

Local Plan – Regulation 24

Consultation on Compensation Measures for Green Belt Release
Responses Received

Responses Regarding Allocation NE2 - Document 3



Rossendale
BOROUGH COUNCIL



28 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 damage 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 our 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 suitably 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 demonstrates 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.
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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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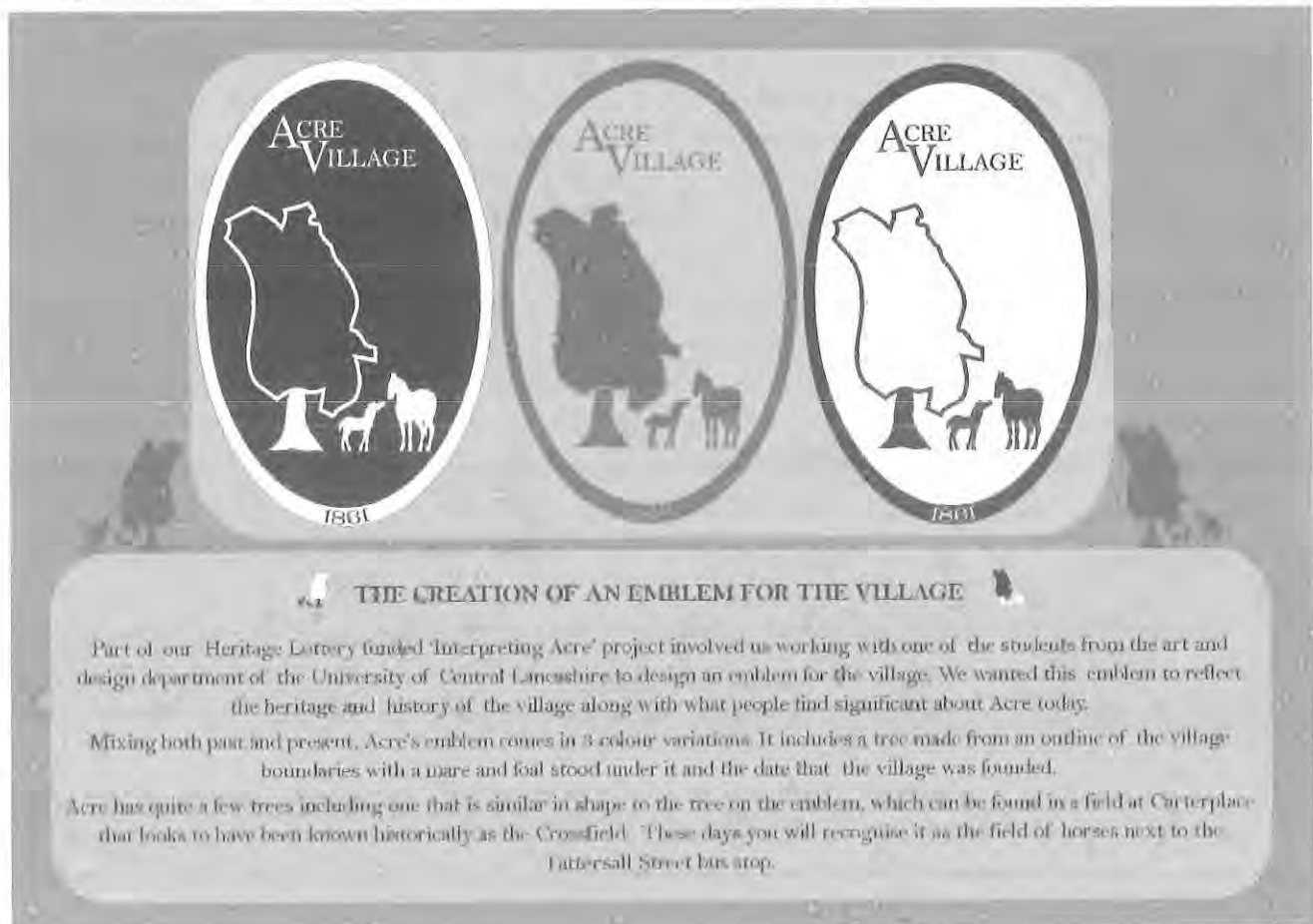
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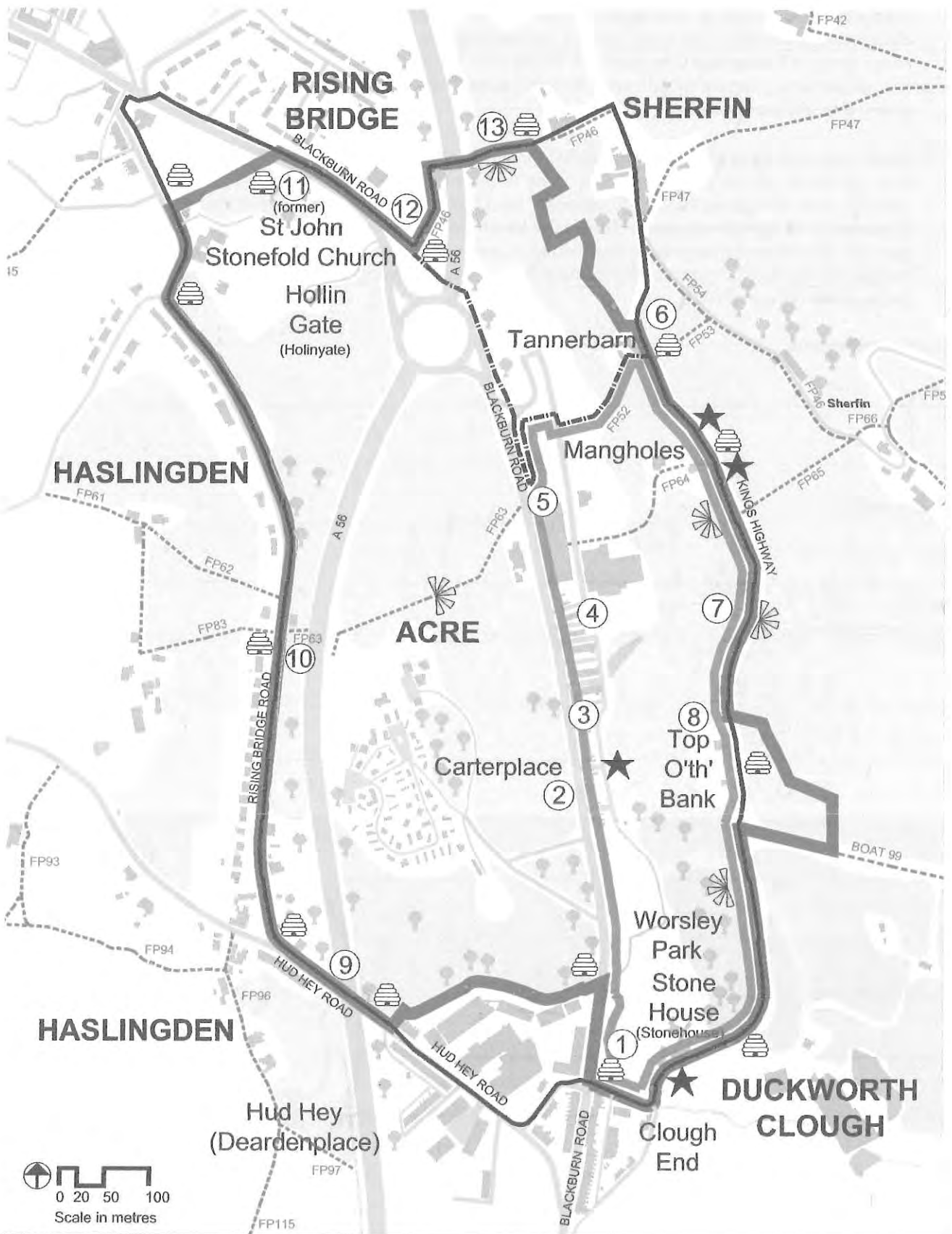
Yours sincerely

Name: AMANDA RATCLIFFE

Signature: [Redacted]

Address: [Redacted]





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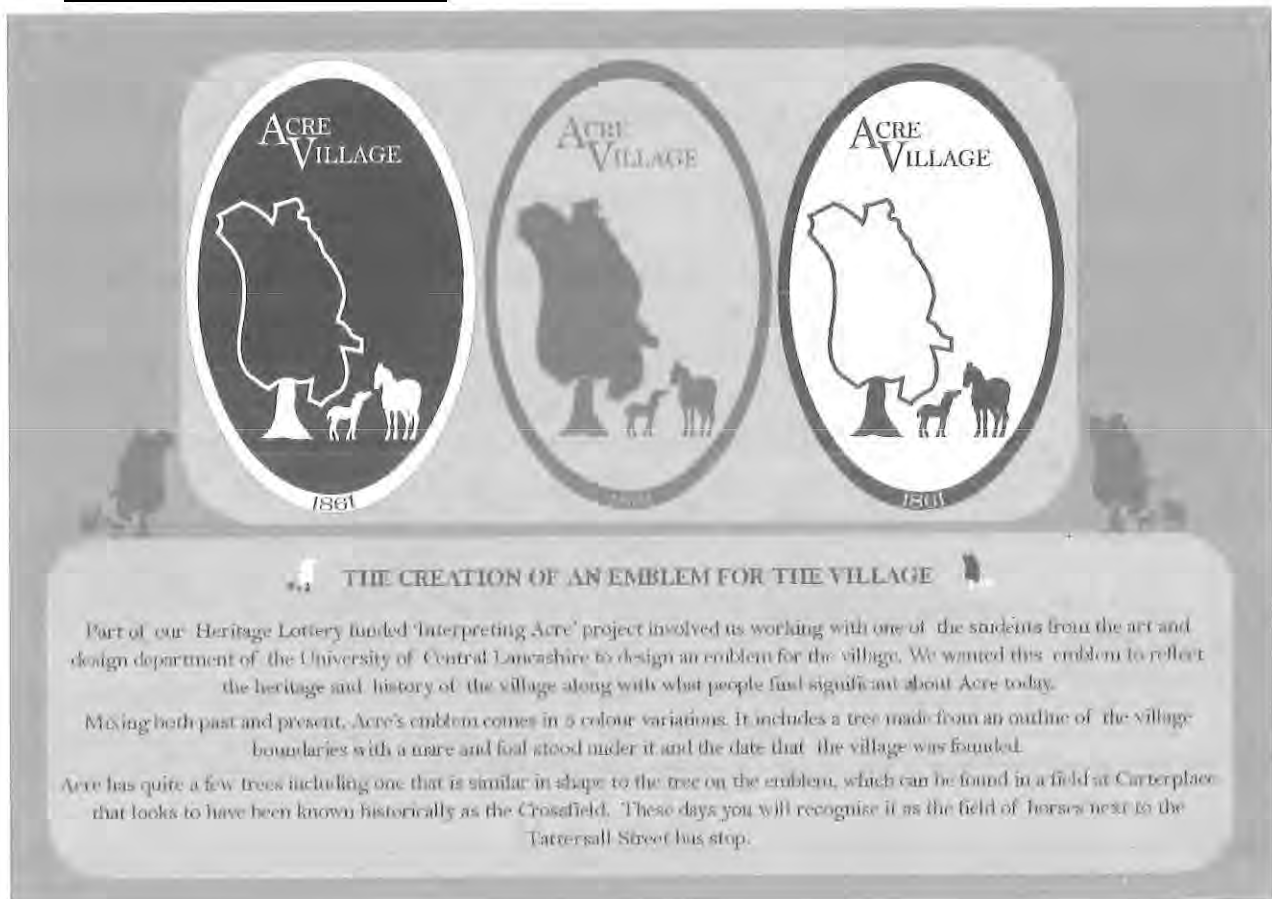
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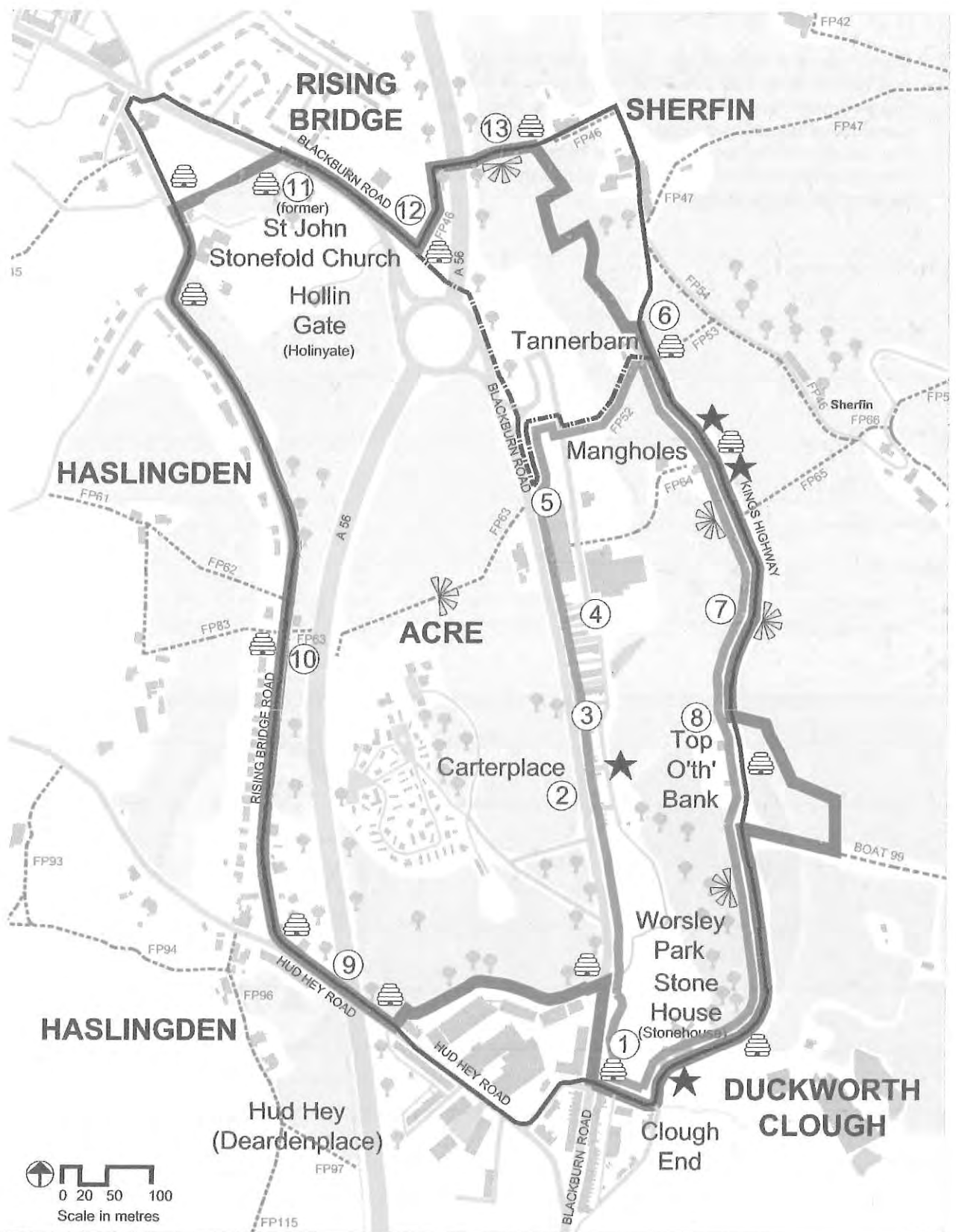
Name: Charlie Ratcliffe

Signature: [Redacted]

Address: [Redacted]

Date: [Redacted]





KEY			
Roads and lanes	Rights of Way	Rivers / waterbodies	Well or trough
Rights of Way	Points of Interest	Viewpoints	Acre Boundary Trail
Rivers / waterbodies	Well or trough	Acre Village Boundary	Alternative Boundary Trail via pelican crossing
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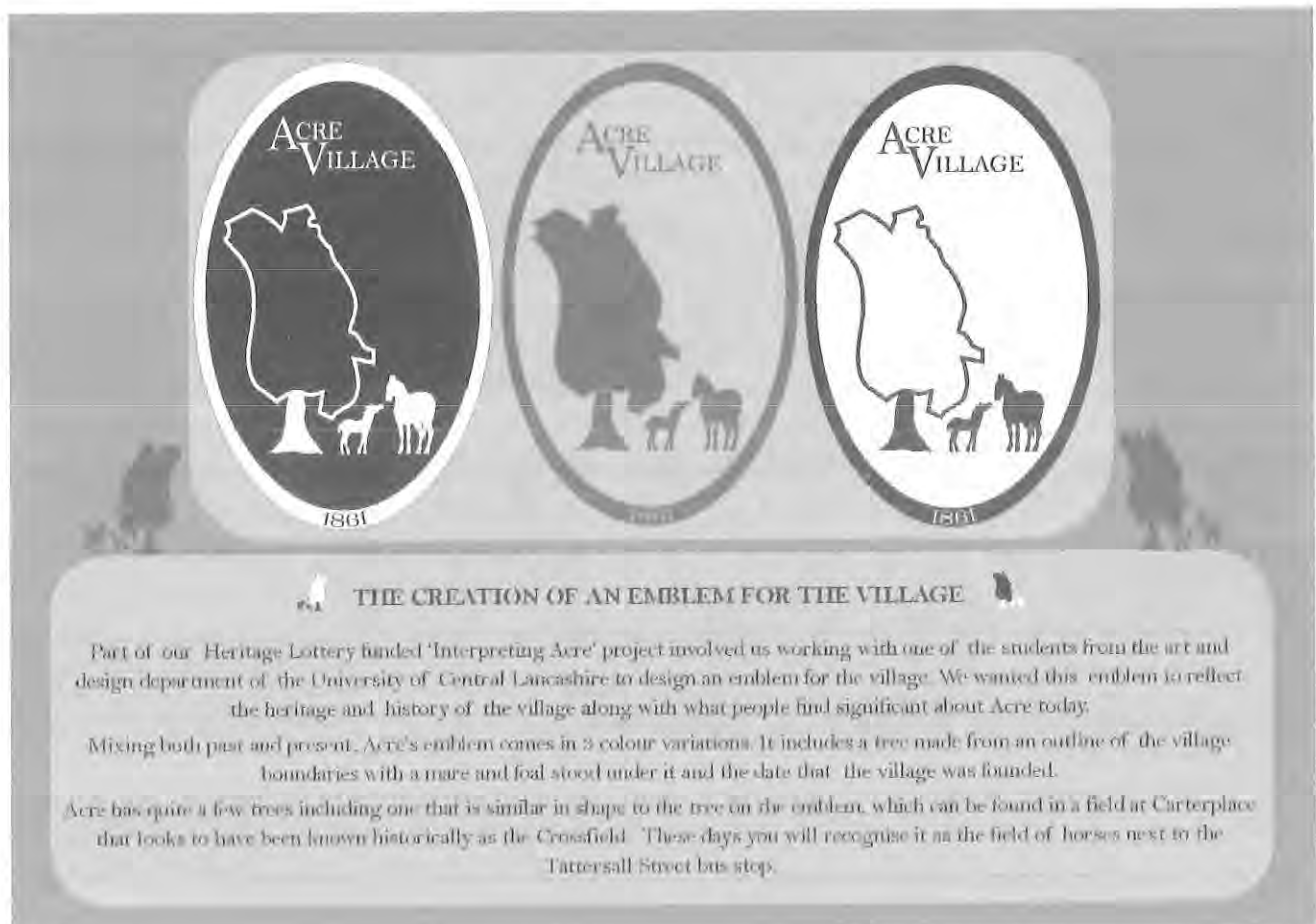
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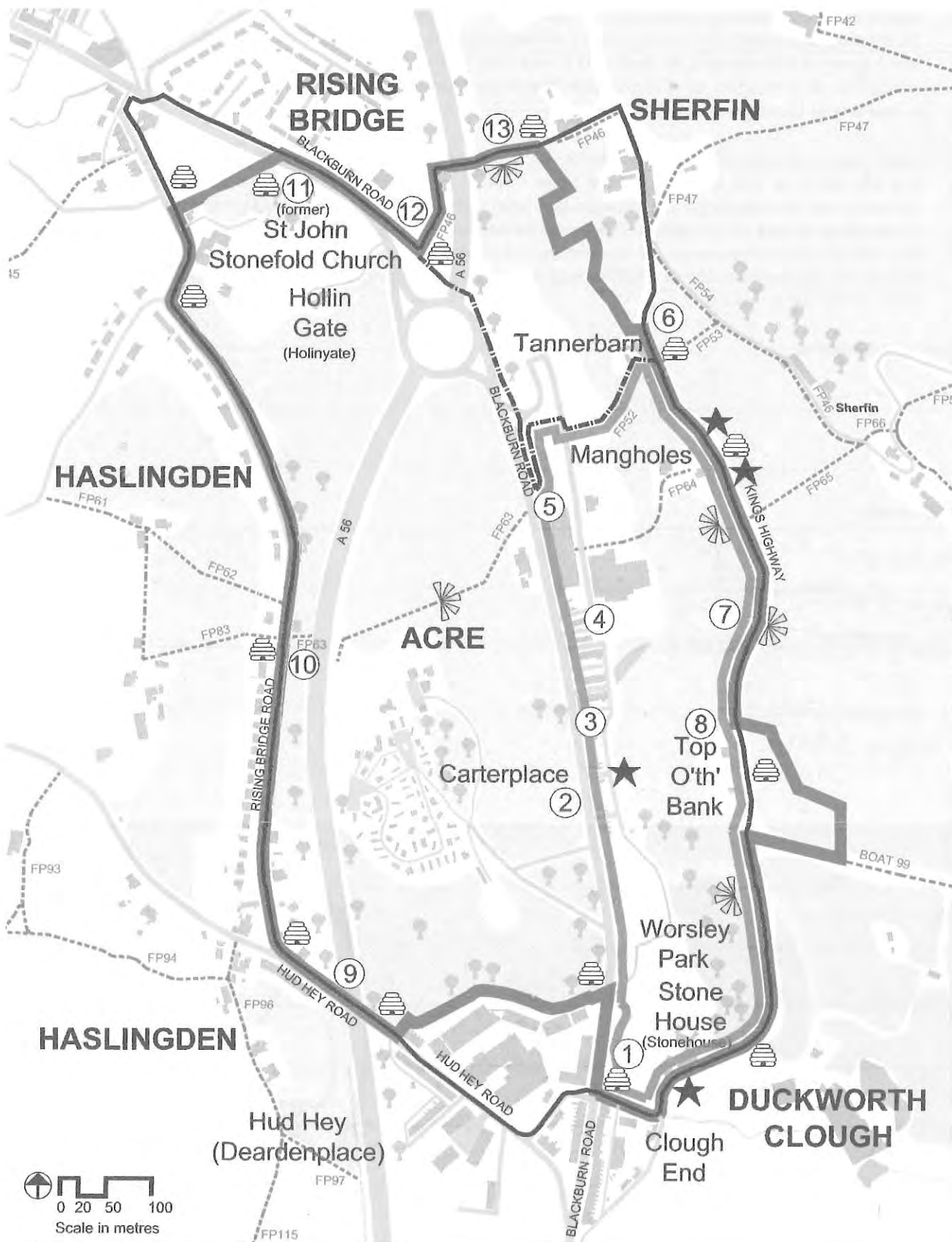
Yours sincerely

