and protected from erosion. This included ensuring that knowledge of the village boundaries was widely shared, clearly mapped, and marked on the ground. As such Rossendale Borough Council must be more than aware that:

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- D. This land is part of a route through our village that [at the appropriate times for deer sightings] villagers frequently see deer travelling along or grazing.
- E. This land has been in constant use for agricultural and horse breeding/livery purposes.

As a resident of Acre I am most concerned to discover that the council now appear to be refusing to respect local feeling and are acting in a manner that will serve to cause serious harm and erode the history, heritage and identity of our heritage significant village. I believe that Rossendale Borough Council are acting to damaging Acre village's character and setting in a way that will erode the village's identity and potentially cause Acre to cease to be there for future generations. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. Whilst it appears that time is not on our side when it comes to saving out important green belt from destruction, I would request that Rossendale Borough Council and the Planning Inspectorate please look closely at the harm that they are doing to our village and at the very least ensure that they suitable mitigate their actions. I would request that:

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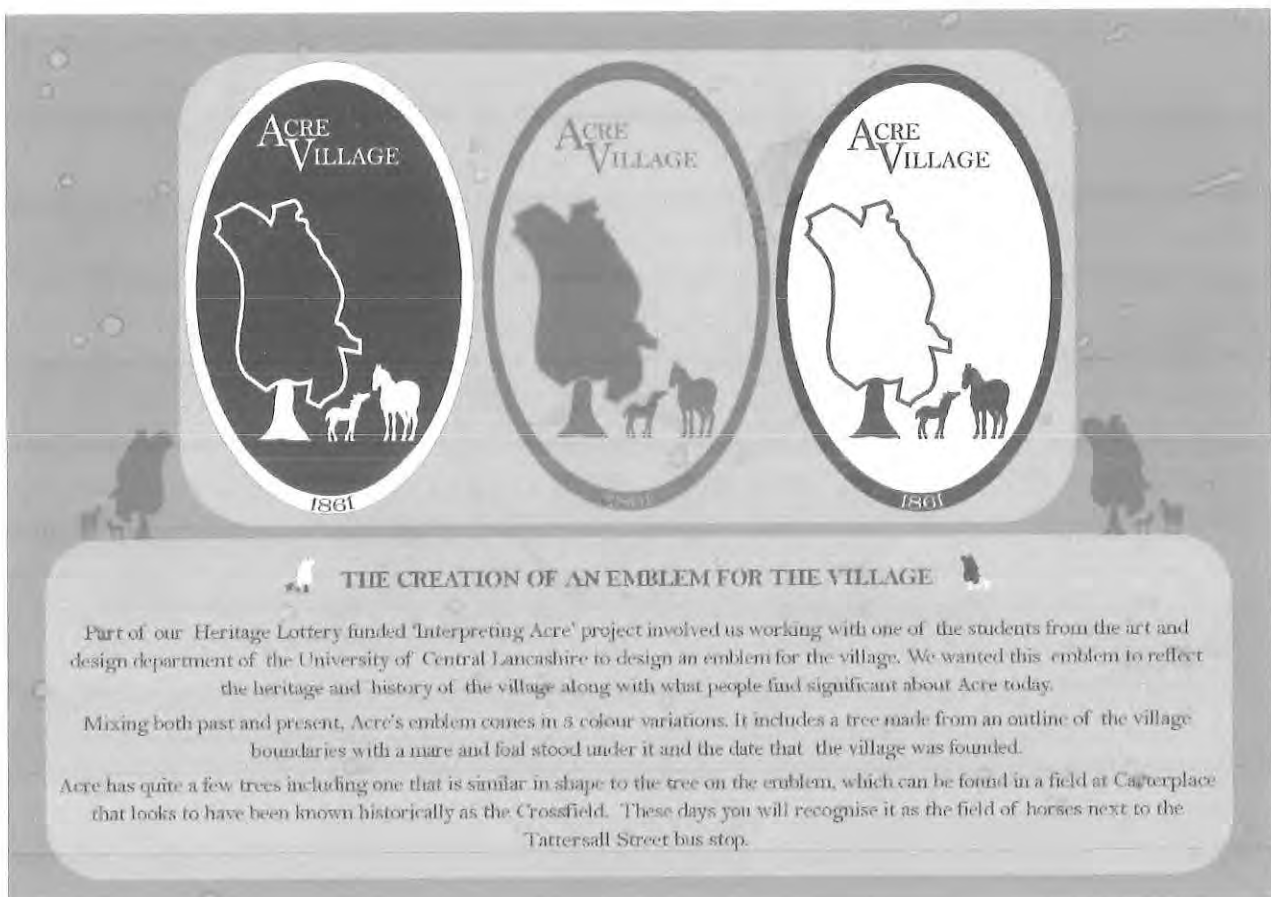
Yours sincerely