Name: Amber Ratcliffe

Signature:

Address:





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



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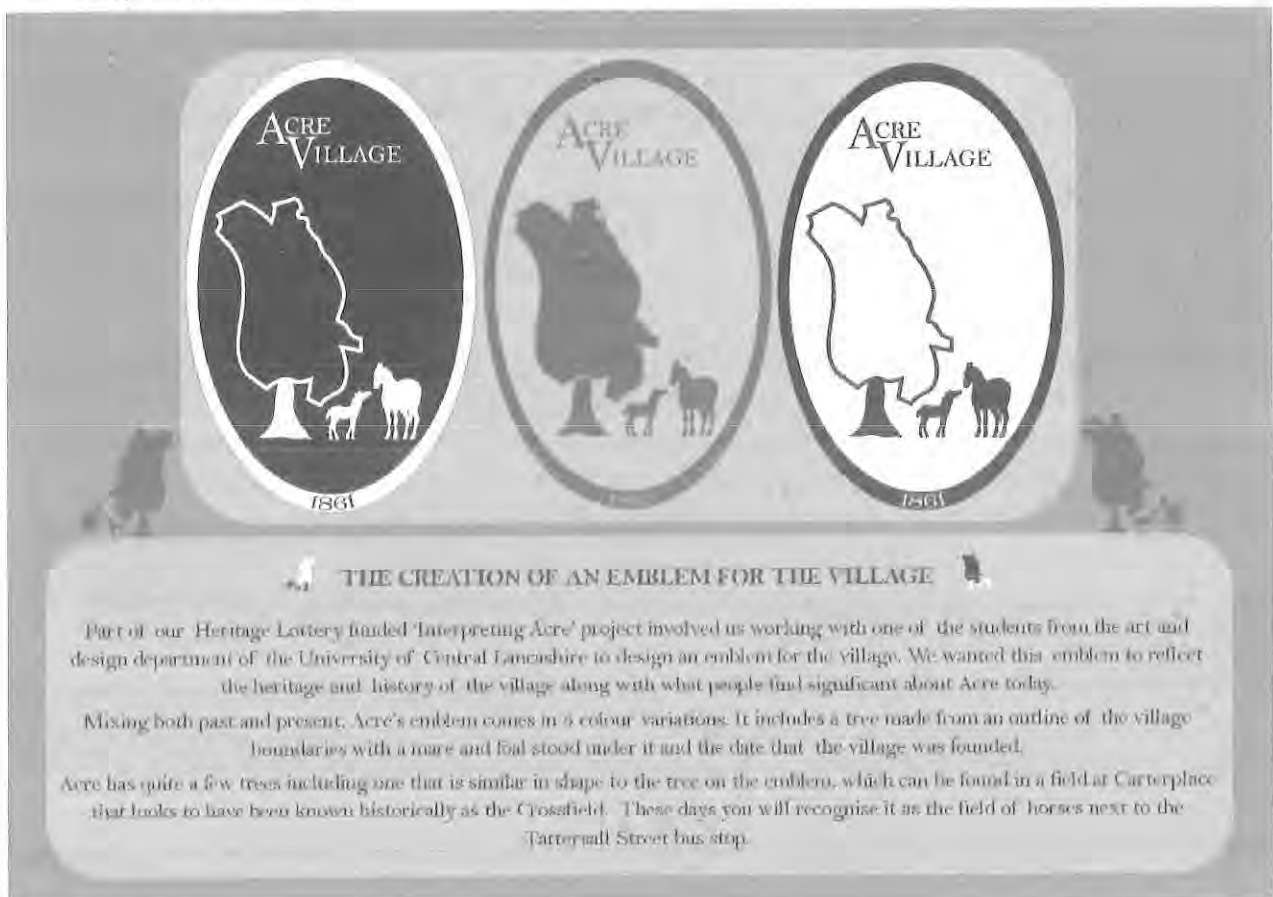
Yours sincerely

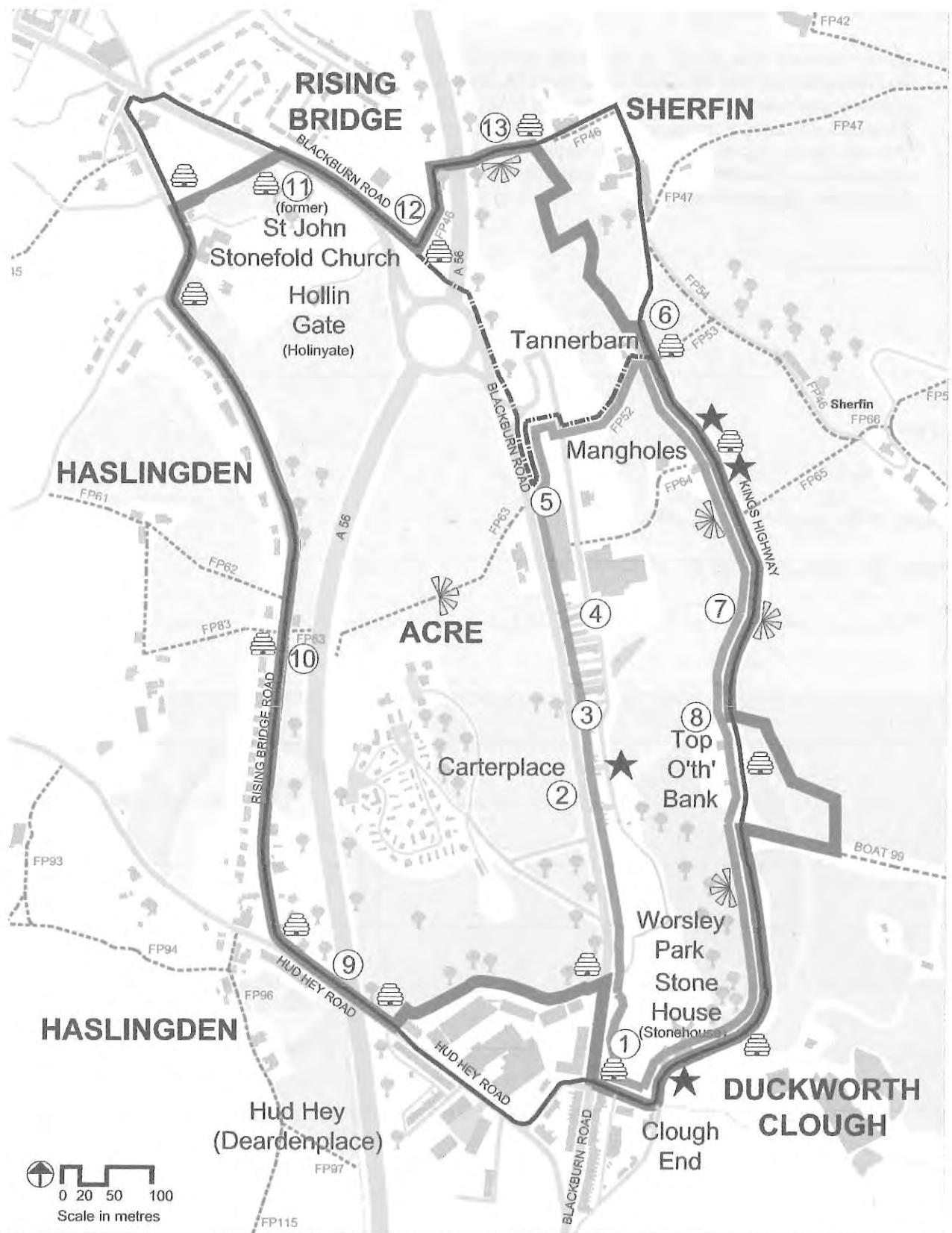
Name: CRAIG RATCLIFFE

Signature

Address

Date: 28/7/21





KEY

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| | | | |
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28 July 2021

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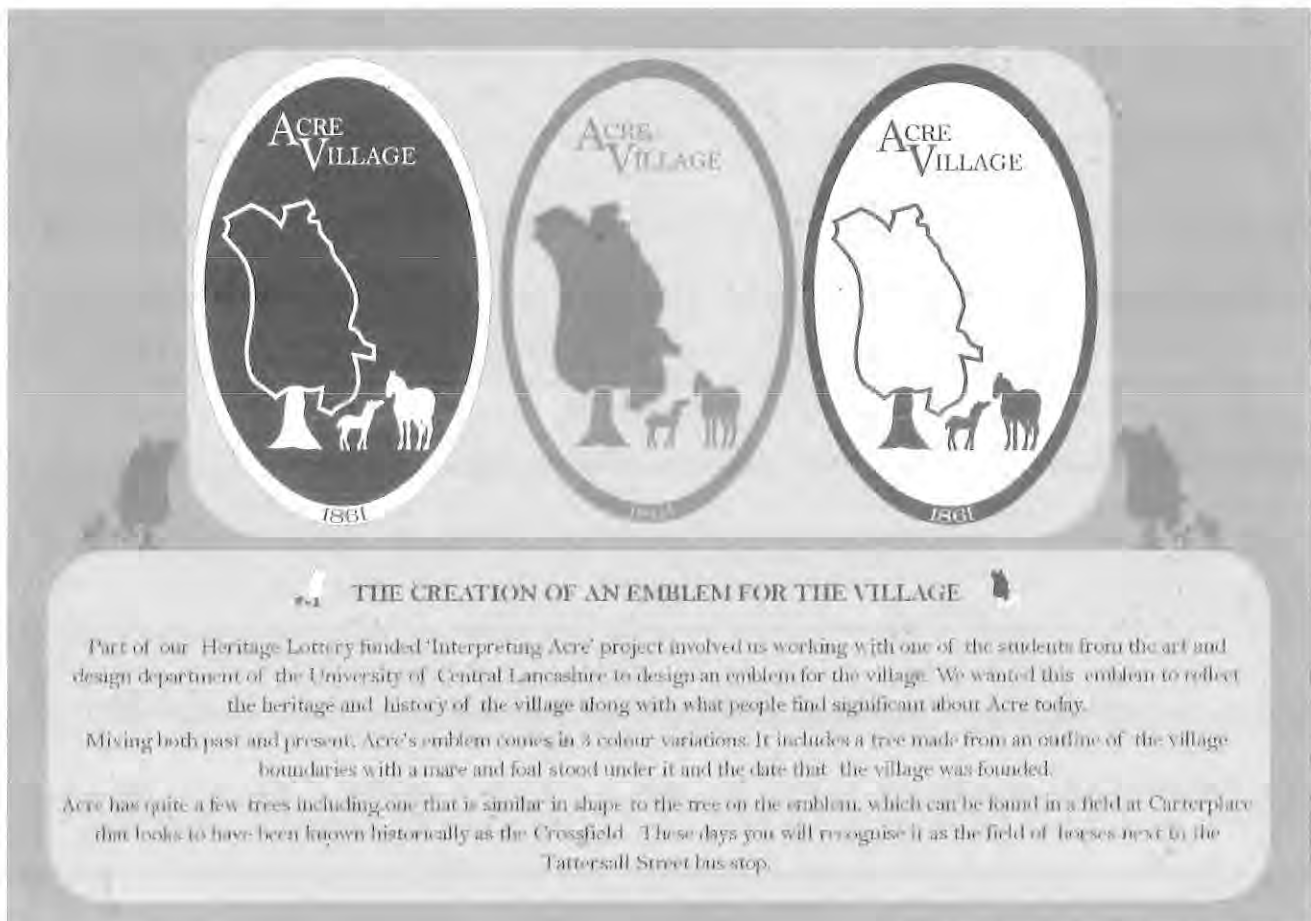
Any further comments:

Yours sincerely

Name: **LYNNE TURNER**

Signature: [REDACTED]

Address: [REDACTED]





27 July 2021

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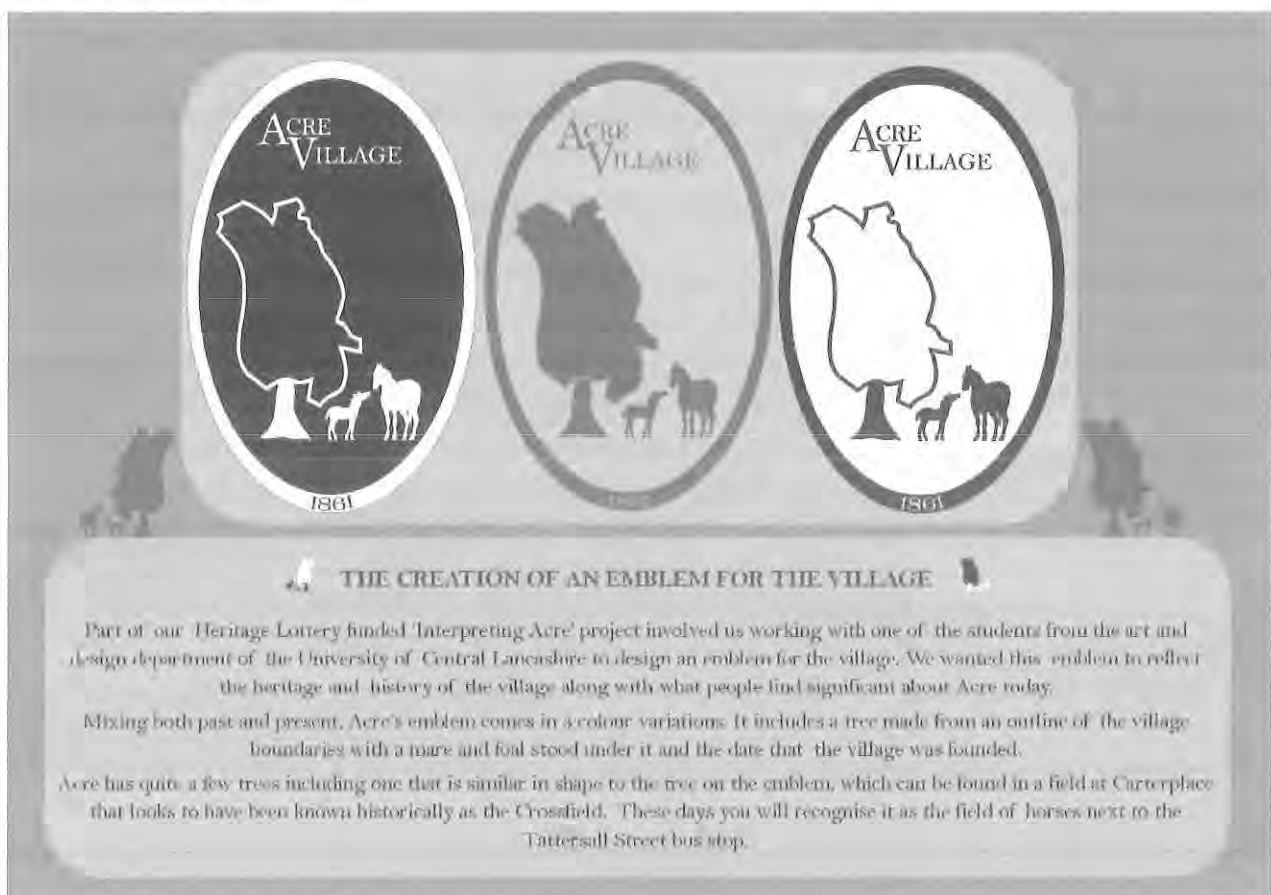
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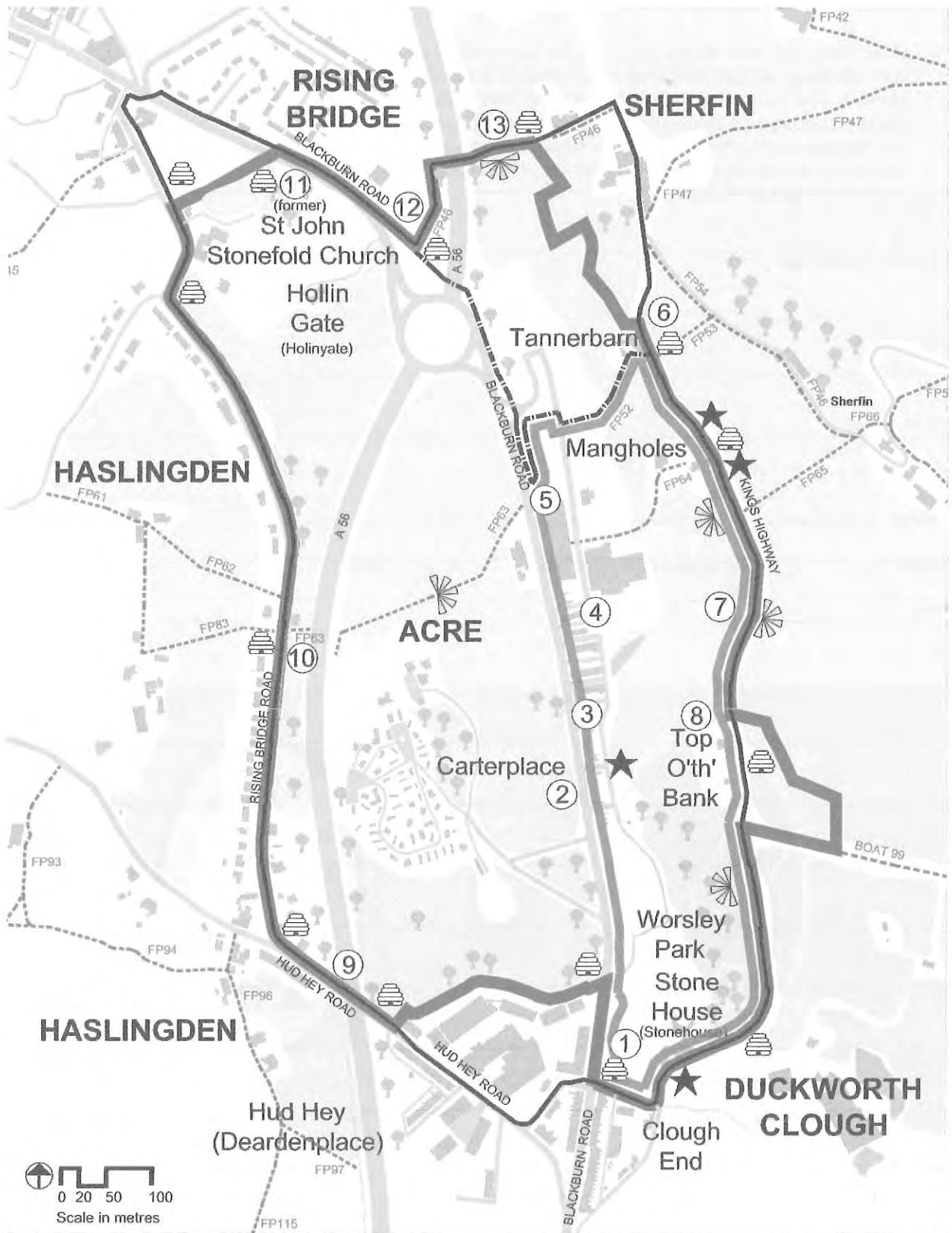
Name: OLIVIA RAWLINSON

Signature: [REDACTED]

Address: [REDACTED]

Date: 27.7.21





KEY

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|----------------------|--------------------|-----------------------|---|
| 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 |