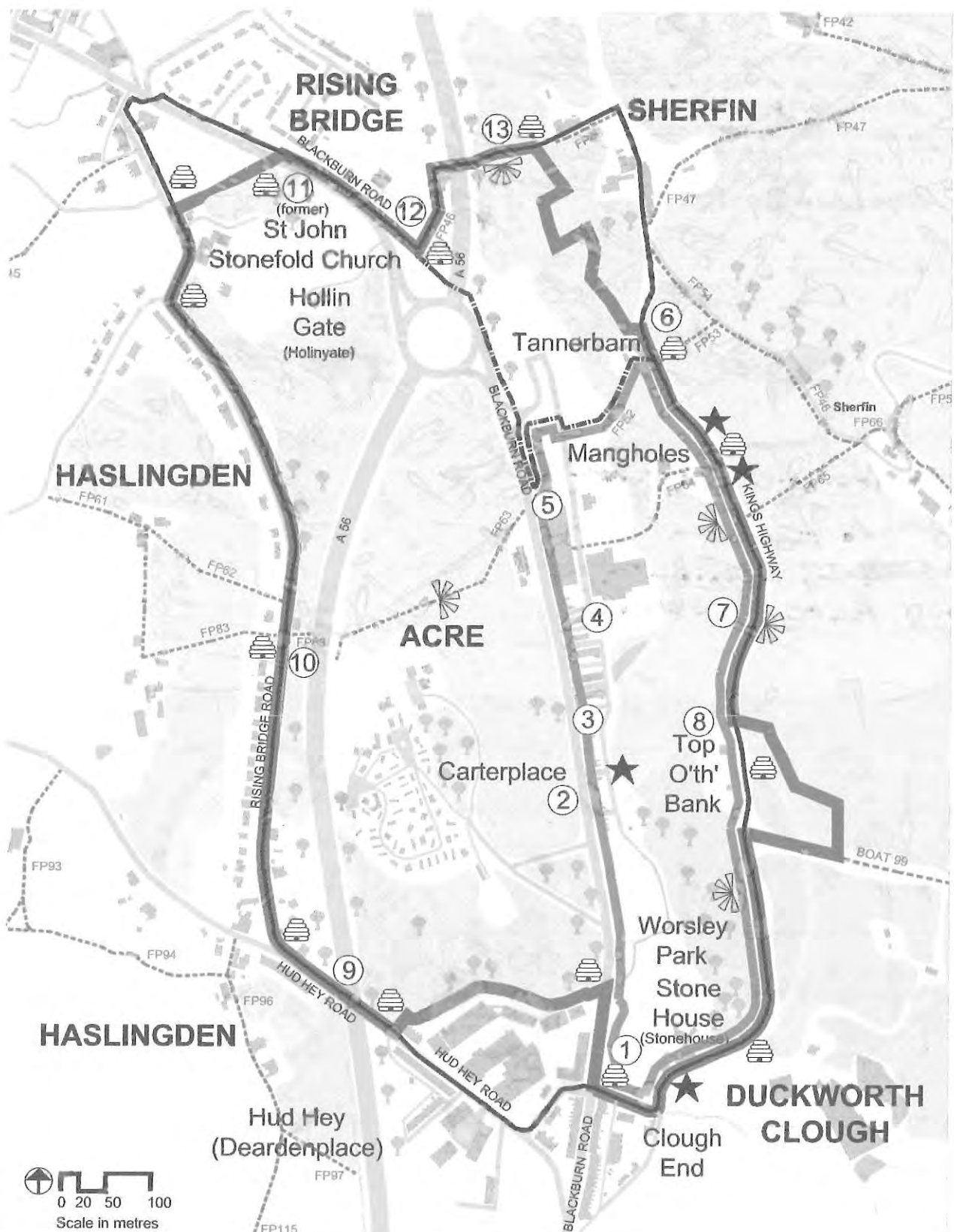
Name: *Neville Harrison*

Signature: [Redacted]

Address: [Redacted]

Date:





KEY

Roads and lanes	Rights of Way	Rivers / waterbodies	Acre Boundary Trail
Rights of Way	Points of Interest	Well or trough	Alternative Boundary Trail via pelican crossing
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Re – NE2 - Green Belt Compensation measures the land north of Haslingden (Acre).

I am writing regarding green belt compensation measures relating to the parcel of land directly behind our residential park home site; your reference NE2. My home is situated in Hall Park, Acre and shown on your maps pertaining to NE2. The Park consists of approximately 54 homes with 84 residents, brick cottages and a stable complex.

Point 1

The land parcel NE2 appears to have been misrepresented as being part of Hud Hey, Haslingden, even though the stables situated on the land NE2 have a postal address Carterplace stables, Acre, Rossendale.

Hall Park's address states that we are situated in Acre, Rossendale, BB4 5BQ, therefore, not Haslingden. We presume that there must be a boundary between Acre and Haslingden and/or Hud Hey; somewhere on the ex-green belt land NE2, which skirts the southern border of Hall Park?

As my postal address is Acre, Rossendale and not Haslingden, please could you indicate where the Haslingden/Acre boundary as this should have some land separation. Evidence of where this boundary is situated should be supplied to me as part of this process.

Point 2

The parcel of green belt land, NE2, had, for a minimum of 60 years, acted as the land separation between the town of Haslingden and the village of Acre (which includes the residential Park I reside in/near); therefore, some action should be taken to allocate a portion of this ex-green belt land to working as/remain as a minimum land separation between Haslingden and Acre. Therefore, myself and other Park residents feel that a portion of the land NE2 should be treated as a separation between the town of Haslingden and the village of Acre.

Point 3

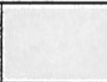

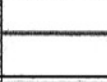
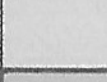
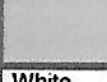
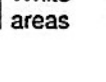
If an element of land separation was implemented, as the above two points mention this would counteract the harmful situation of urban sprawl along the eastern side of the A56 between Haslingden and Acre. The land separation would be visible from Hud Hey Road, the A56 and many vantage points within the local area, differentiating between town and village.

Point 4

I have been led to believe that the parcel of land GB(Major) 11 around the Winfield's store, north Acre has wildlife corridors that will be scrapped. Therefore, my understanding of the law regarding wildlife corridors is that they can be moved and should/can be found alternative local positions when possible.

ACRE

MAJOR GREEN BELT BOUNDARY CHANGES

Boundary Ref	GB(Major)11	Previous Boundary ref (if applicable)	N/A
Address	Land at Winfields, Acre		
Proposal	It is proposed to take land from the Green Belt to include it within the Urban Boundary.		
Map Key			
Existing Urban Area and Boundary			
Proposed New Urban Area and Boundary			
Existing Green Belt Area and Boundary			
Proposed New Green Belt Area and Boundary			
Countryside	White areas		
			

With this in mind, as a Hall Park resident I feel that one of the removed wildlife corridors from the northern Winfield's site GB(Major) 11 could be moved and reinstated on the boundary between Acre and Haslingden. As referred to above all the residents and I presume the Acre and Haslingden border must be within the parcel of land NE2, it could be the fence line at our residential Park's southern edge, but that is just a guess on my part. as to its location.

I would suggest that half of the site NE2 be designated a wildlife corridor that incorporates land separation from Haslingden. This would be from the southern

boundary of our Hall Park and stables, as shown in the diagram below and indicated with a white line.

		<ul style="list-style-type: none"> • Major positive impact (Employment Location) • Minor positive impacts
Conclusion	<p>Land north of Mud Key is not recommended for release in the Green Belt Study (Parcel 10) because of its role in separating Haslingden and Rising Bridge. However discussions with local developers indicate a strong interest in the site with its proximity to the A56 IT. There is also an overall shortage of suitable employment sites close to the A56.</p>	
Map (not at a standard scale)		

(I also presume that the tree in the middle of NE2 has a preservation order on it, as do all the trees in Hall Park).

(N.B. The parcel of land GB(Major) 11 is stated as being in Acre and in the Rising Bridge section of the document, whilst NE2 is said to be Hud Hey, north of Haslingden, even though as stated before the stables on the land NE2, have an address of Carterplace Stables, Acre, Rossendale.

Point 5

Even though no wildlife corridor is documented as existing on NE2, myself and other Park residents facing this land observe roe deer crossing this land at 'night', from the building complex of the stables in the east, across the green belt land NE2, to the west. The deer make their way through areas of the fence to the west, separating the land from the A56, then cross the A56. Fortunately, the traffic is reduced at night. Thus, this wildlife corridor acts as both a wildlife corridor and land separation, limiting the appearance of urban sprawl.

Point 6

Your document mentions that

'There are specific measures that will be necessary in order to make developments acceptable, and these will not be considered for green belt compensation'. For example, play areas for children will be required on-site for the benefit of the new residents. Similarly, suitable landscaping and protection of key views will be required, particularly in such sensitive areas on the edge of the rural/urban interface. These green belt compensatory measures relate to making improvements to the remaining green belt'.

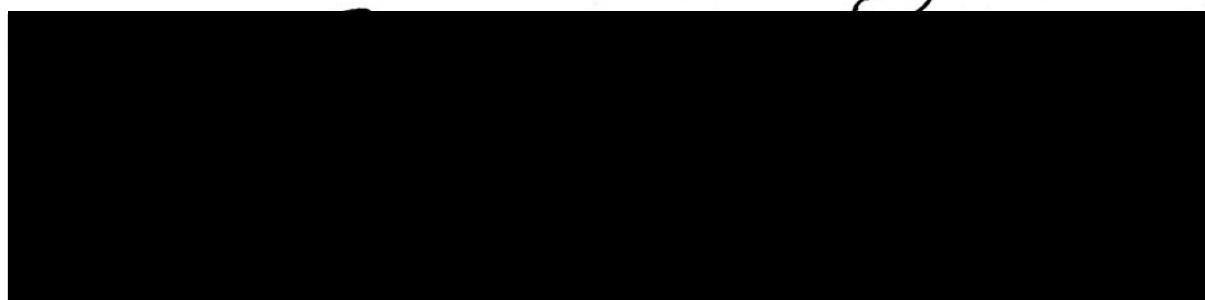
Question 1 - What does this mean for the residents?

Question 2 - Are we now a sensitive area on the edge of the rural/urban interface? As some of our homes back walls are only 3.5 metres away from the edge of the proposed industrial site.

I/~~We~~ look forward to liaising with you in the future on this matter.

Resident of Hall Park.

Address of Resident.