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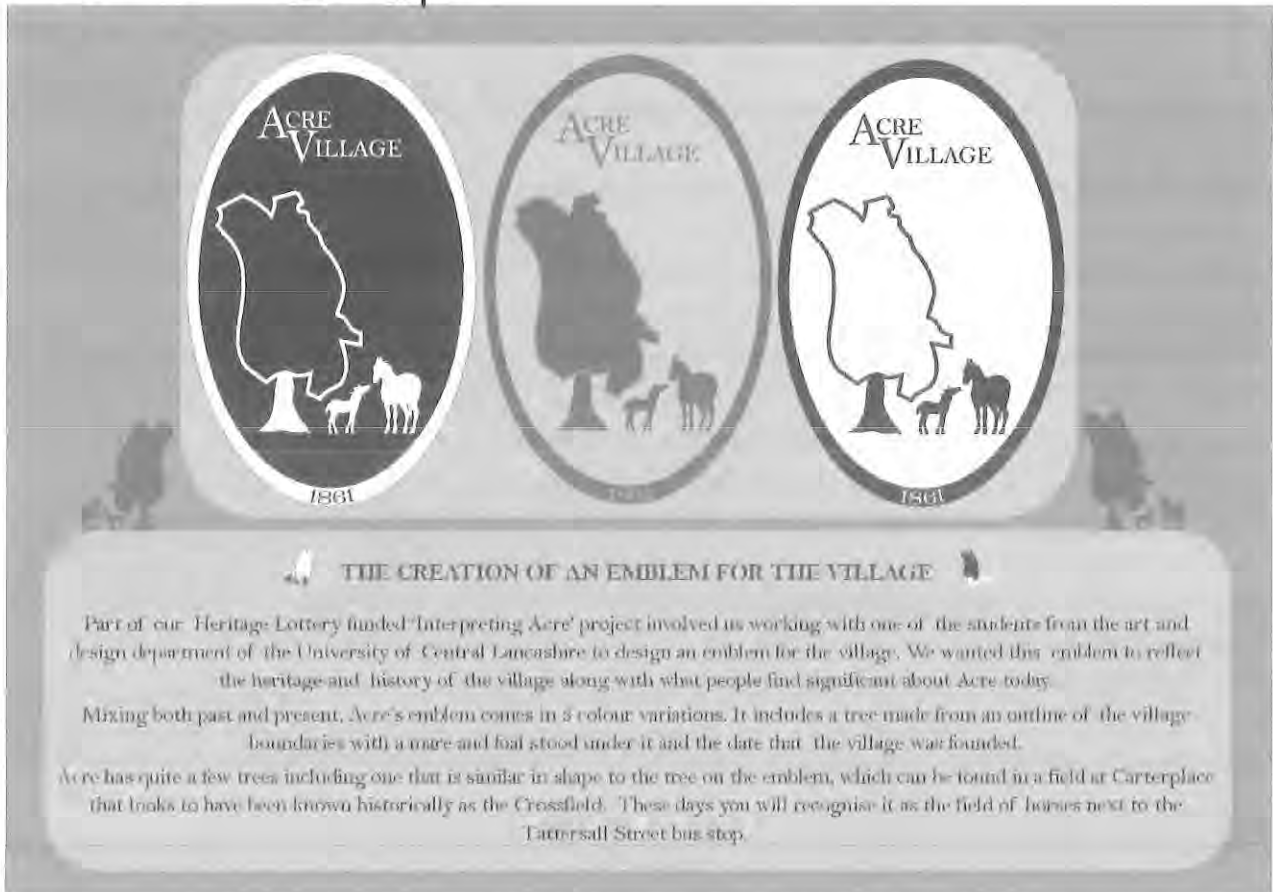
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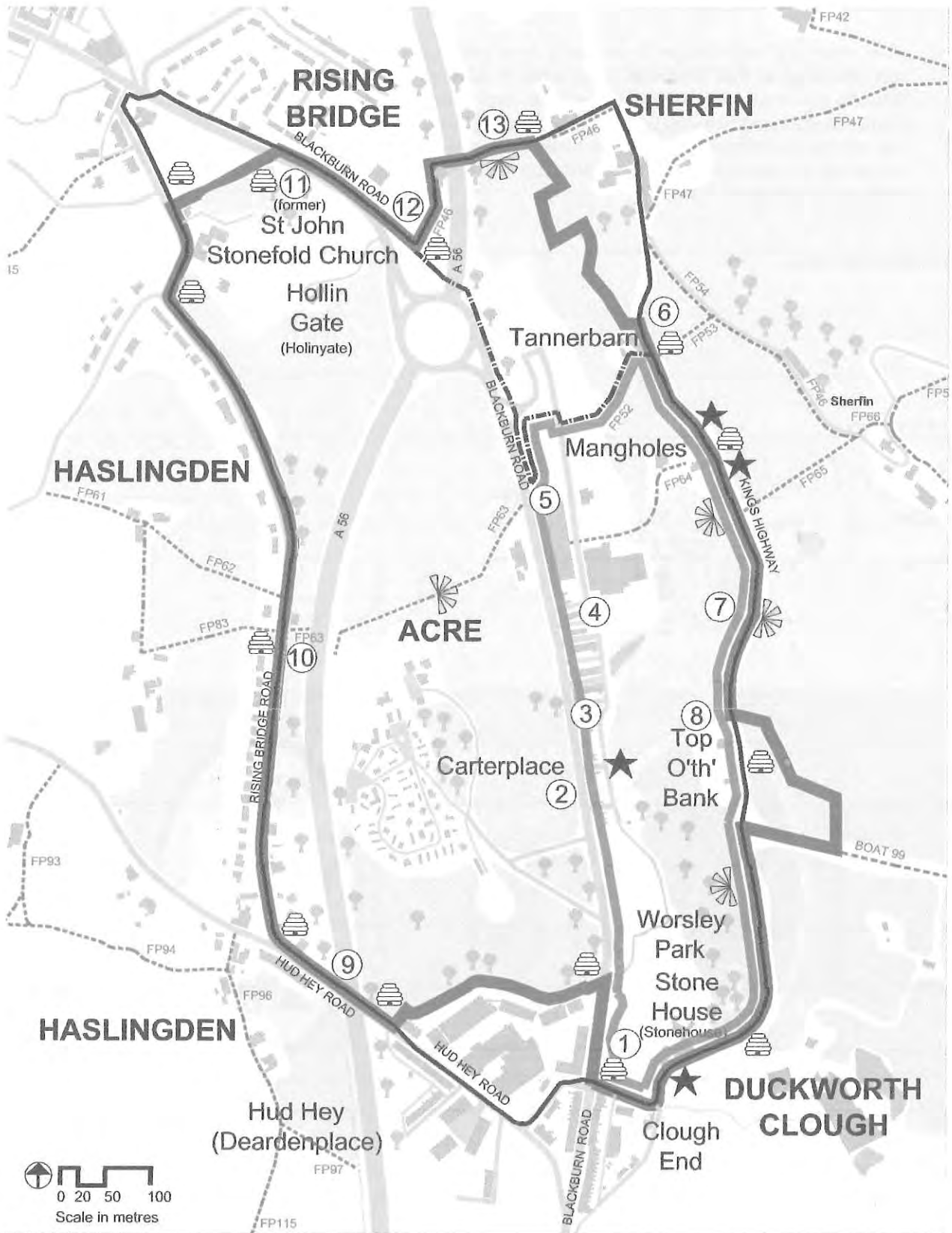
Name: Gillian McEnty

Signature:

Address:

Date: 27.7.2021.





KEY

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

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- 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.
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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:

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.
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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:

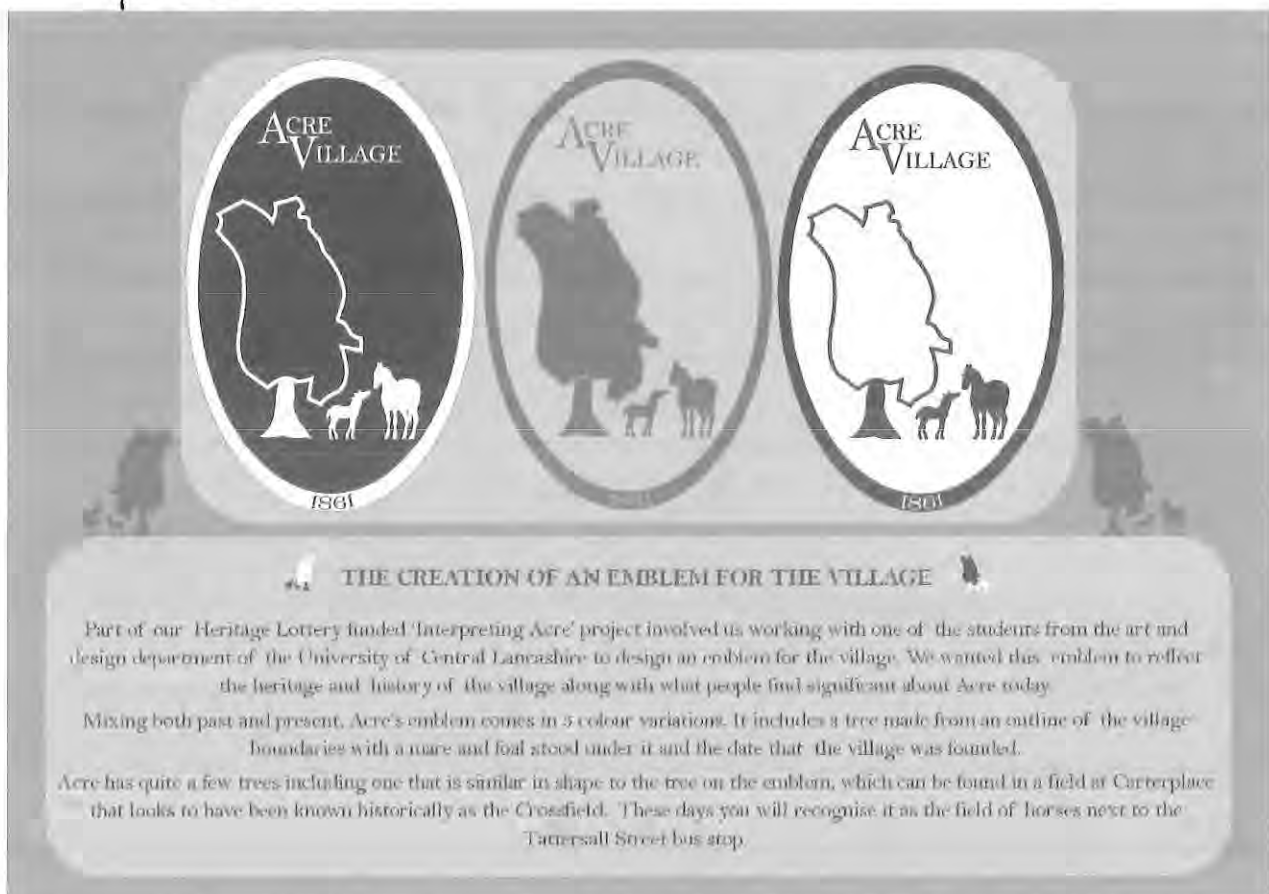
Yours sincerely

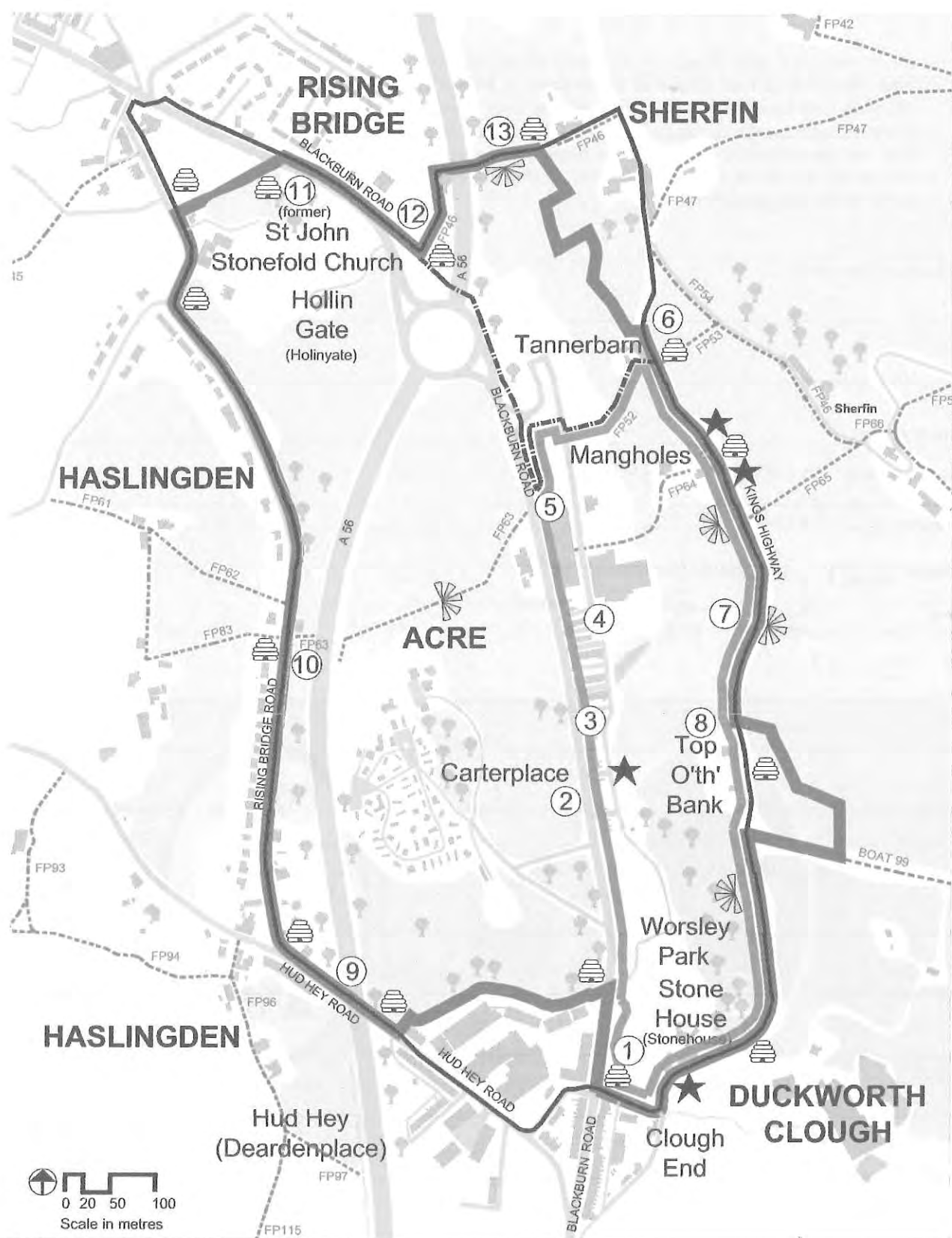
Name: CHRISTOPHER QUEEN .

Signature: [REDACTED]

Address: [REDACTED]

Date: 27/7/21 .





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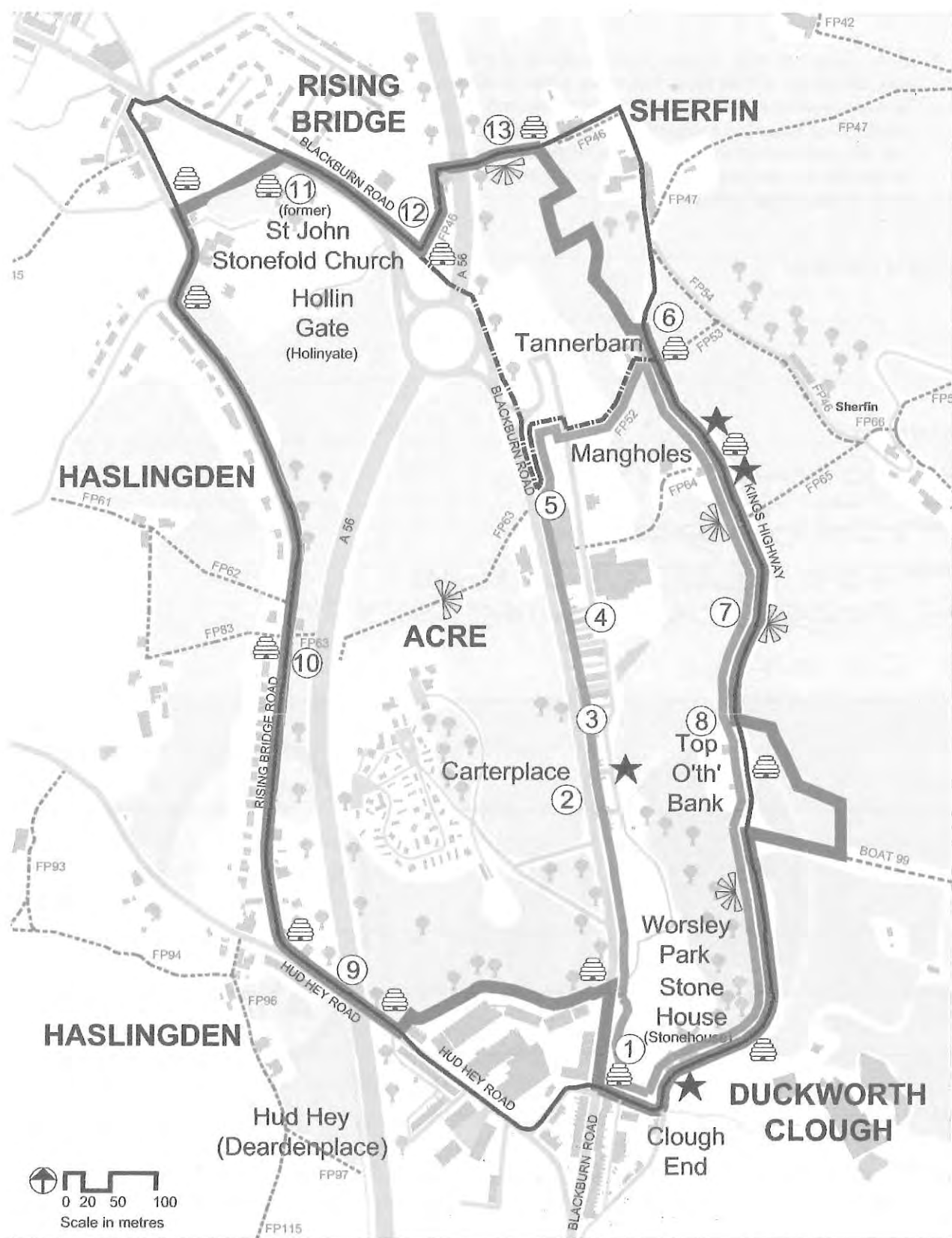
Name: JOANNE CAREY

Signature

Address

Date: 27.07.21





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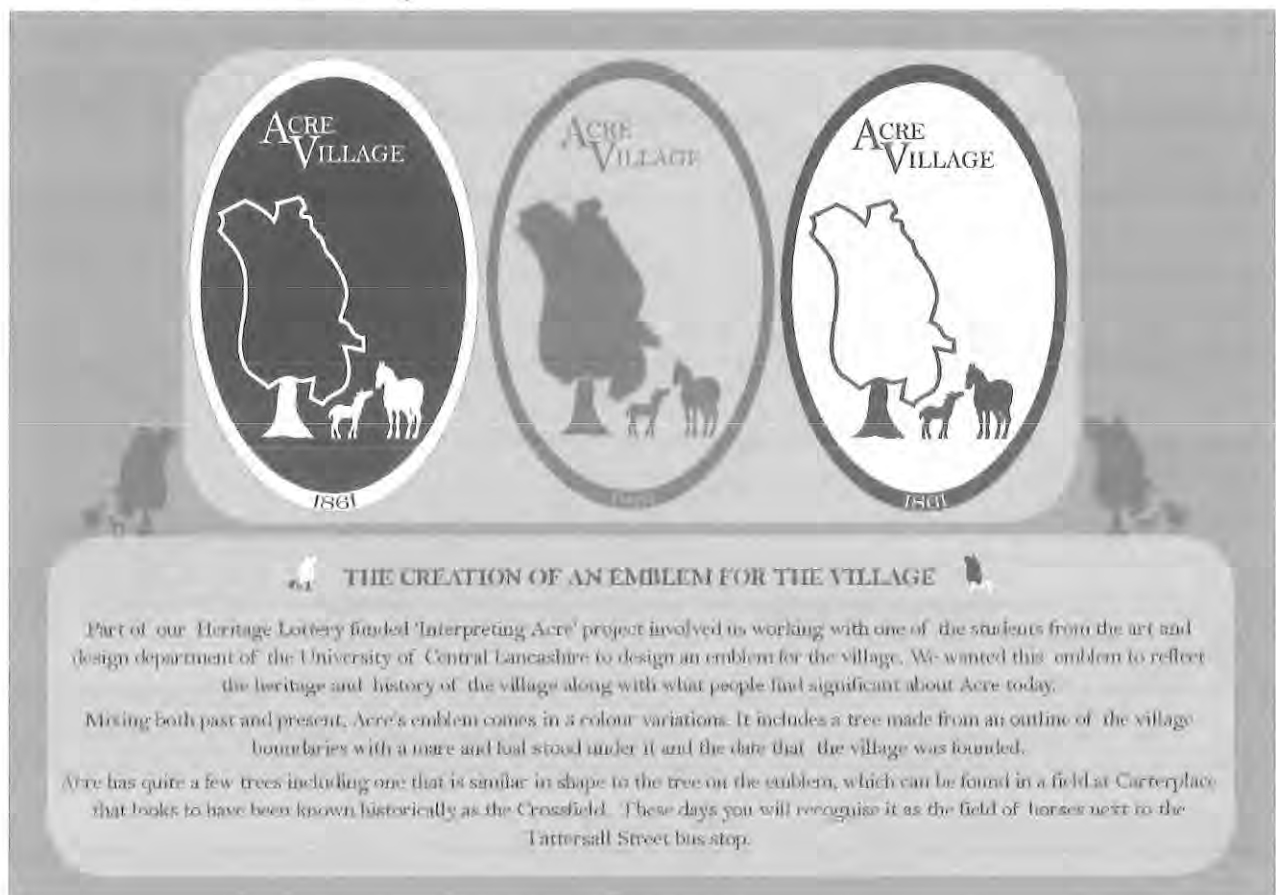
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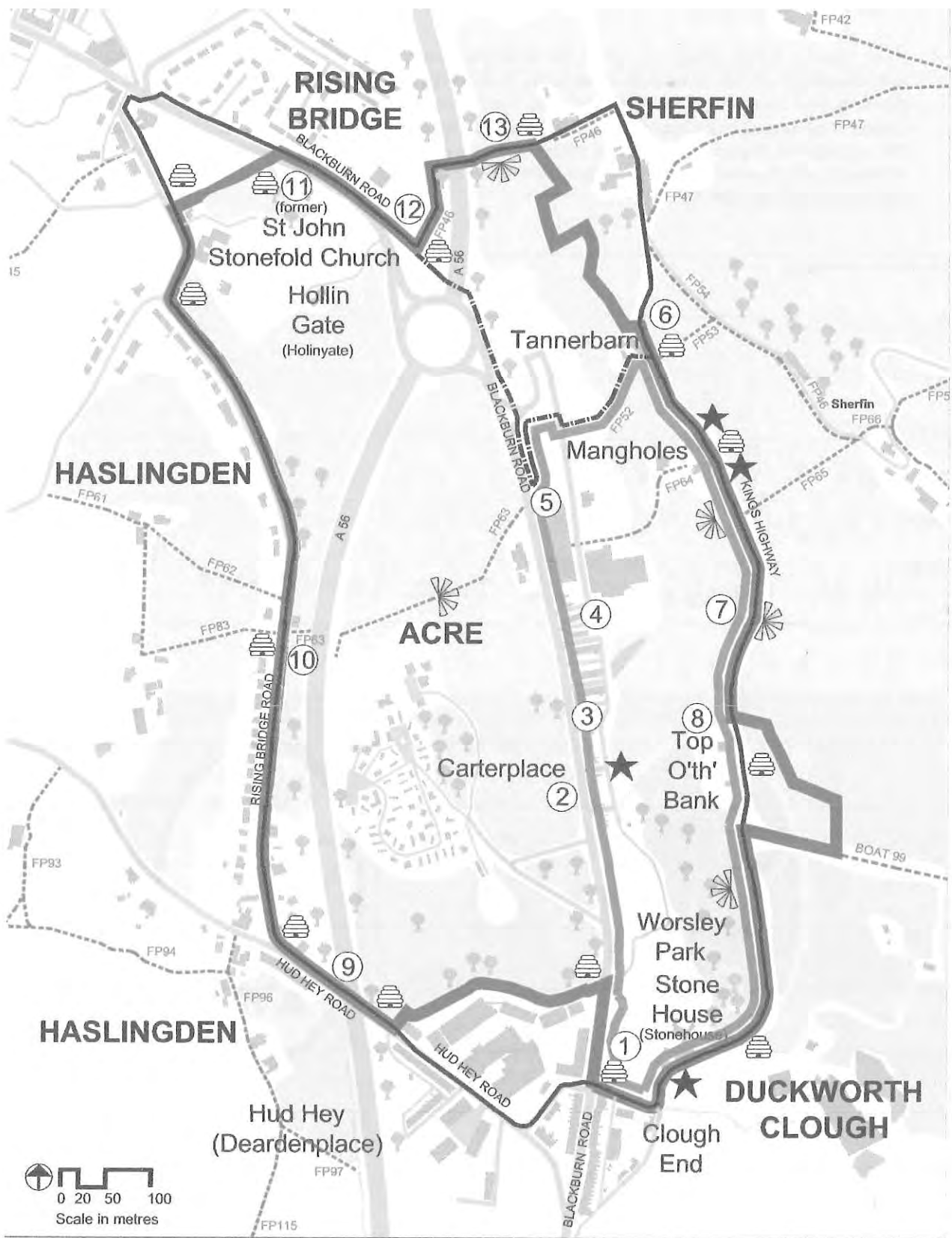
Name: Mrs R Cuncliffe