MARK HAMBLETON



27 July 2021

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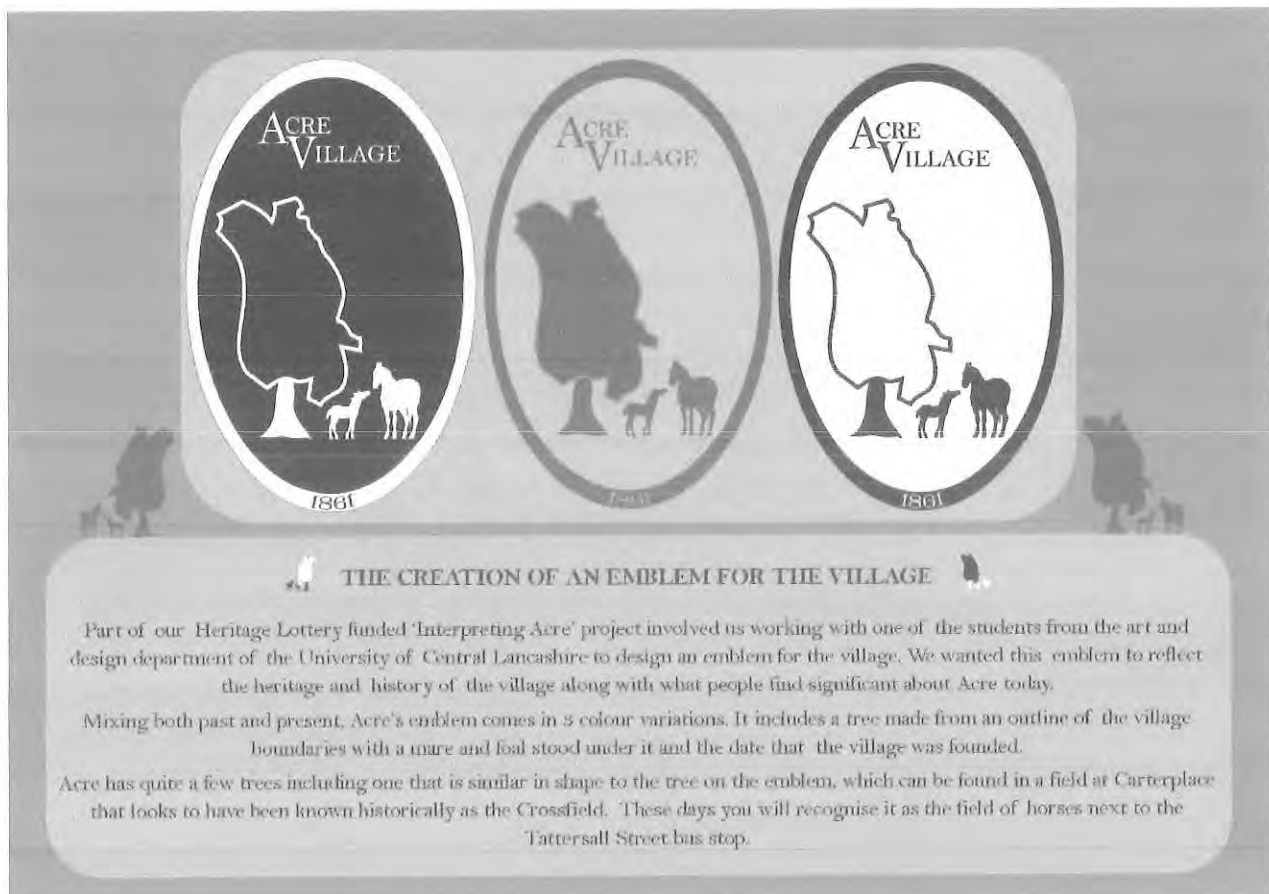
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