Signature

Address

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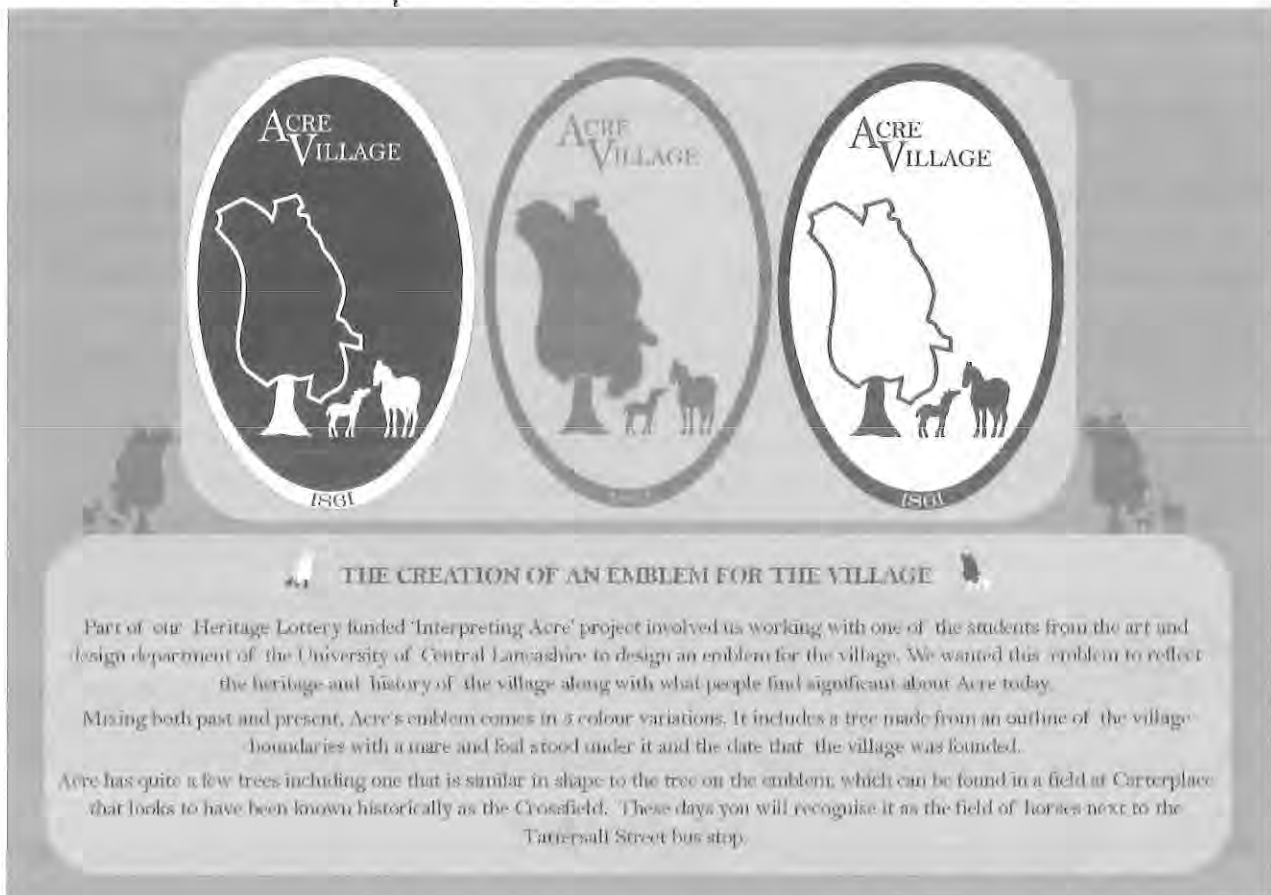
Yours sincerely

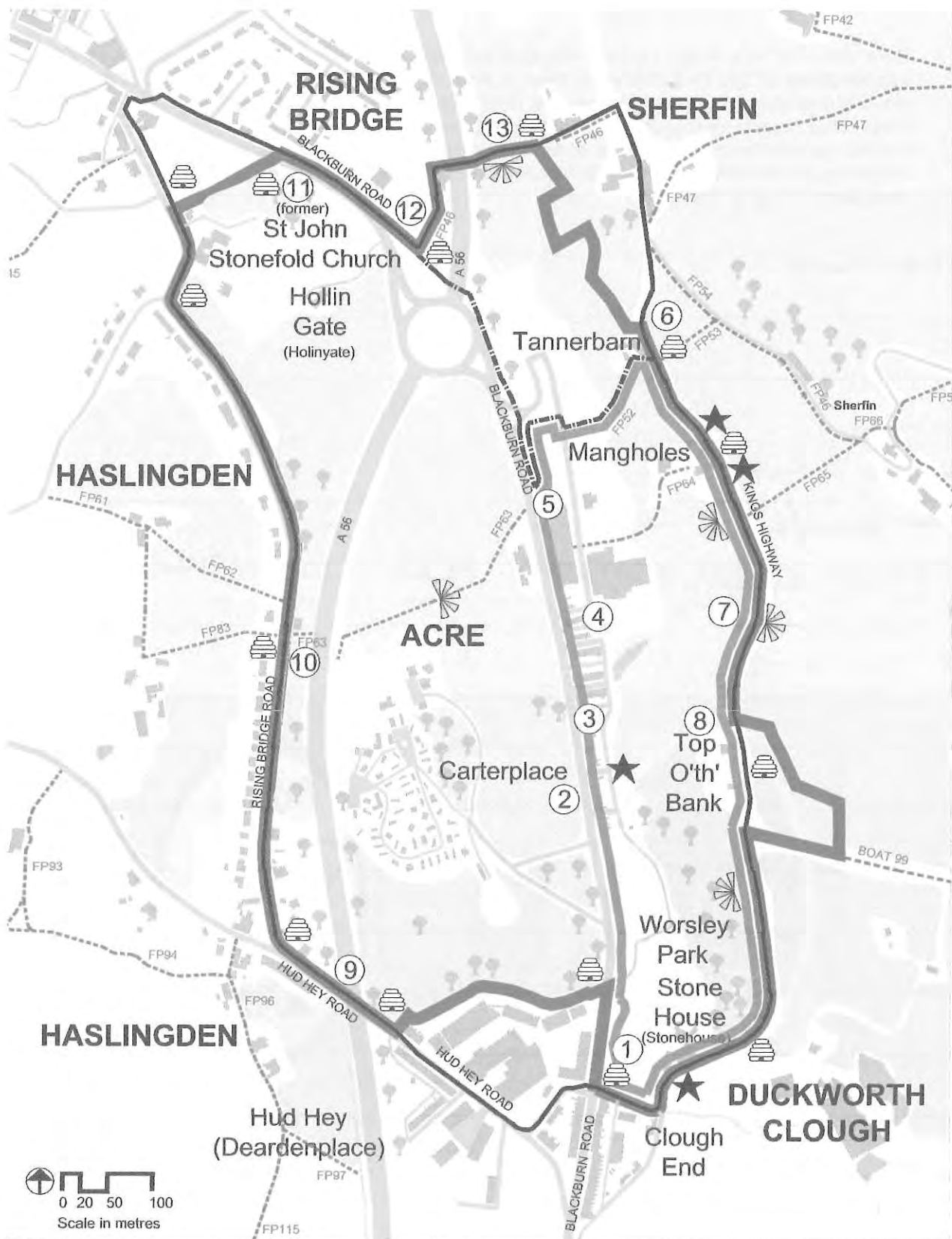
Name: Mr S CUNLIFFE.

Signature

Address

Date: 27-7-2021





KEY

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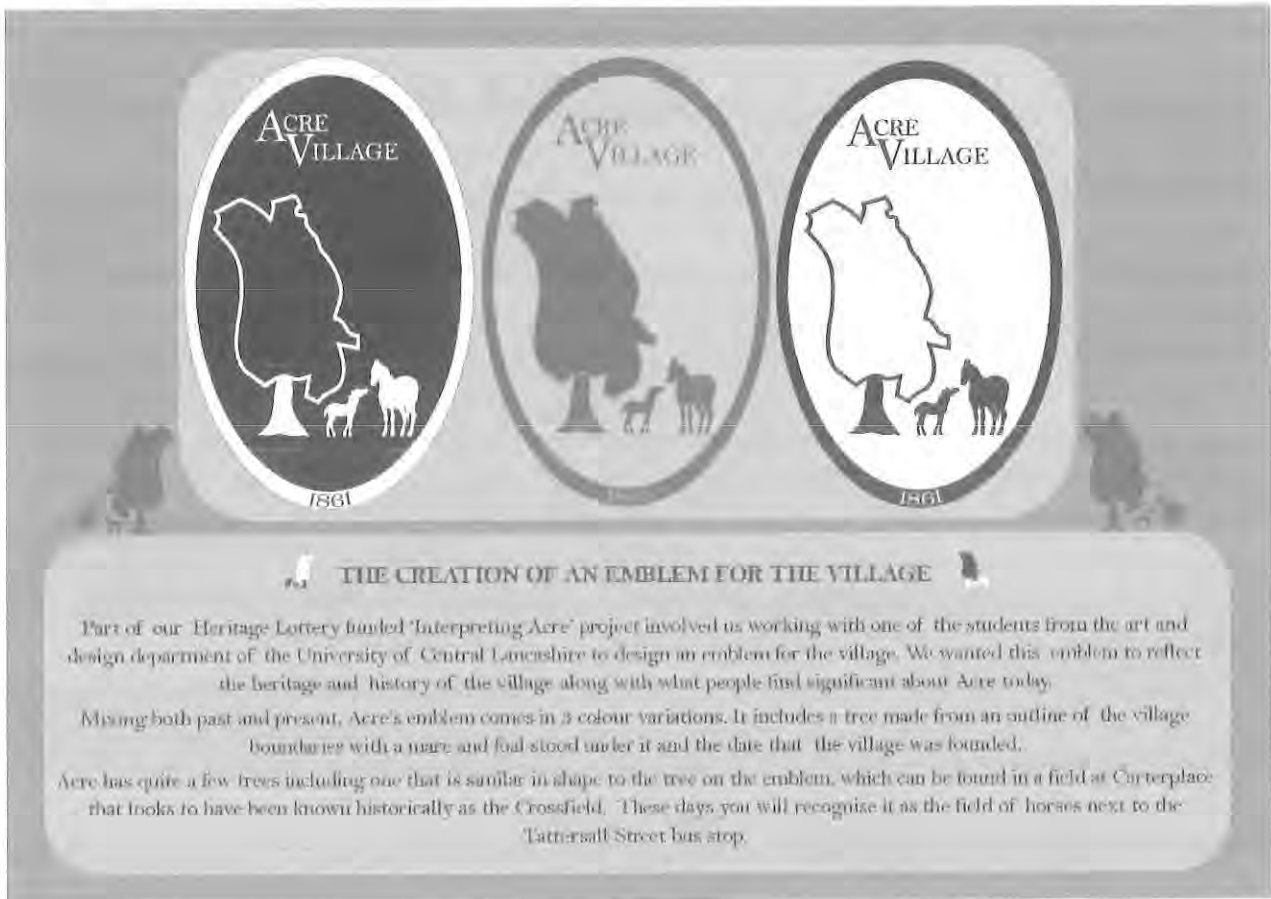
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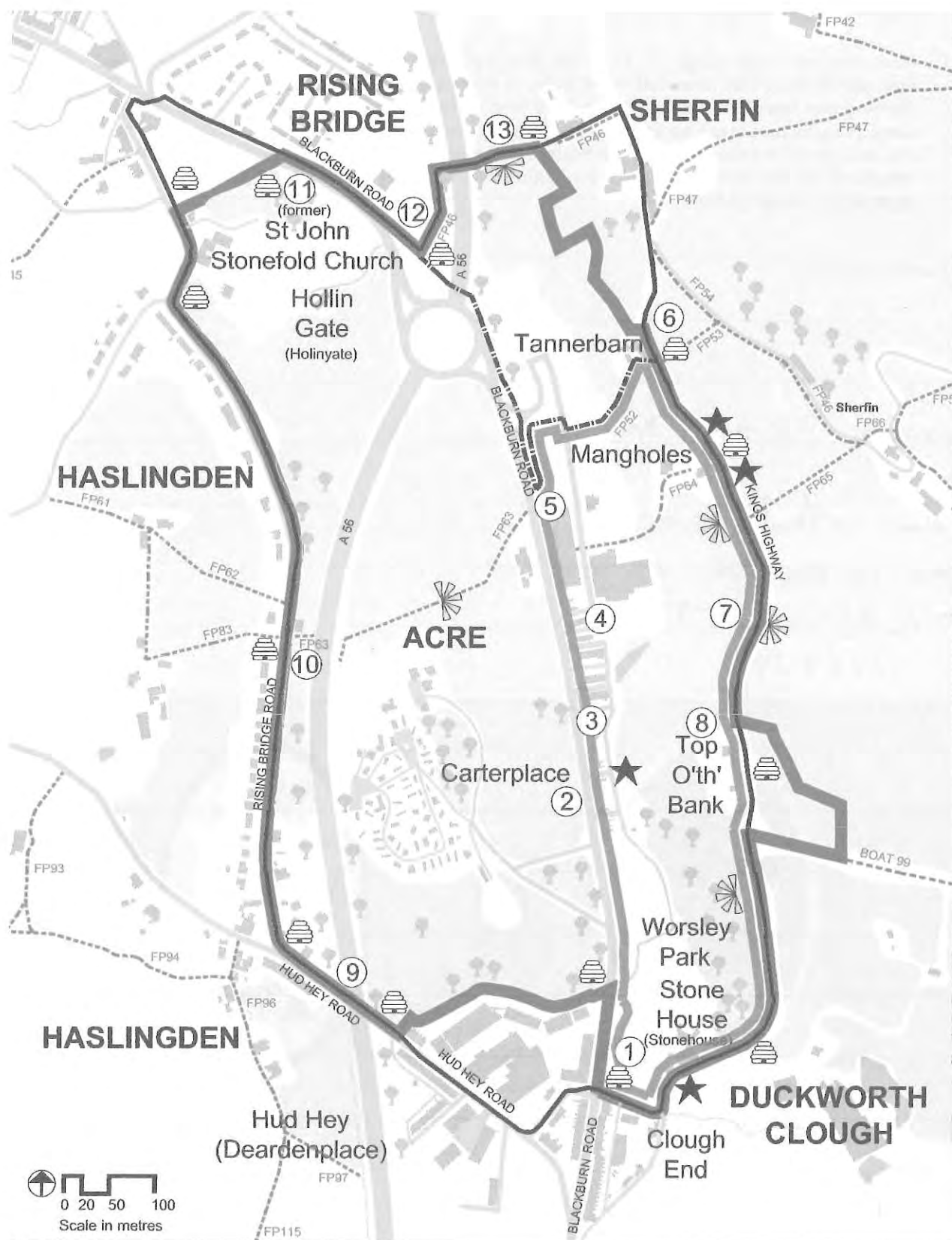
Yours sincerely *TYRONE ACRE*

Name: [Redacted]
Signature: [Redacted]

Address: [Redacted]

Date: *27/7/21*





KEY

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|----------------------|--------------------|-----------------------|---|
| Roads and lanes | Wooded areas | Viewpoints | Acre Boundary Trail |
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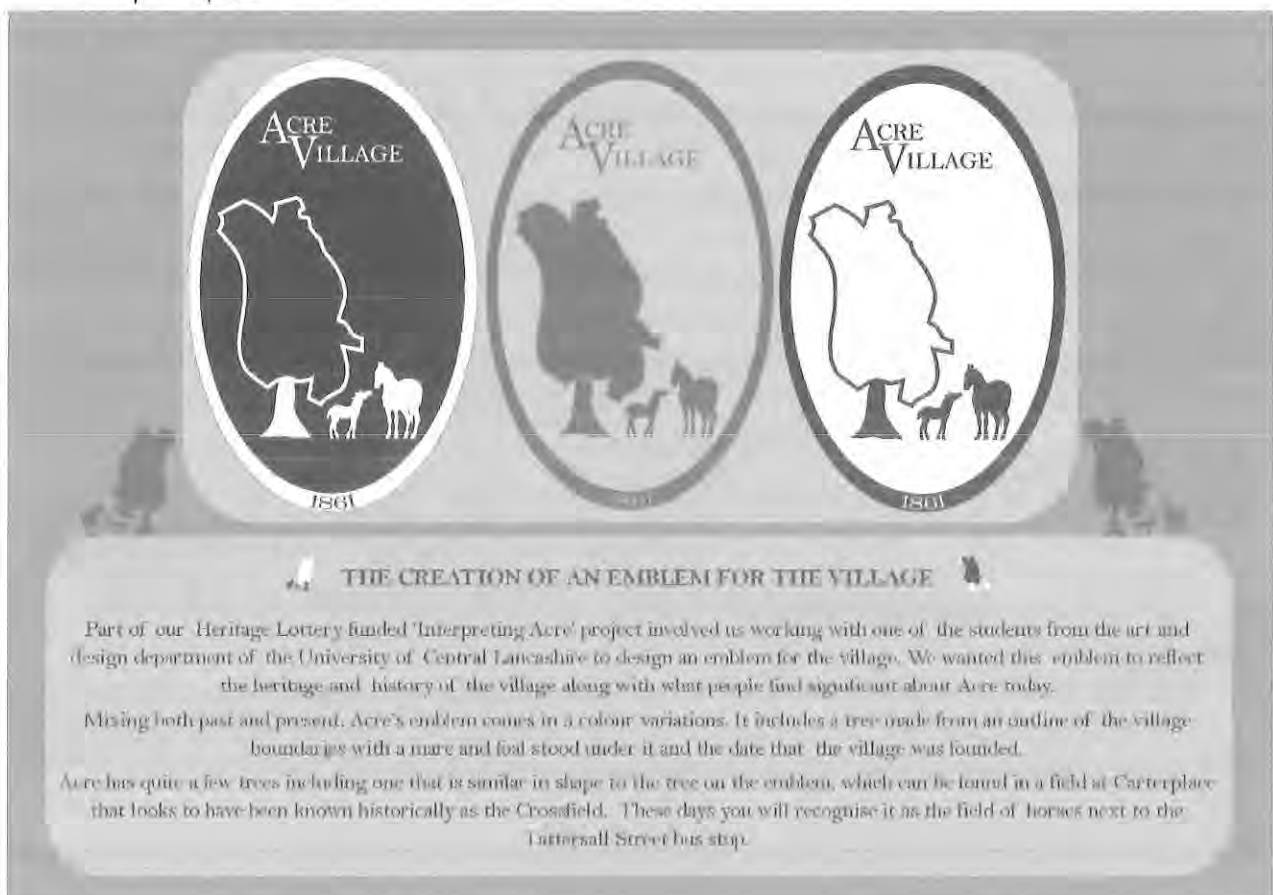
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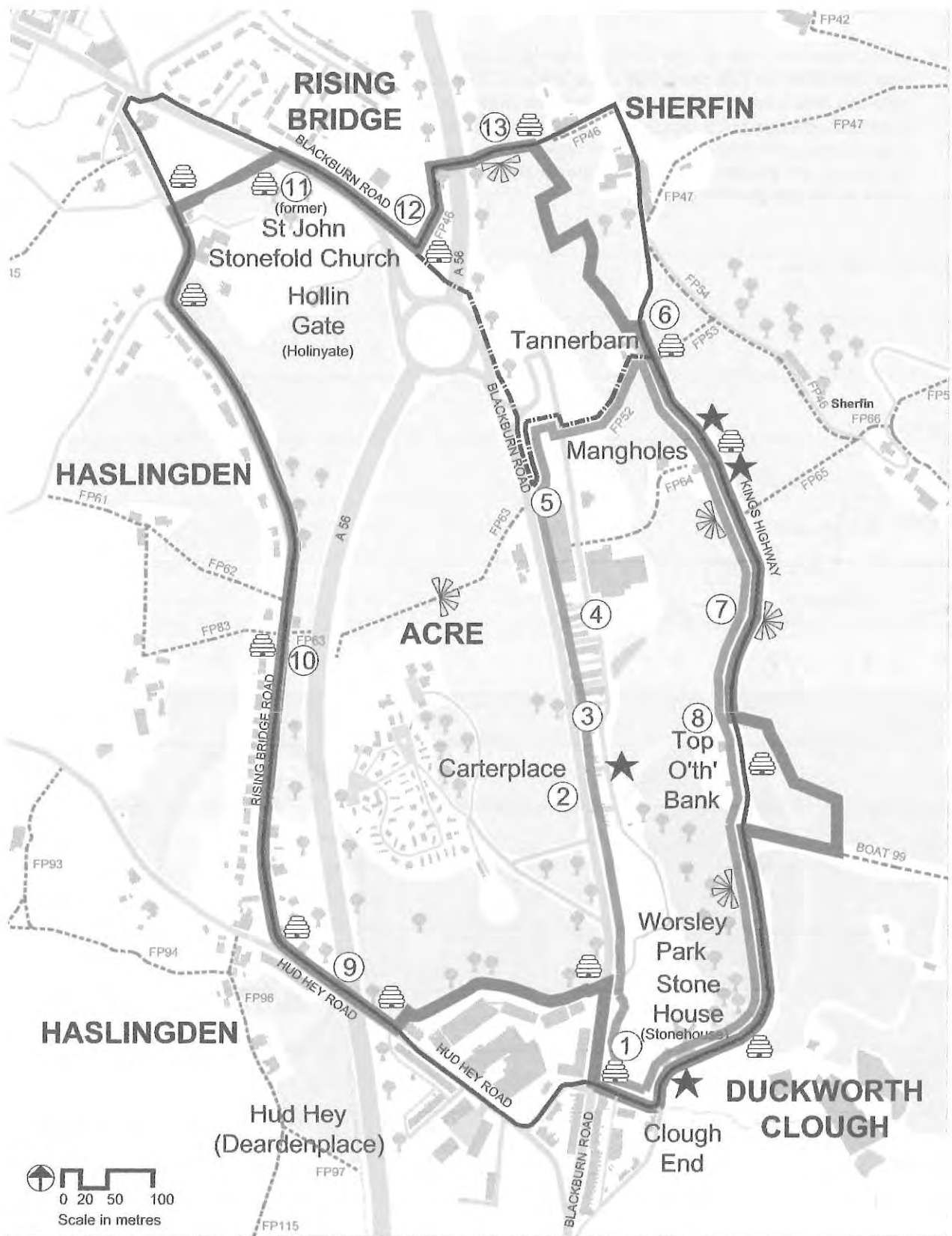
Name: *RUTH WHITSITT*

Signature: *R Whitsitt*

Address: [REDACTED]

Date: *27/7/21*





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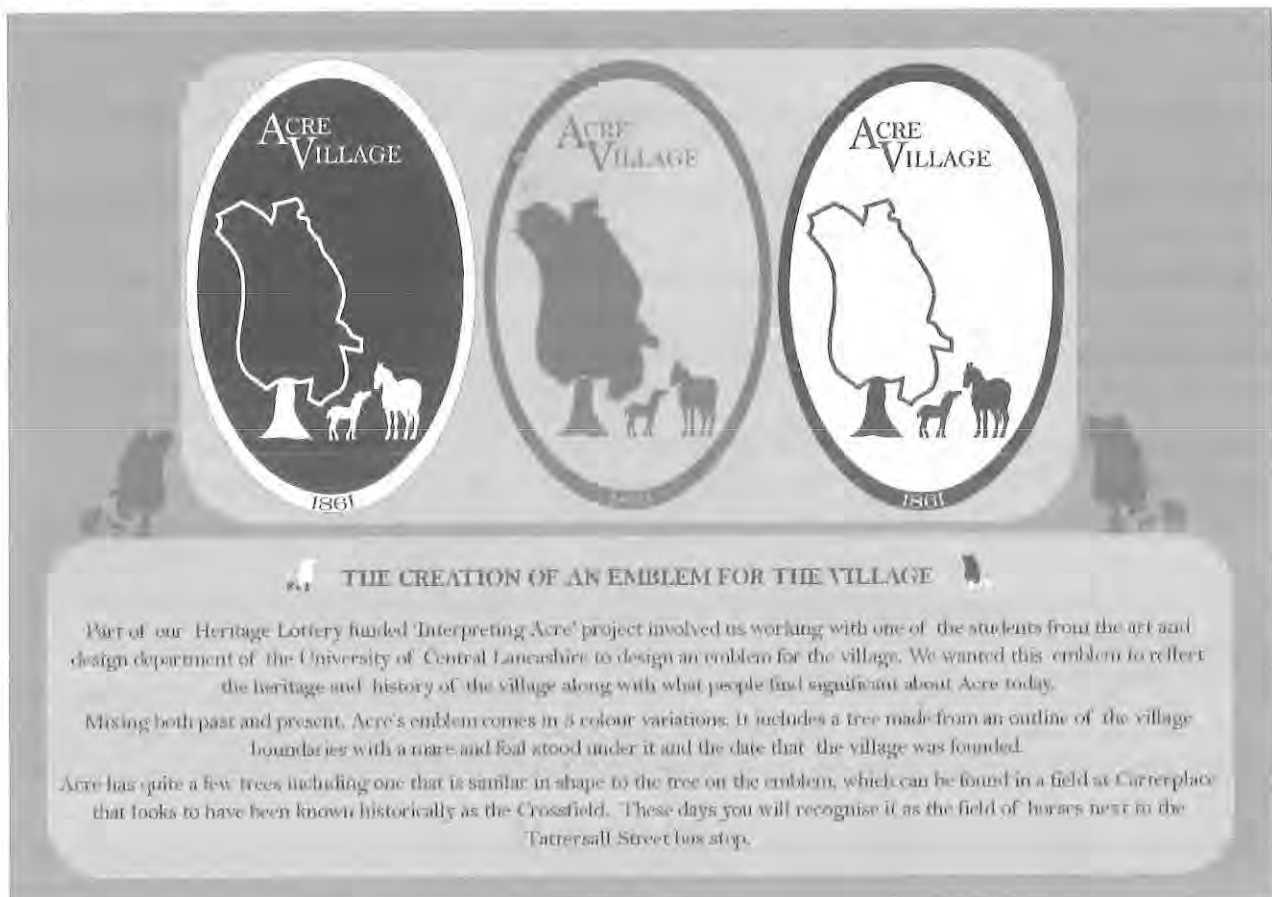
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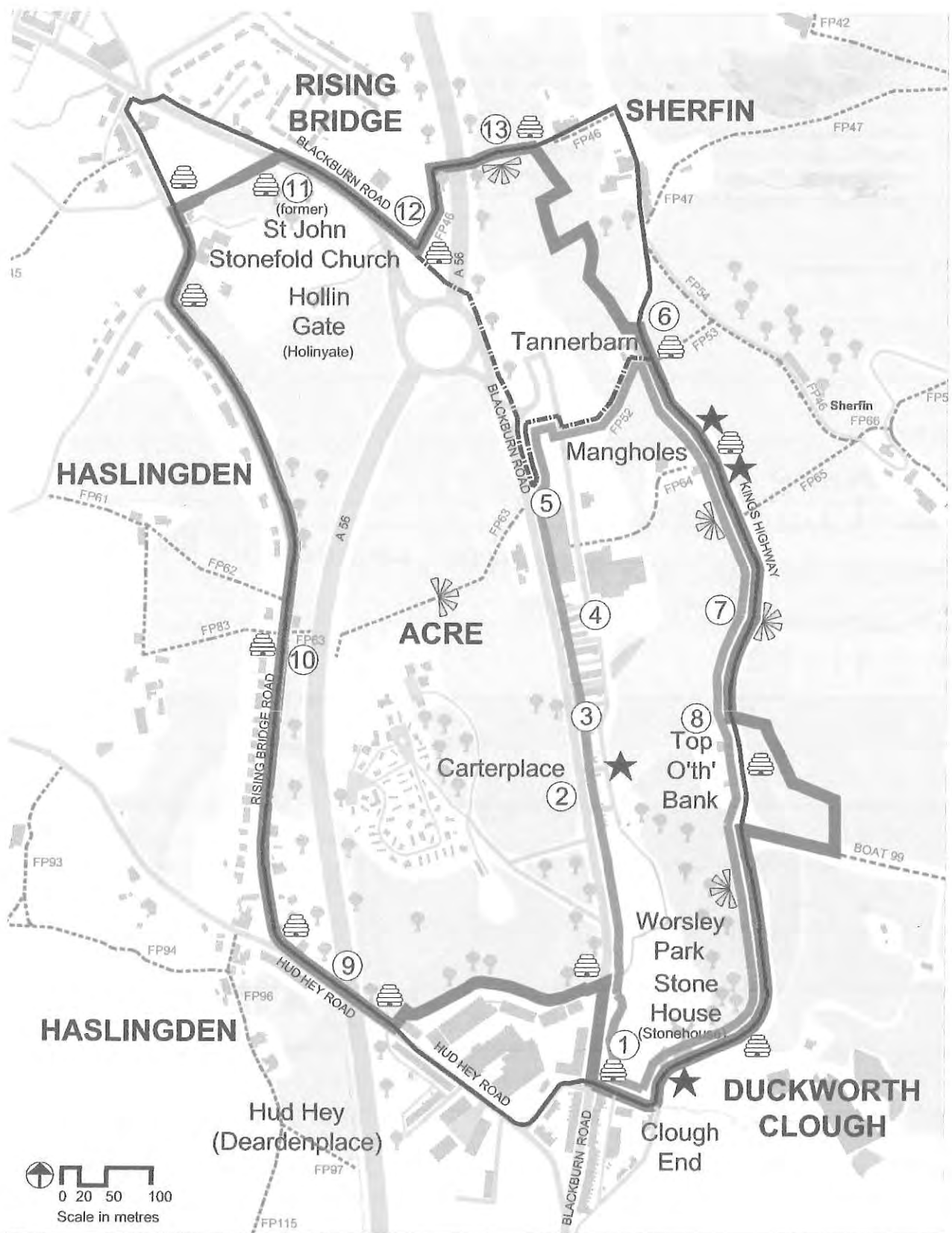
Name: LAUREN WARD

Signature:

Address:

Date: 27/7/21





KEY			



27 July 2021

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Any further comments:

Yours sincerely

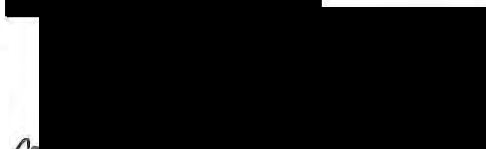
Name:

Tim SANDGAS

Signature:

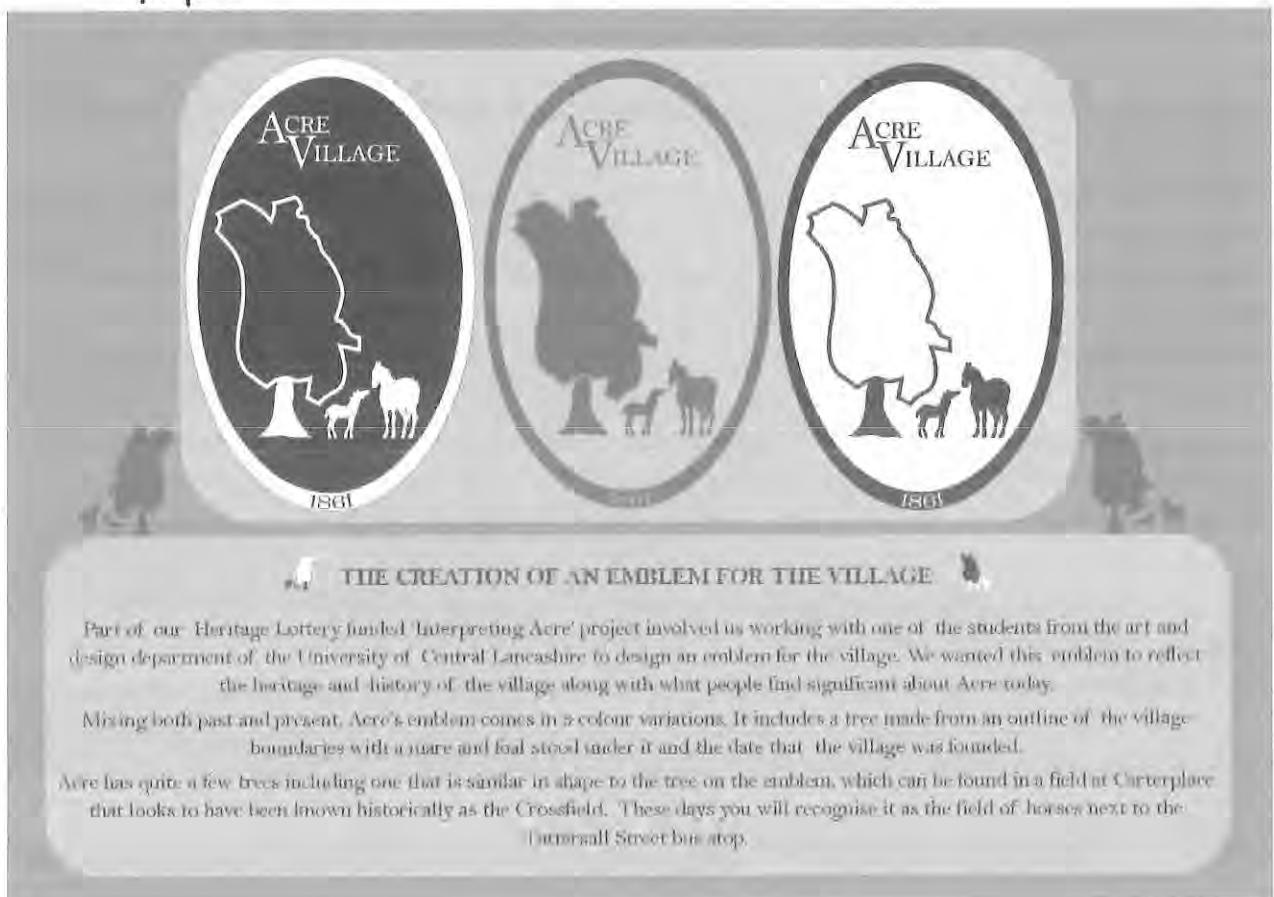


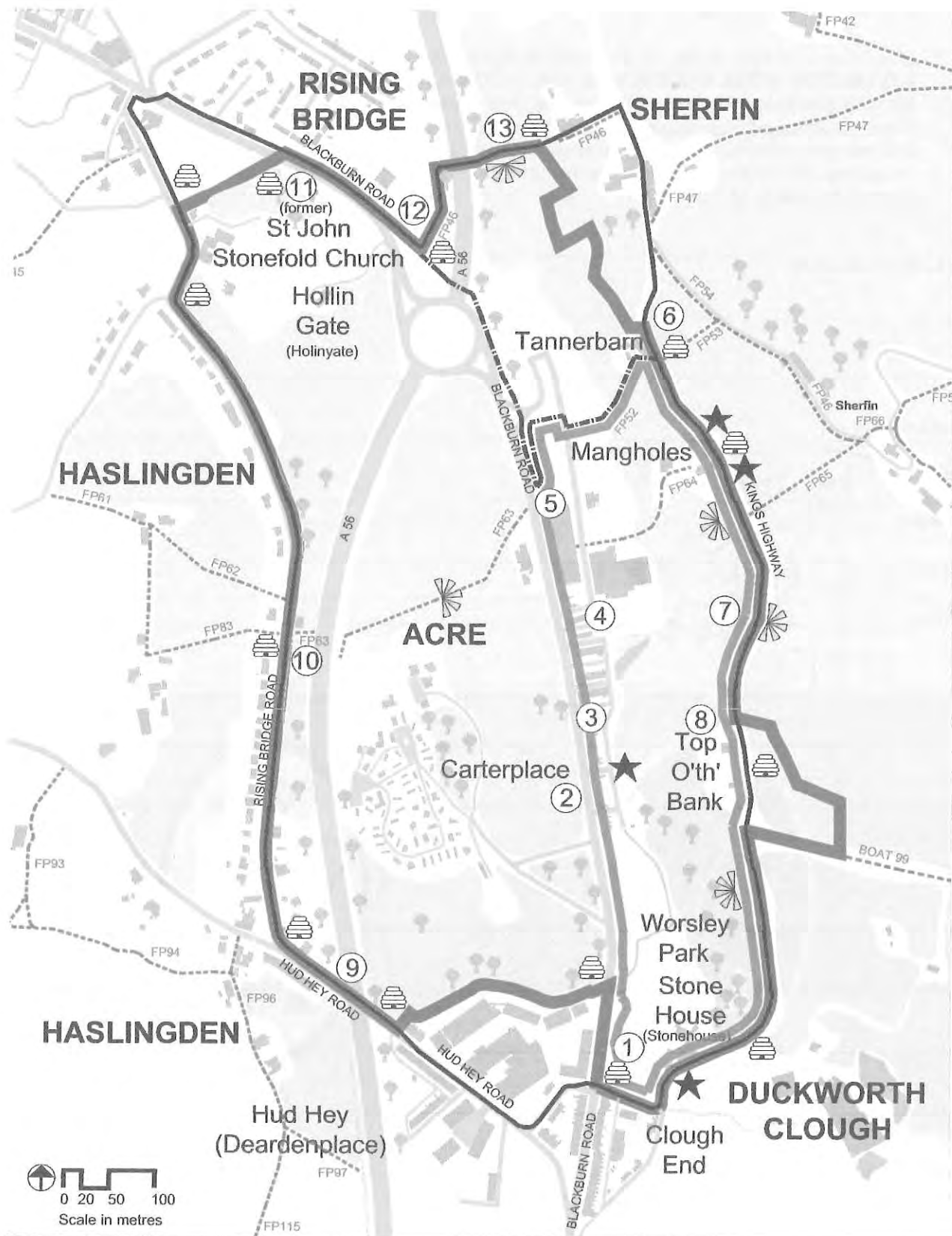
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KEY

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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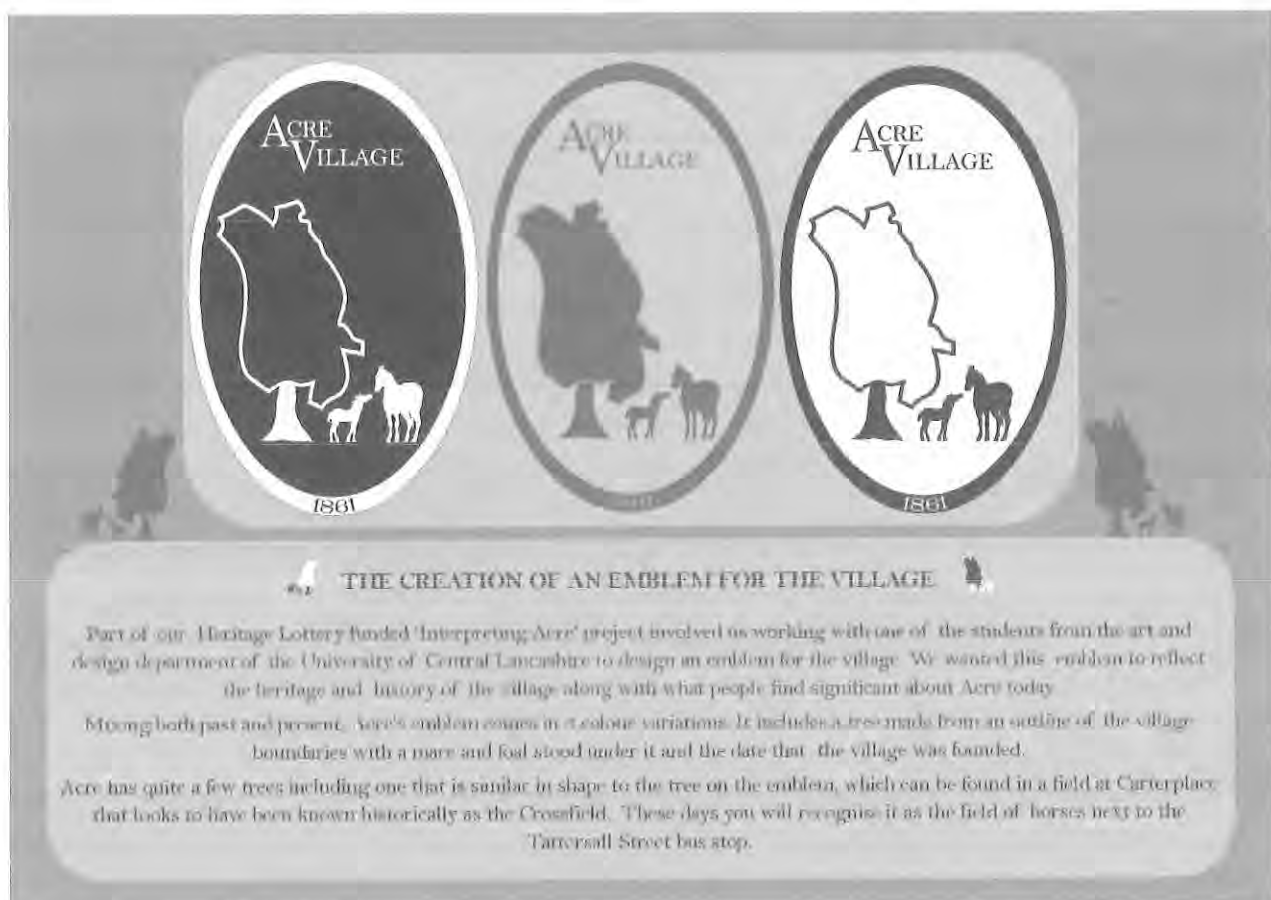
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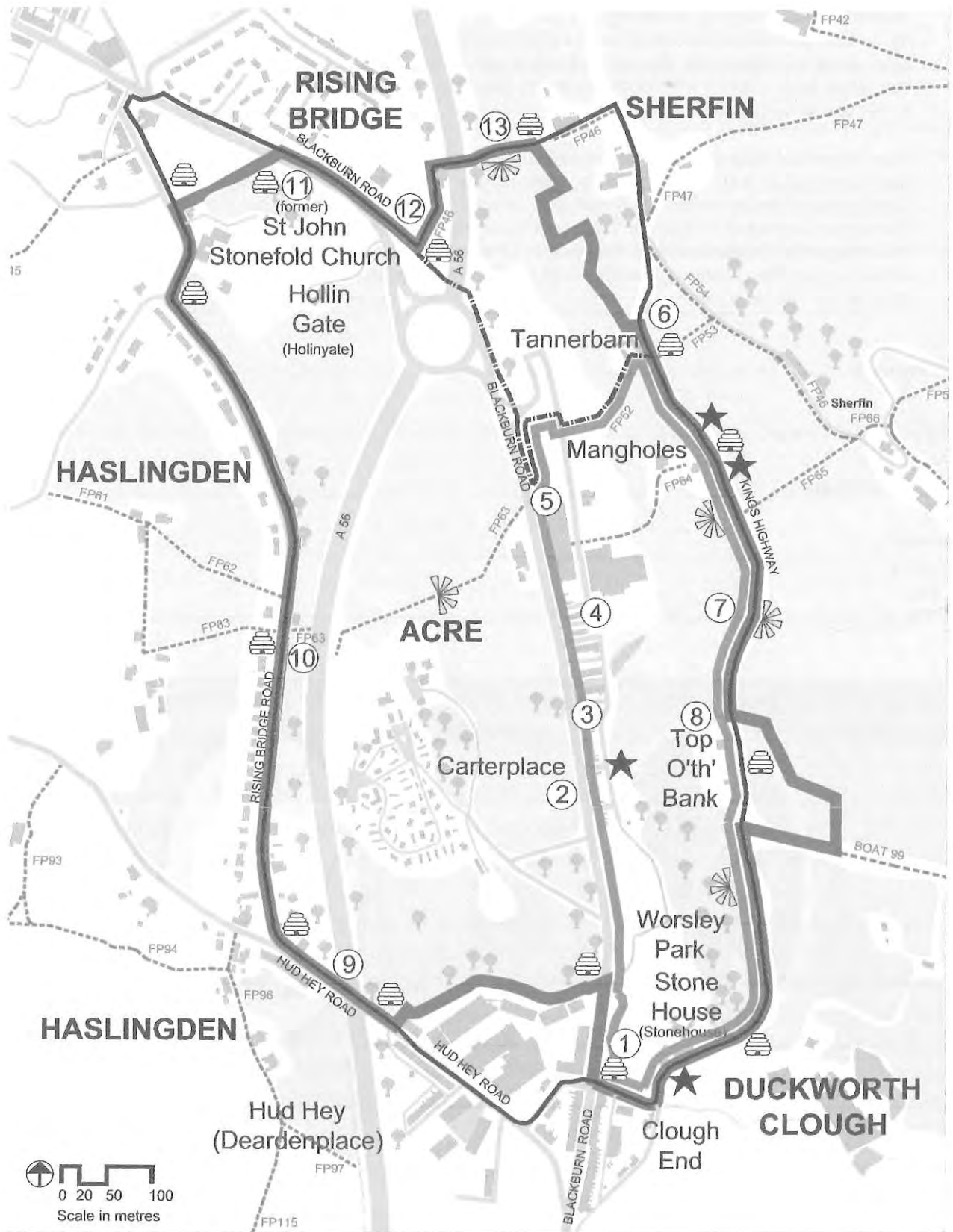
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[Redacted signature]

Mrs Ann Taylor

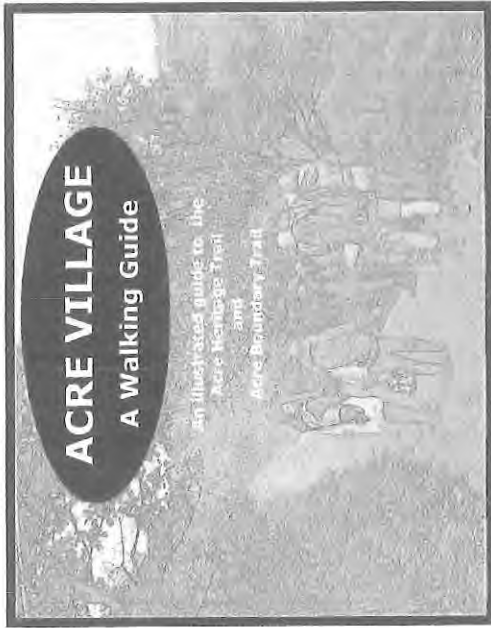
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KEY

- | | | | |
|----------------------|--------------------|-----------------------|---|
| 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 |



1. The Stonehouse (Stone House) Farm Estate and Worsley Park Visit the interpretation panel in Worsley Park to learn more about this farm estate and the origins of Worsley Park.