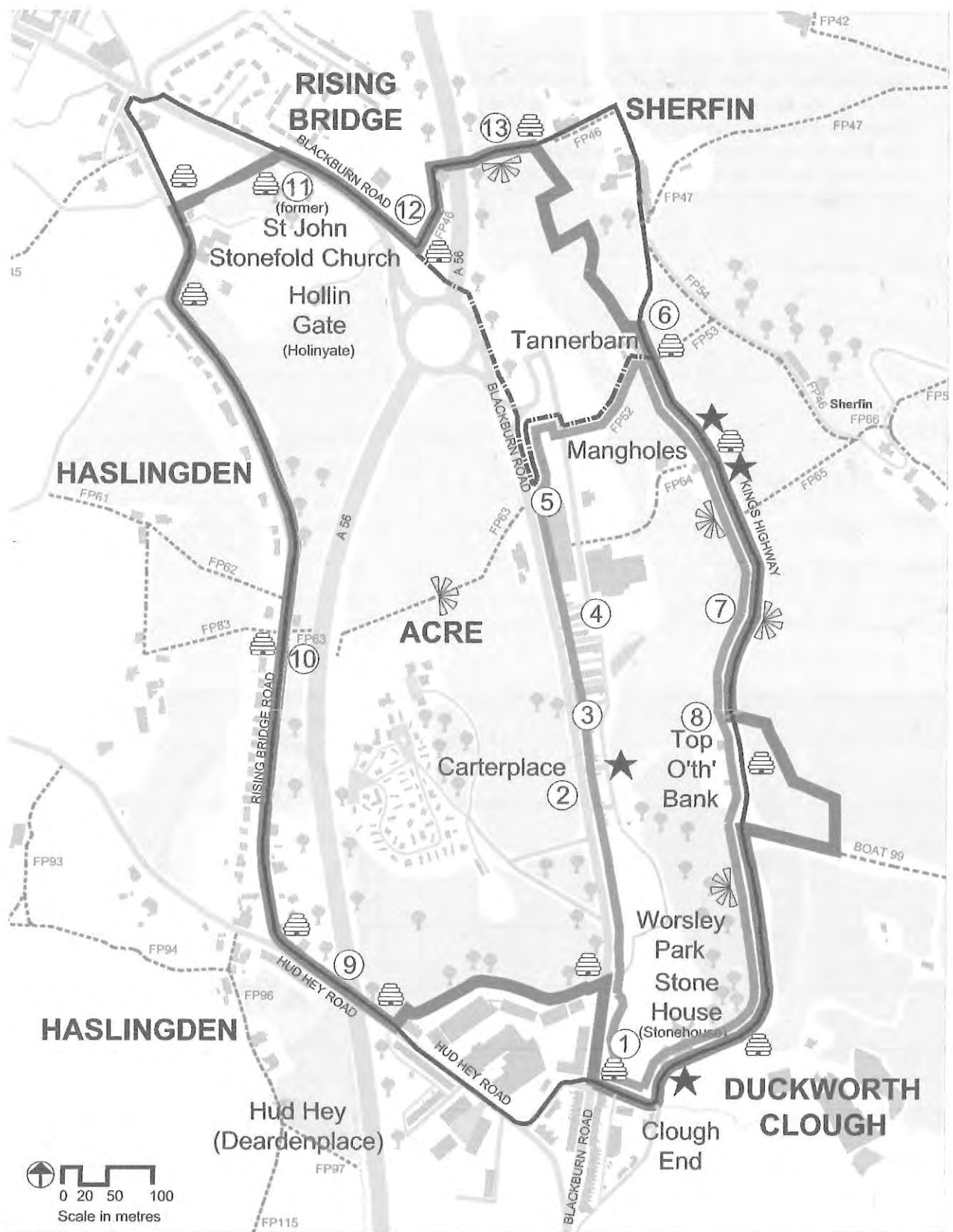
Name: Sarah Pilling

Signature

Address:

Date: 29/07/21





KEY

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