2. Carterplace (Carter Place) Carterplace has a history that can be traced back to the time when the Carter family lived here in the 15th century. In 1507, it was granted as an endowment to support a chantry priest at Haslingden, but was later private ownership in 1550. Originally about 100 acres in size, Carterplace has shrunk over the years. Which other parts of Acre do you think might once have been part of Carterplace?

3. Wall and terraced houses This 16th-century spring-fed well still has some of its wooden lining intact and would probably have been the original water supply for the millworkers' houses. Visit Acre interpretation panel in Worsley Park to learn more about the origins of Acre's villages.

4. Acre Mill, the Co-operative shop, and the Great Tree Inn Acre Mill (later re-named Hazel Mill) was founded in 1861 by a co-operative called the Haslingden Cotton Spinning and Manufacturing Company Limited on a plot of land called 'The Acre'. It was designed by architect James Maxwell of Bury who was one of the original subscribers to the company. Due to the Cotton Famine, this co-operative had to be wound up and the mill was sold before building work had finished. James Haworth and Sons bought the mill and built the weaving shed but then they also were declared bankrupt.

One of the owners in the ensuing years was the Acre Mill Company, who on 1st November 1896 accepted the places which Maxwell and Tule owned and built 19 cottages on Pleasant Street (known locally as 'Far Row'), Parkinson Street and Ormerod Street. Whilst Ormerod Street still exists, the cottages were demolished in the 1970's and 80's.

During a major but later part of the "cotton years" Hazel Mill thrived as Nicholas Worsley Ltd, run first by the Worsleys (of Stonehouse and Carterplace) and later by the Waddington family, it was considered to be one of this companies leading Mills. The 1970's saw the mill close and later re-open as Winfield's mill store, which over the years has sold footwear, clothing, floor coverings and more recently homewares and camping equipment.

No's 477 and 479 Blackburn Road, Acre were respectively The Great Tree Inn and a shop that may possibly have been the original village Co-op. 'The Great Tree' was open for business by Christmas 1861 and closed about 1995. By the 1970s the shop had become a cafe.



5. Railway engine Bought by Dale Winfield, owner of the mill store, this engine is number 2001 built by Hudswell Clarke and Co. for the Manchester Ship Canal. Only 2 were ever built and number 4002 runs on the east Lancashire Railway.

6. Tannerbarn (Tanner Barn) One of the six farm estates that make up the village of Acre, Tannerbarn is a farmhouse with two adjoining cottages known as Cowhouse Cottage and Shippon Cottage. Tannerbarn may be an 18th century incarnation of a medieval barn known as Tailor barn or Tailor barn that was seen as a boundary marker for the old townships of Haslingden and Henheads.

9. East Lancashire Railway and A56 Haslingden bypass You are looking down onto the A56. It is good to see as it cuts through the section of the bypass. Officially opened on 4th December 1981, this section of the bypass follows the route of the former Stubbins to Accrington branch of the East Lancashire Railway, which was opened in 1848. A contemporary news article says this railway cutting between Haslingden and Rising Bridge was probably one of the most difficult works encountered on any of the various lines in the country as it ran through a 'bog hole' that was twenty feet and upwards in depth. Mr Perring, the company's engineer, had to battle against water to excavate nearly half-a-million yards of peat, gravel and sand. His challenges included building a three-arch bridge on quicksand at the Rising Bridge end of the cutting.



10. Older entrances to Carterplace (Carter Place) This public right of way initially follows the route (via a bridge) that was created as an entrance to Carterplace when the railway was built, before following an older footpath. Until the advent of the railway Carterplace was accessed via a semi-circular carriage drive (part of which still exists) from Rising Bridge Road.

11. Hollin Gate, the former St John Stonefold church and site of war graves Hollin Gate Farm takes its name from a gateway (shown on old maps as Holmygate), which stood neatly at the boundary between the common of Haslingden and Henheads and the fields surrounding farms. Local people have common rights to graze cattle, dig turfs of peat, collect stones and mow rushes.

Along with Stonefold school, the former St John Stonefold church was built to replace an early 19th century mission school at Black Lane Head in Stonefold village. The land on which it stands was part of Hollin Gate Farm and was donated by Henry Wilson Worsley Taylor. The church was designed by the architect Basil Champneys whose brother was vicar of Haslingden and paid for by Martha Turner of Carterplace. The graveyard contains some war graves that have been identified and titled by Veterans in Communities (VIC) as part of their War Graves Rosendale project.

12. Sagar Gate Look at the plaque on Sagar Gate to learn a little more about this point of interest.

13. Sherfin The hamlet of Sherfin stands on the old road between Haslingden and Accrington, still known as King's Highway. When John Wesley travelled this way in 1788 he said that the roads 'were sufficient to lame any horses, and shake any carriages in pieces'. The route lost its importance with the creation of a new turnpike road (the present main road) further down the hillside. Several of the cottages at Sherfin have an arrangement of windows which suggest they were used for handloom weaving. There were probably loomshops too at Tannerbarn, Mingsholes and Top O' th Bank.



The Friends of Acre Village Archive





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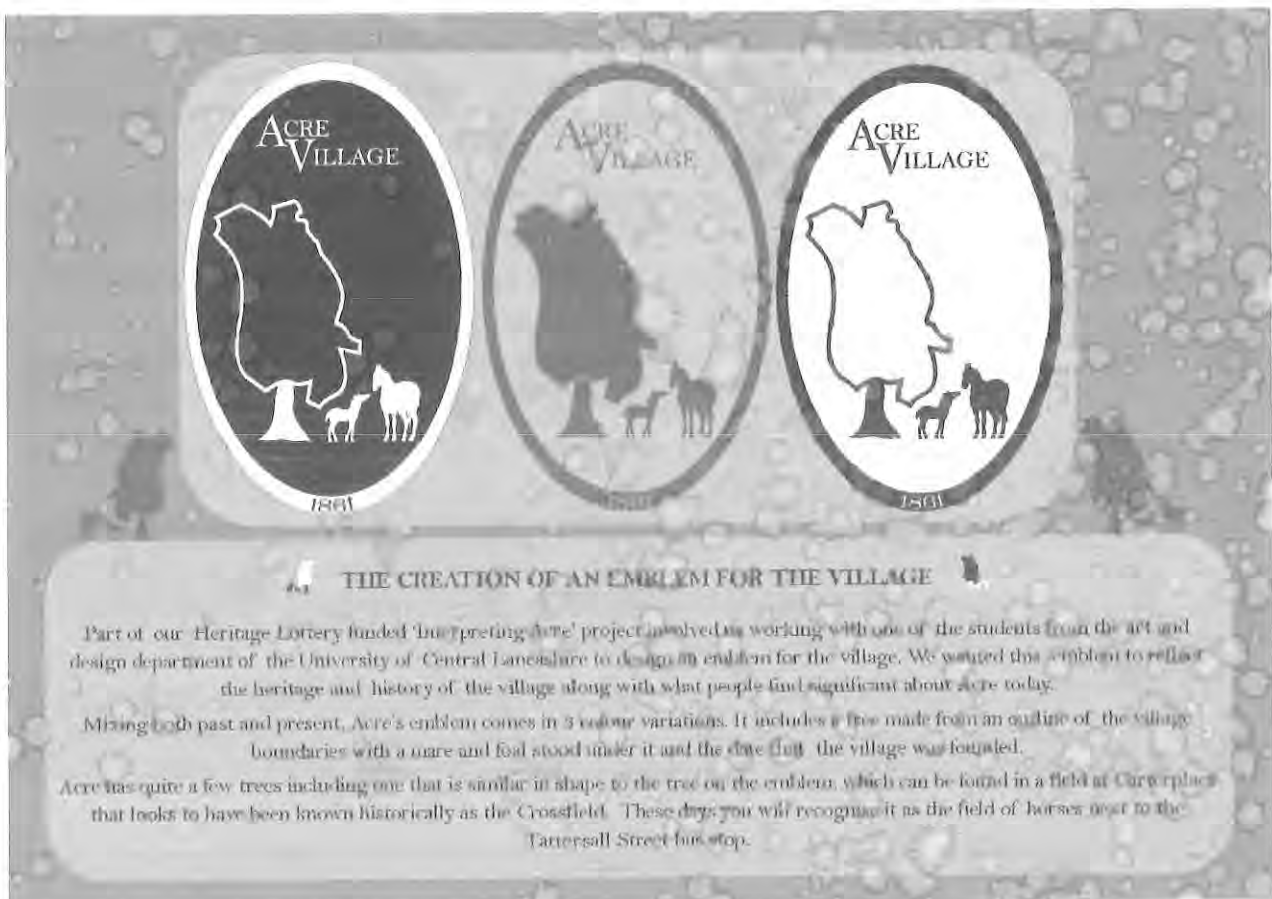
Yours sincerely

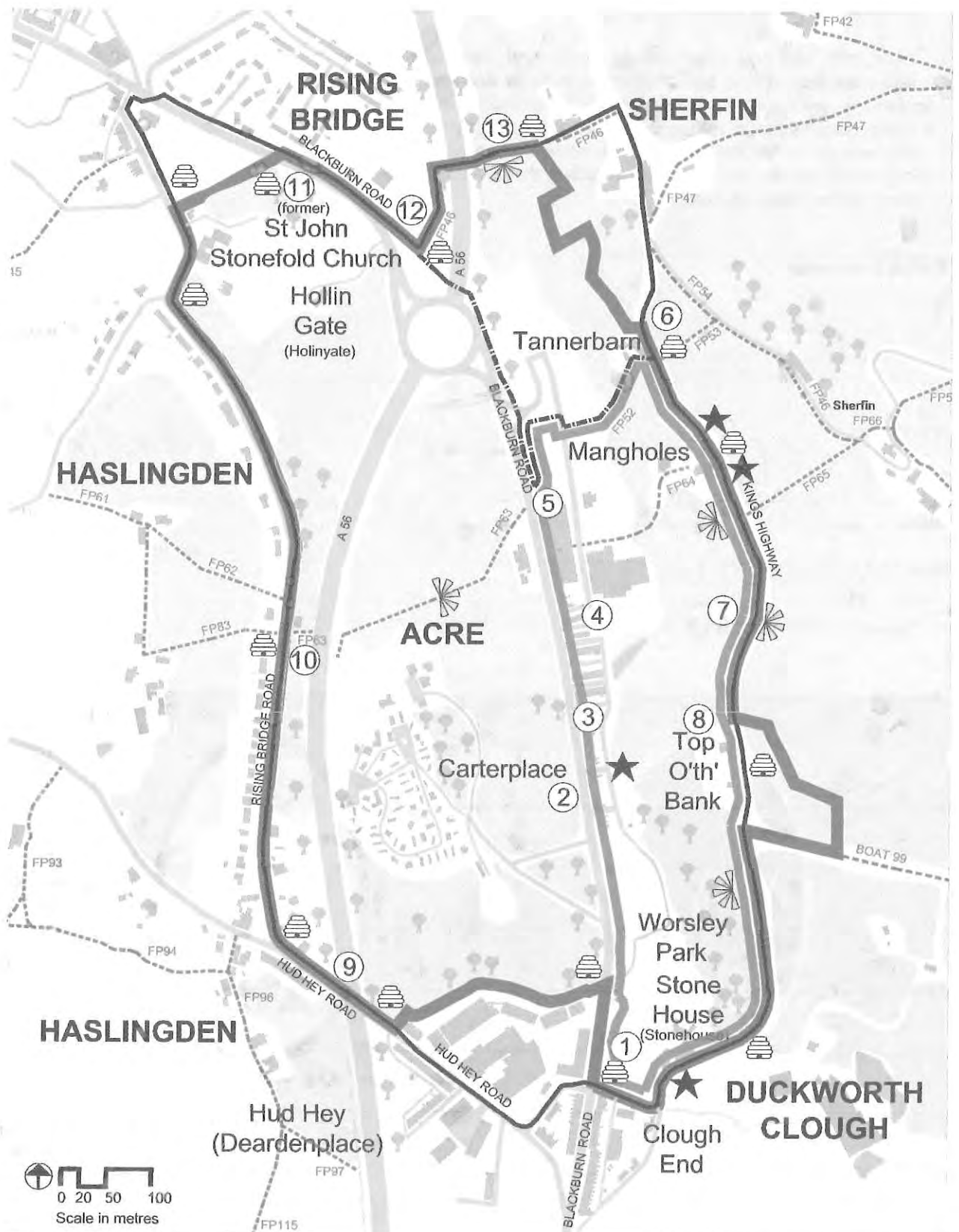
Name: *J. Gaffney*

Signature: [Redacted]

Address: [Redacted]

Date:





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



27 July 2021

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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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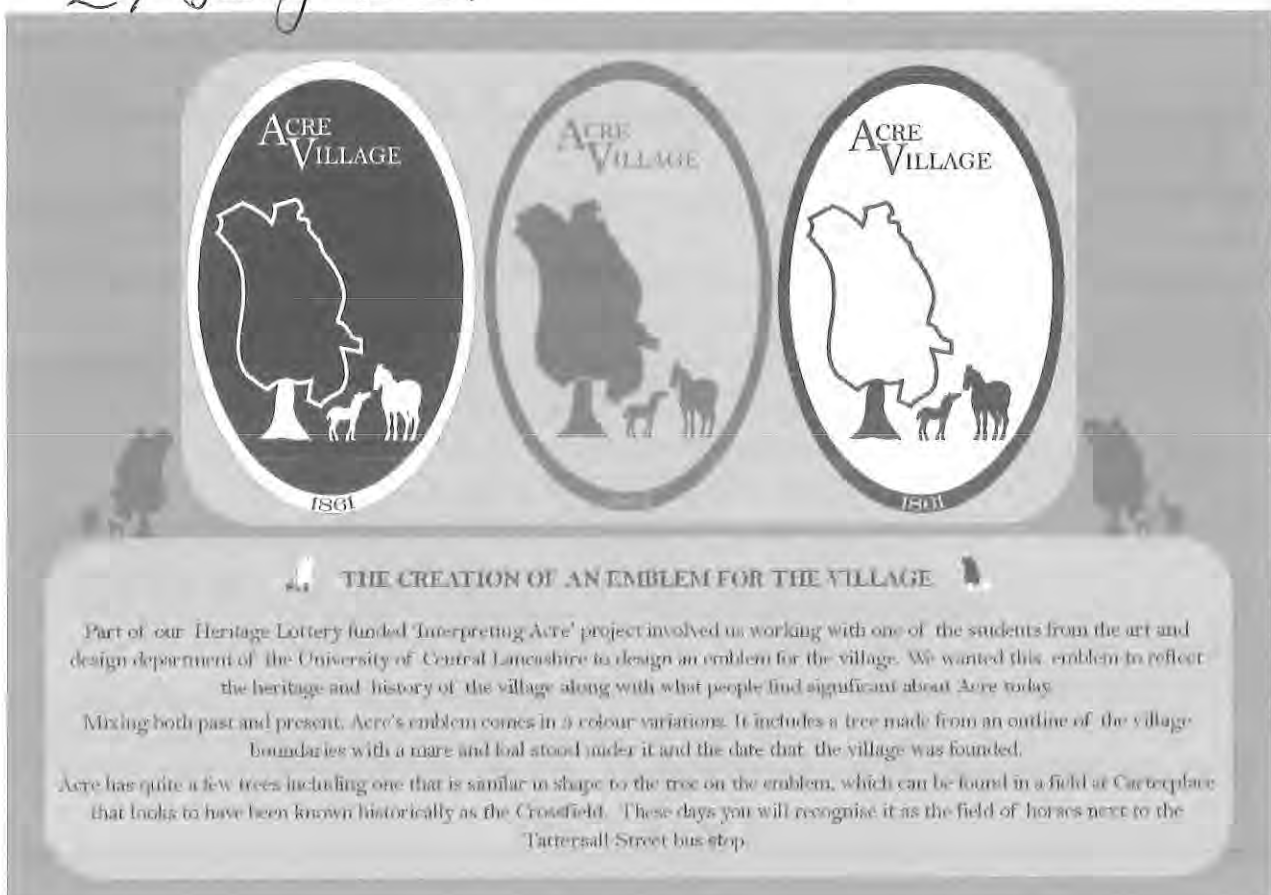
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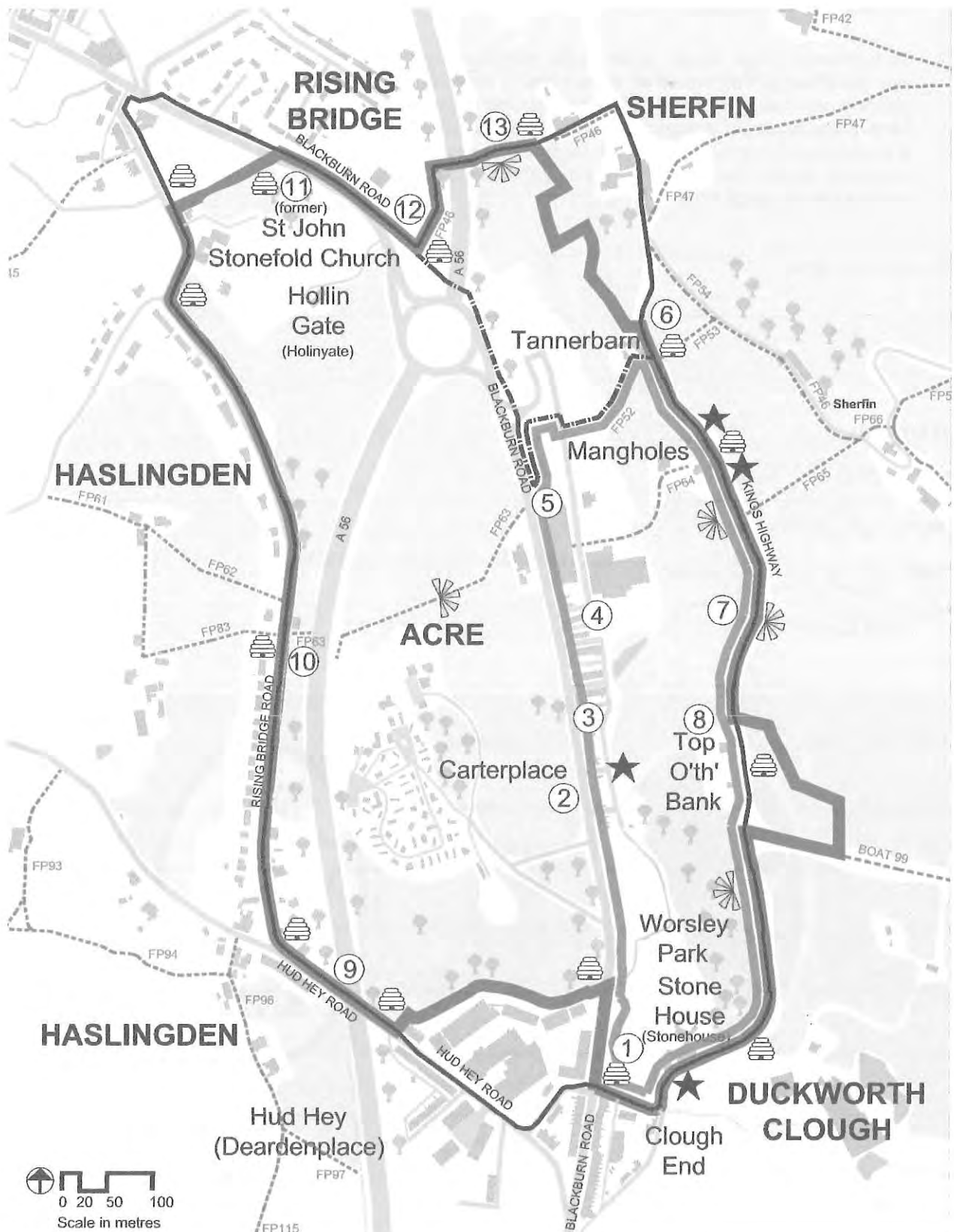
Signature:

Address:

Date:

27 July 2021





KEY

- | | | | | | | | | | |
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| Roads and lanes | Rights of Way | Rivers / waterbodies | Wooded areas | Viewpoints | Well or trough | Acre Boundary Trail | Alternative Boundary Trail via pelican crossing | Acre Village Boundary | Acre Heritage Trail |
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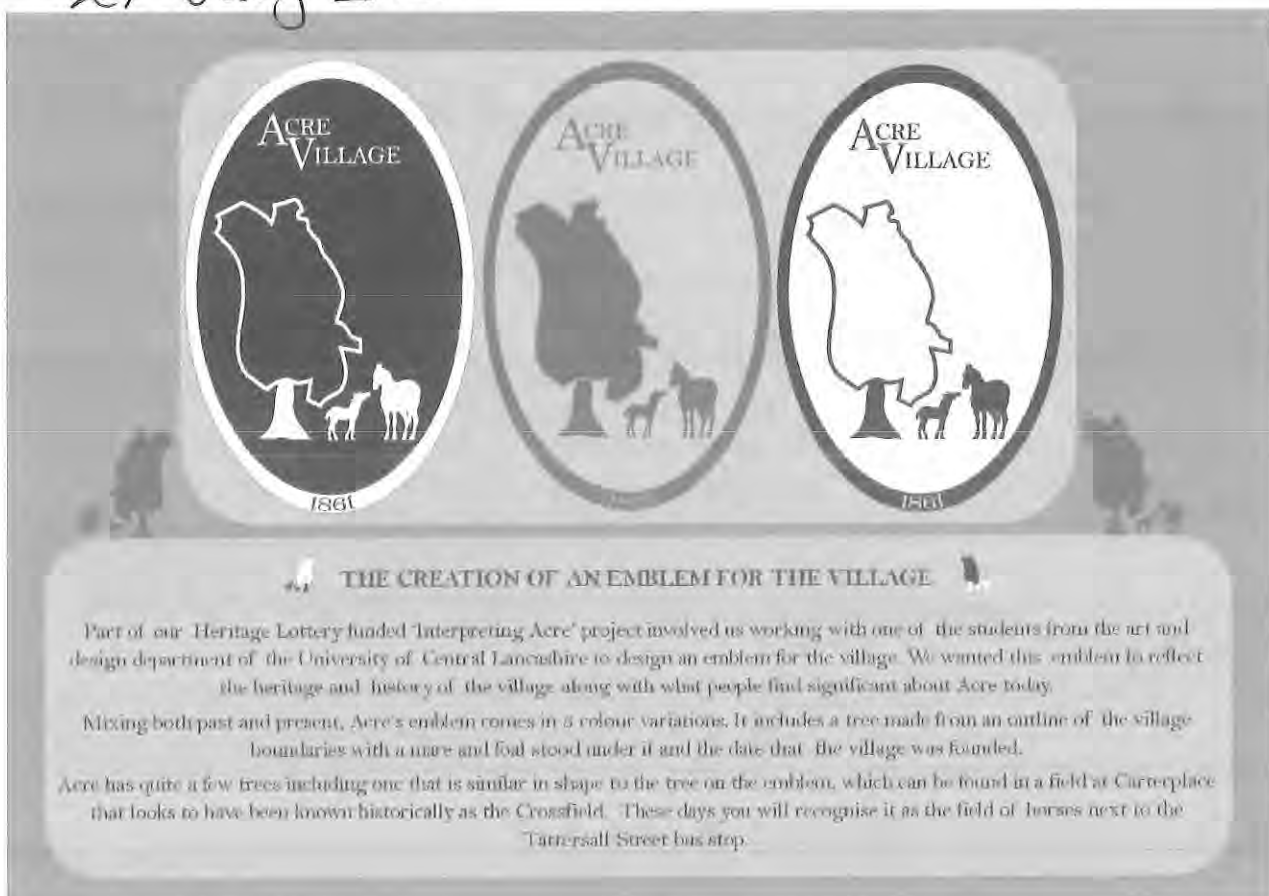
Name: STEVEN GENT

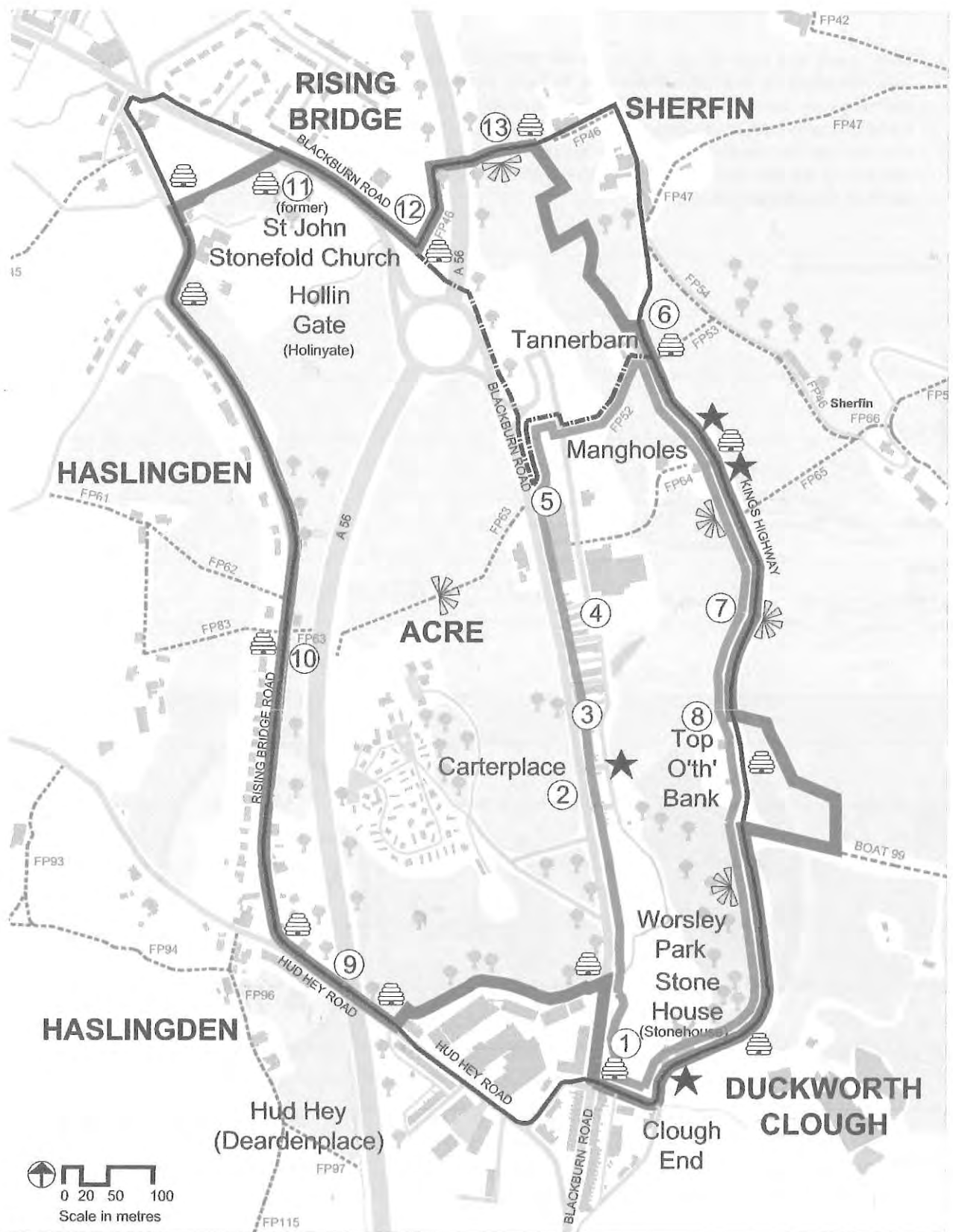
Signature:

Address:

Date:

27 July 2021





KEY			
	Roads and lanes		Wooded areas
	Rights of Way		Points of Interest
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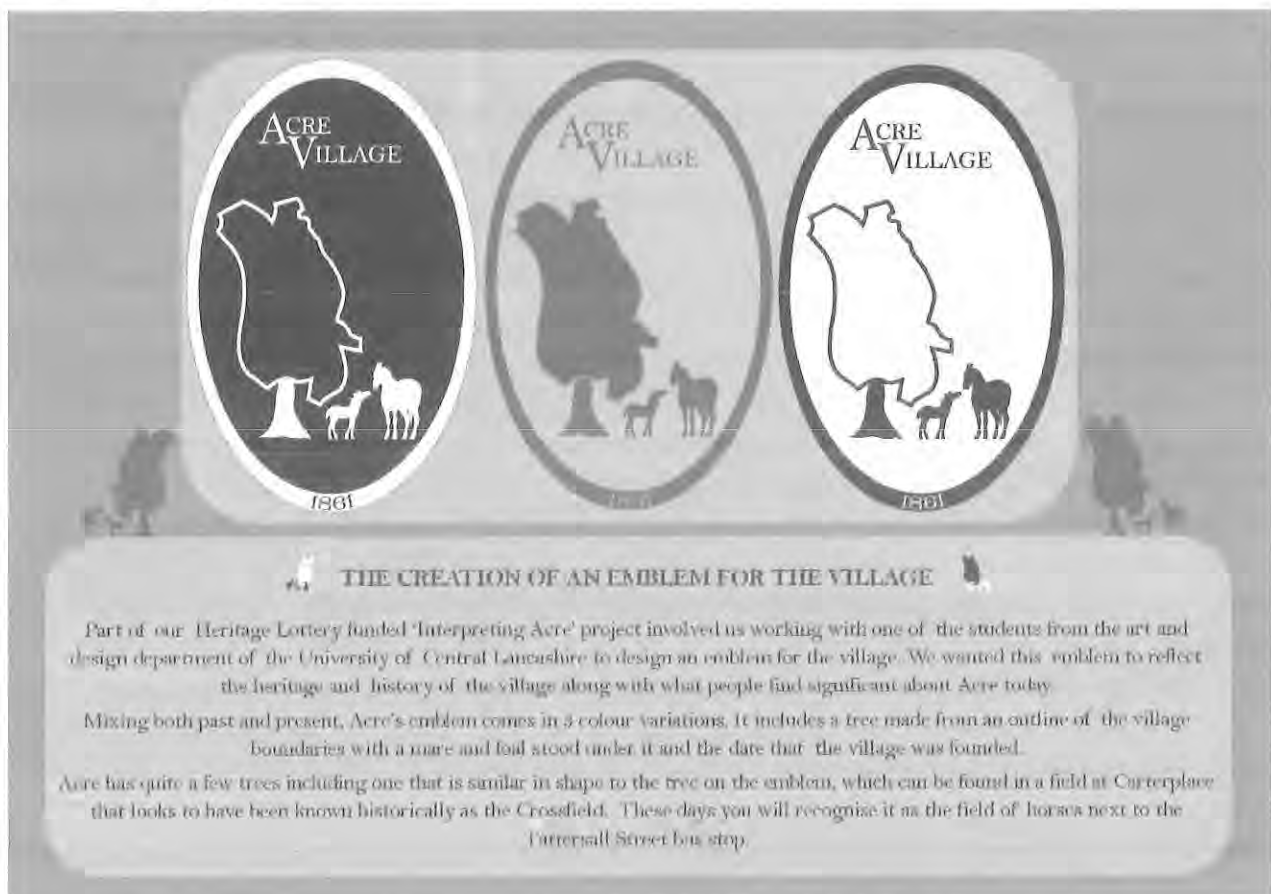
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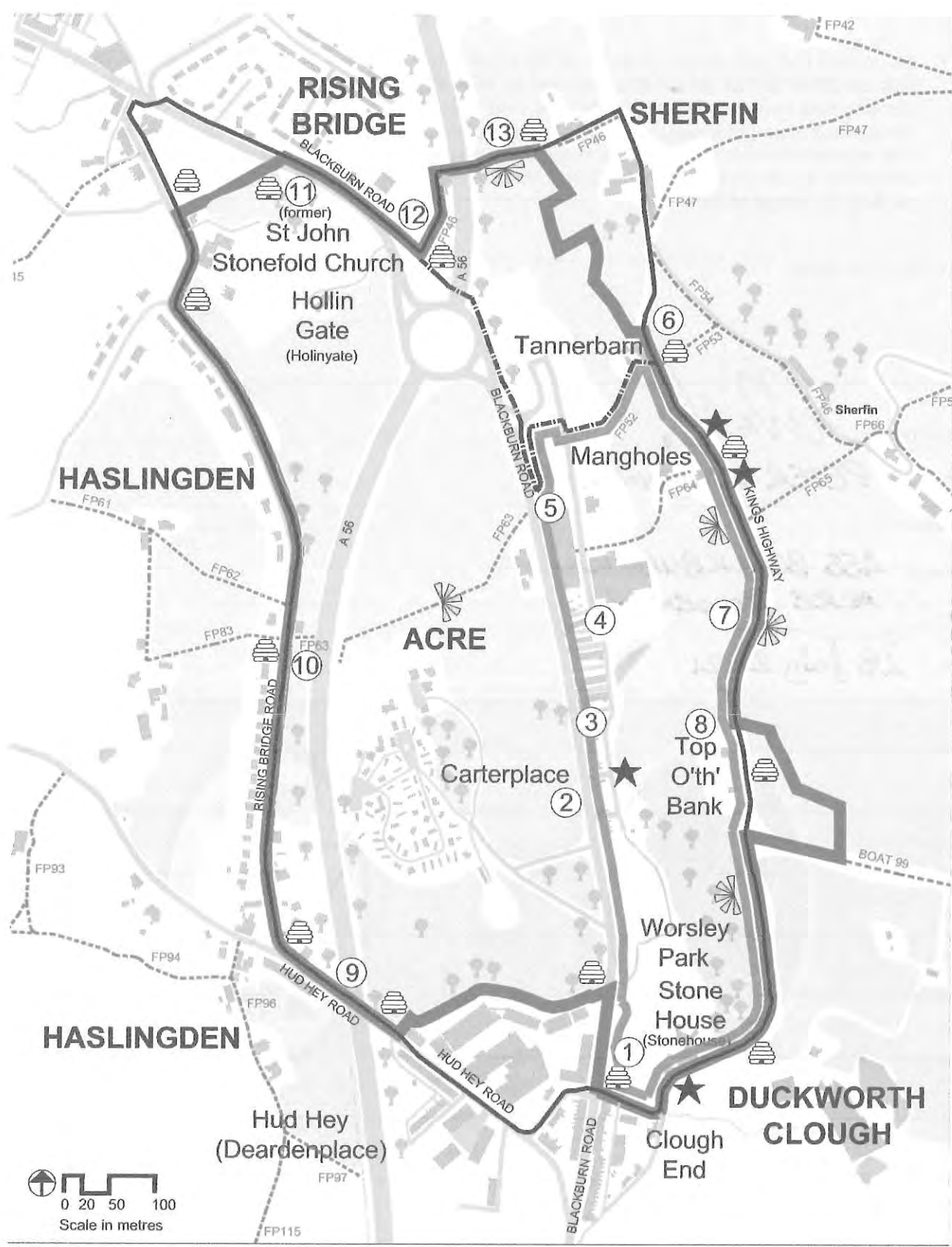
Name: **PETER WADDINGTON**

Signature:

Address:

Date: **28 July 2021**





KEY

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Rights of Way	Points of Interest	Acre Boundary Marker	Alternative Boundary Trail via pelican crossing
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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.
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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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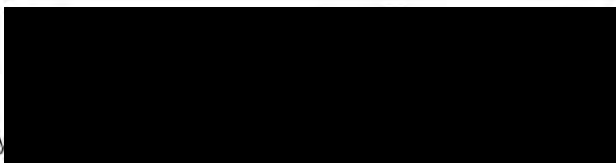
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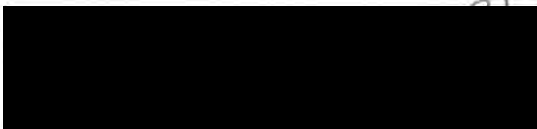


Yours sincerely

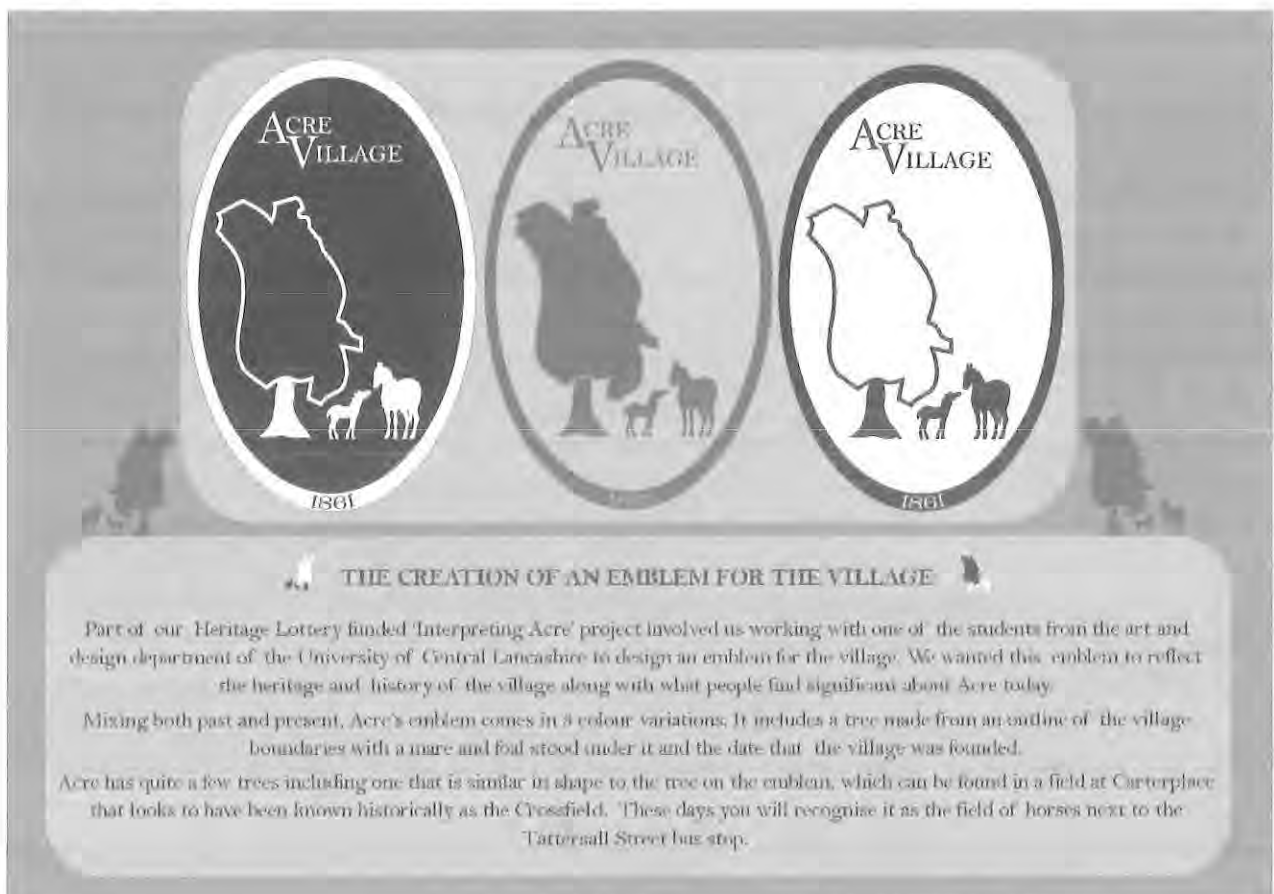
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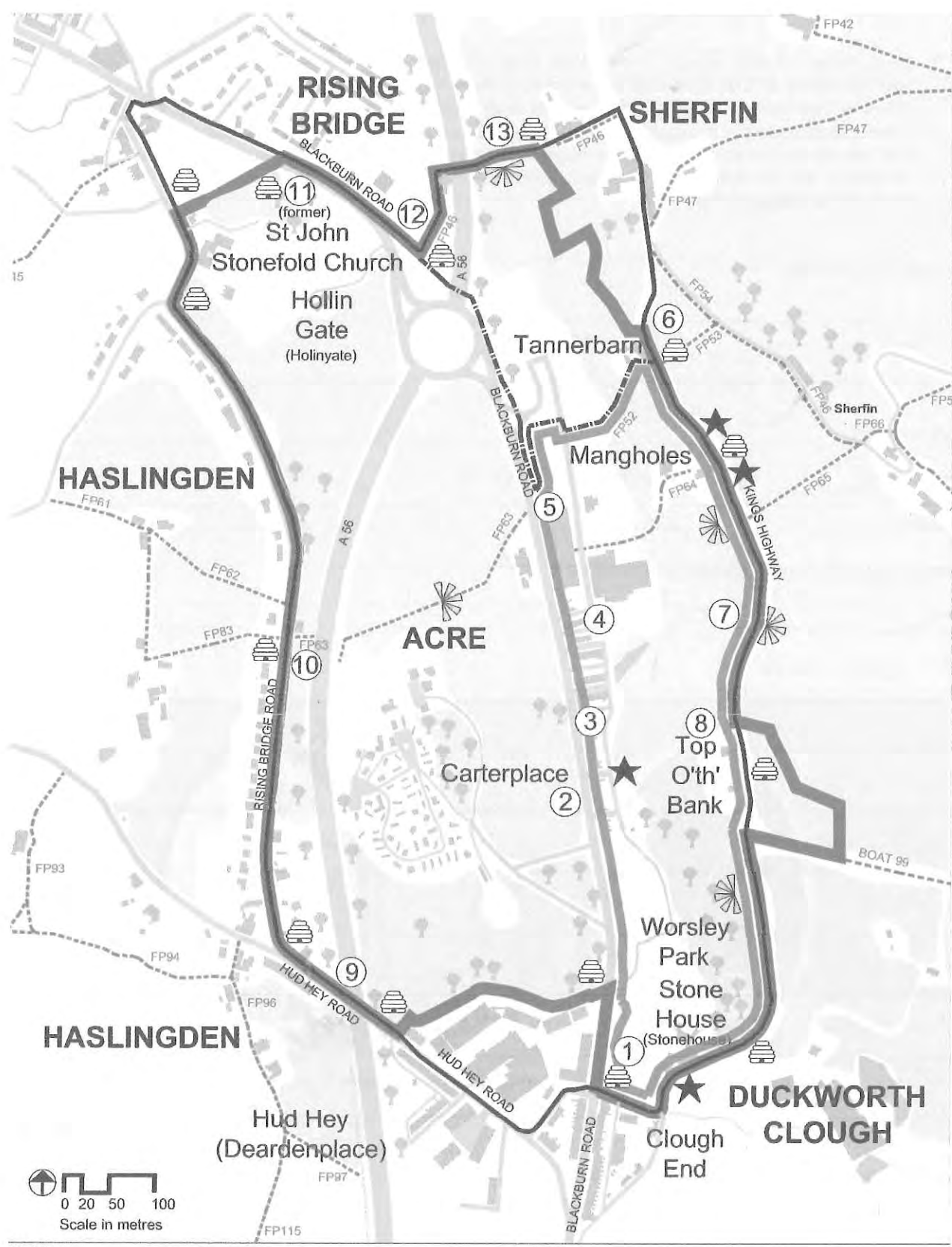
Signature:

Address:



Date: 28/7/2021





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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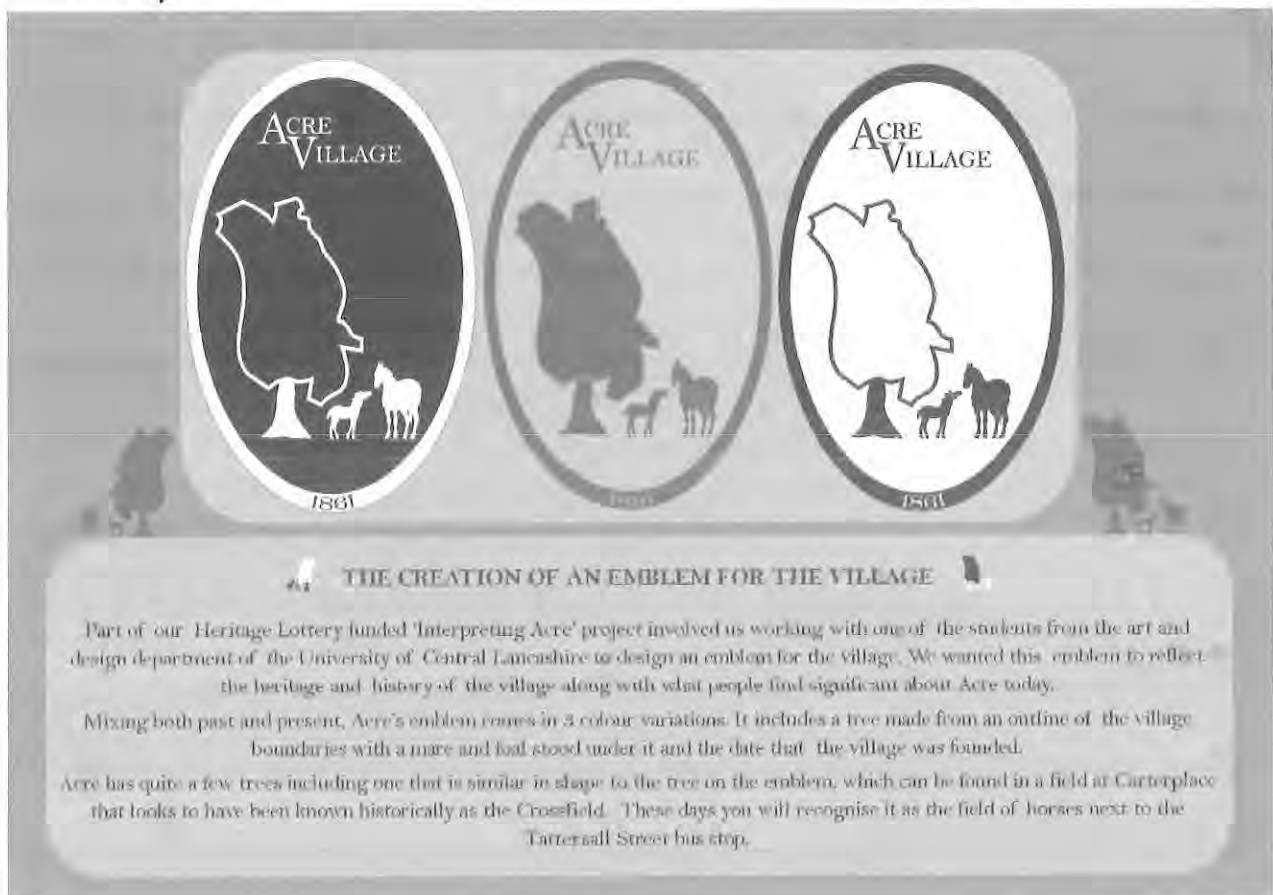
Name: Anthony Kelly

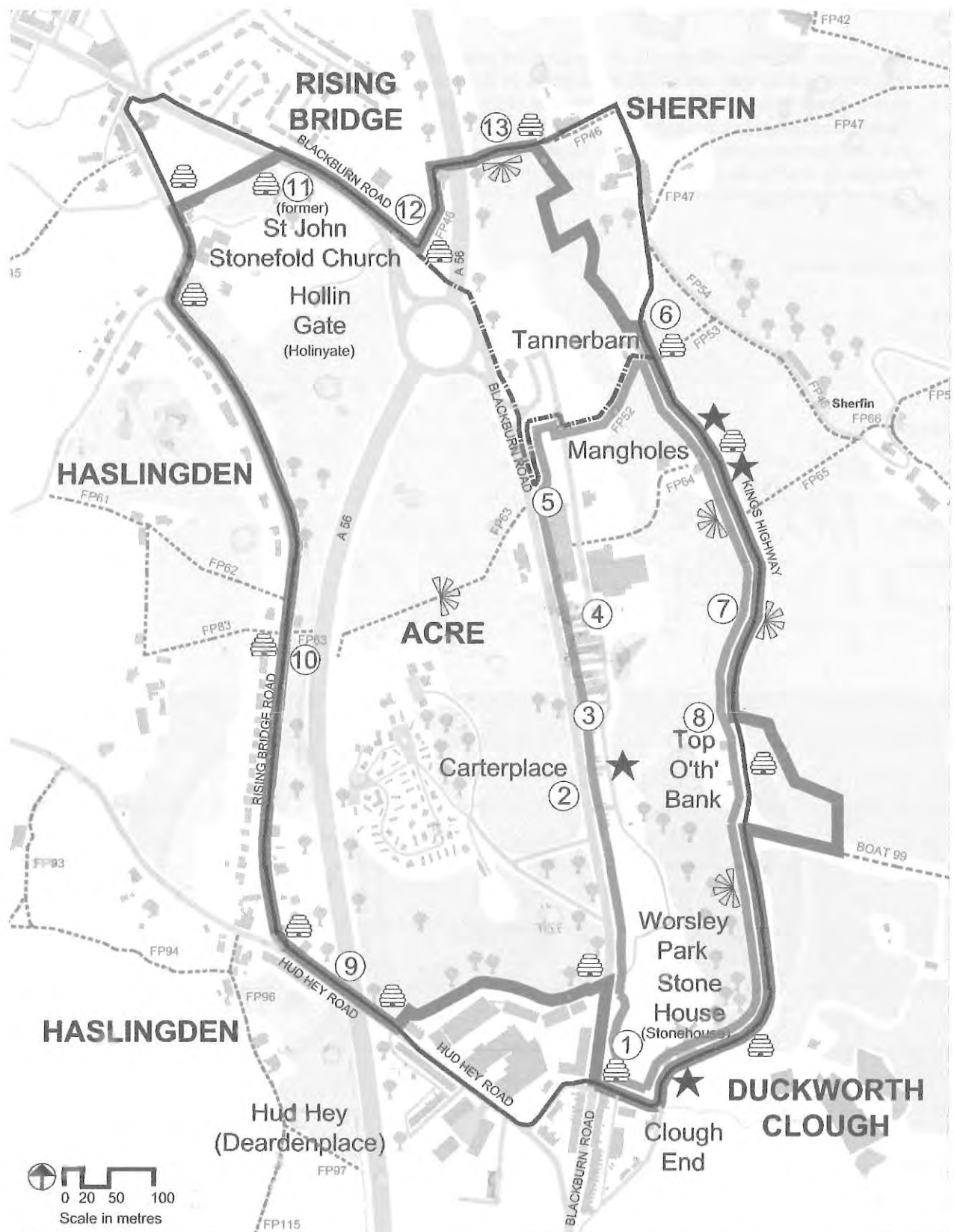
Signature:

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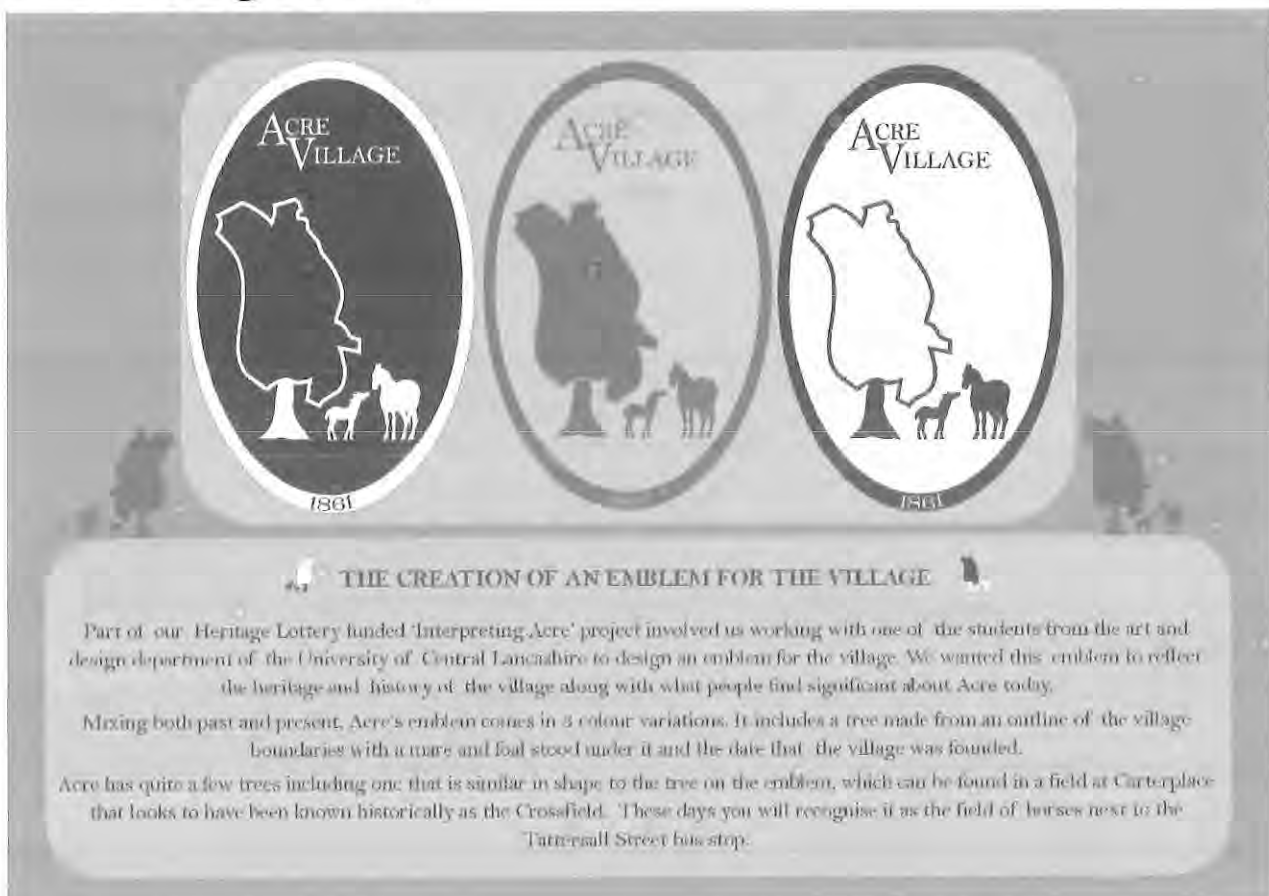
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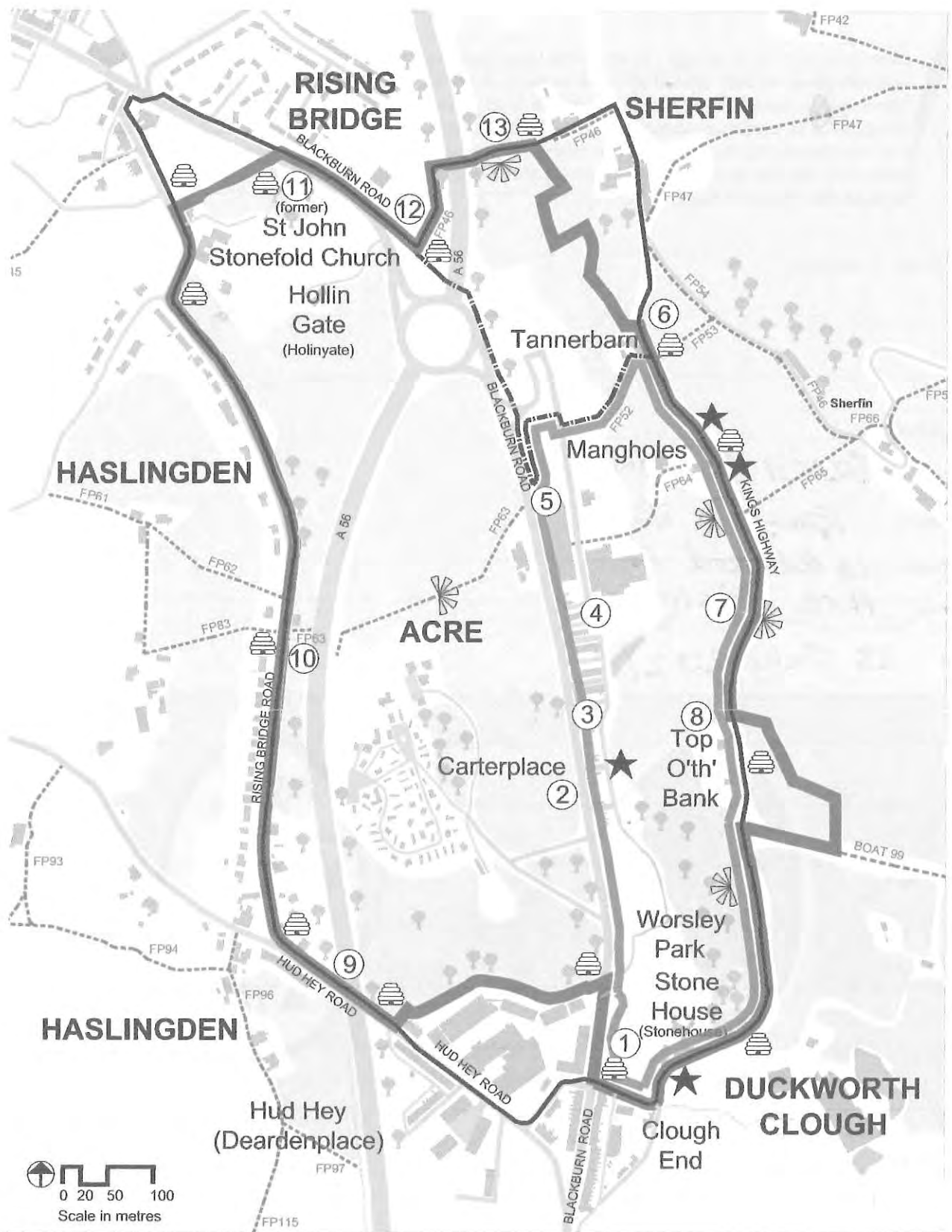
Name: **TRACY A. JONES**

Signature: [REDACTED]

Address: [REDACTED]

Date: **28 July 2021.**





KEY			
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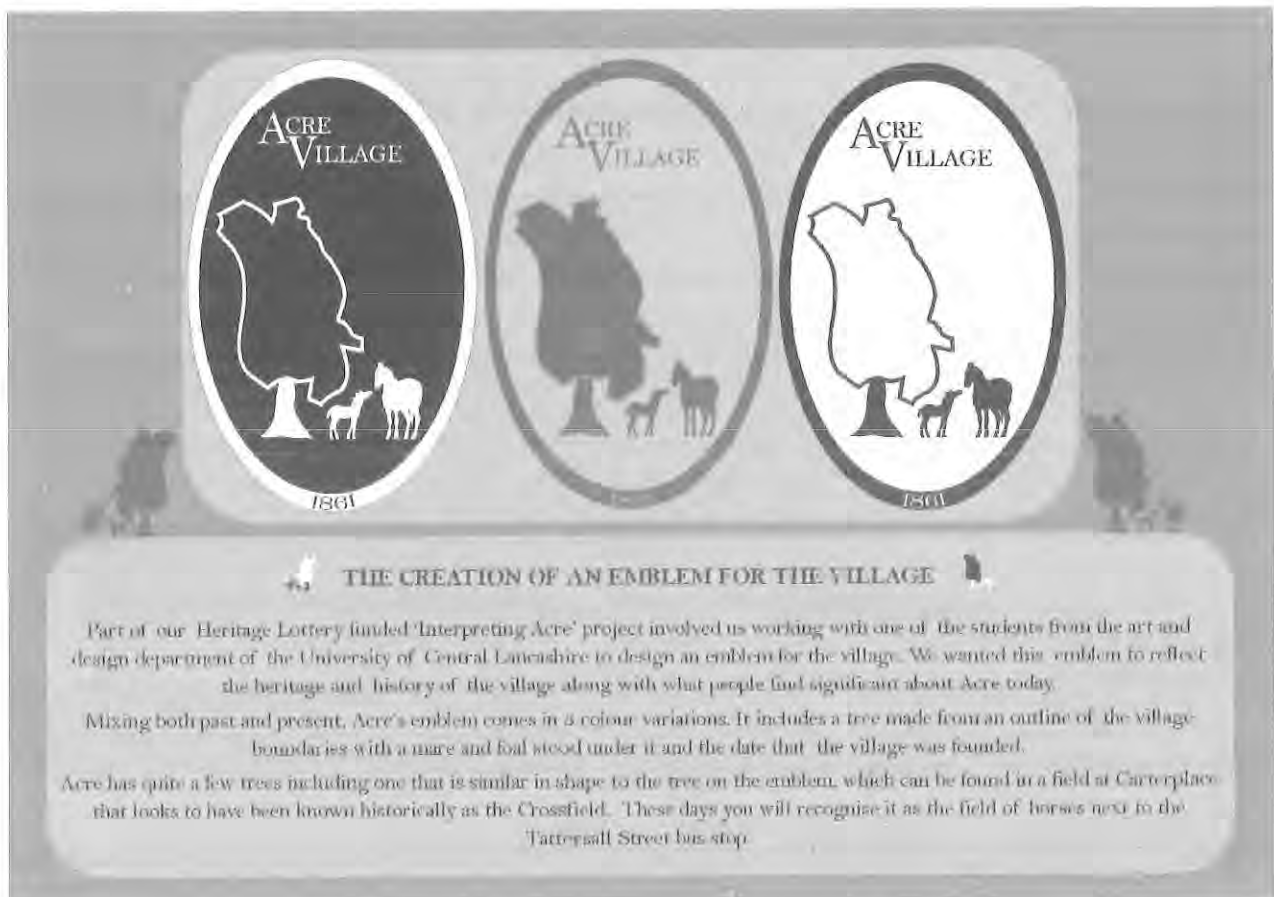
Yours sincerely

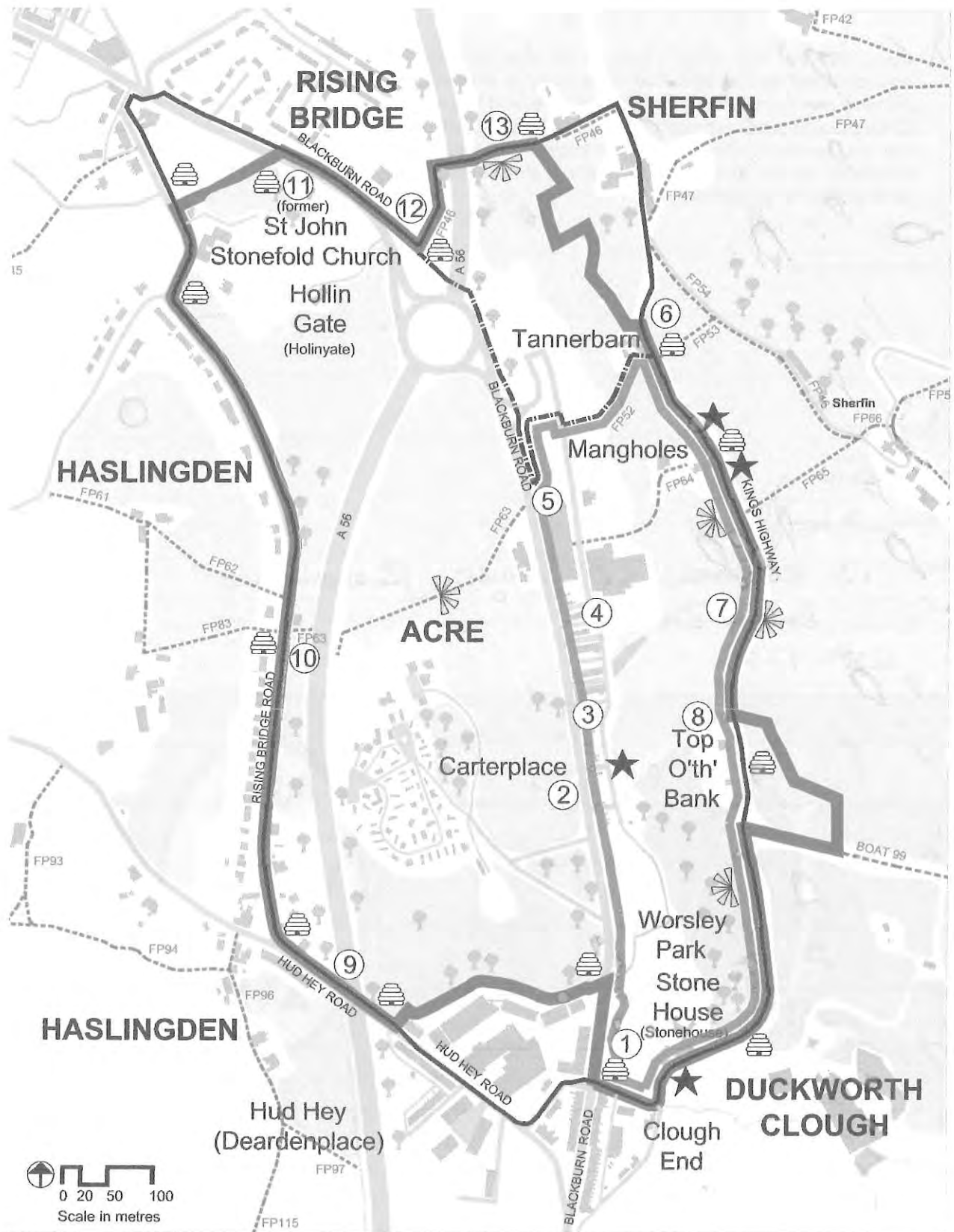
Name: *Dany Jacobs*

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 |
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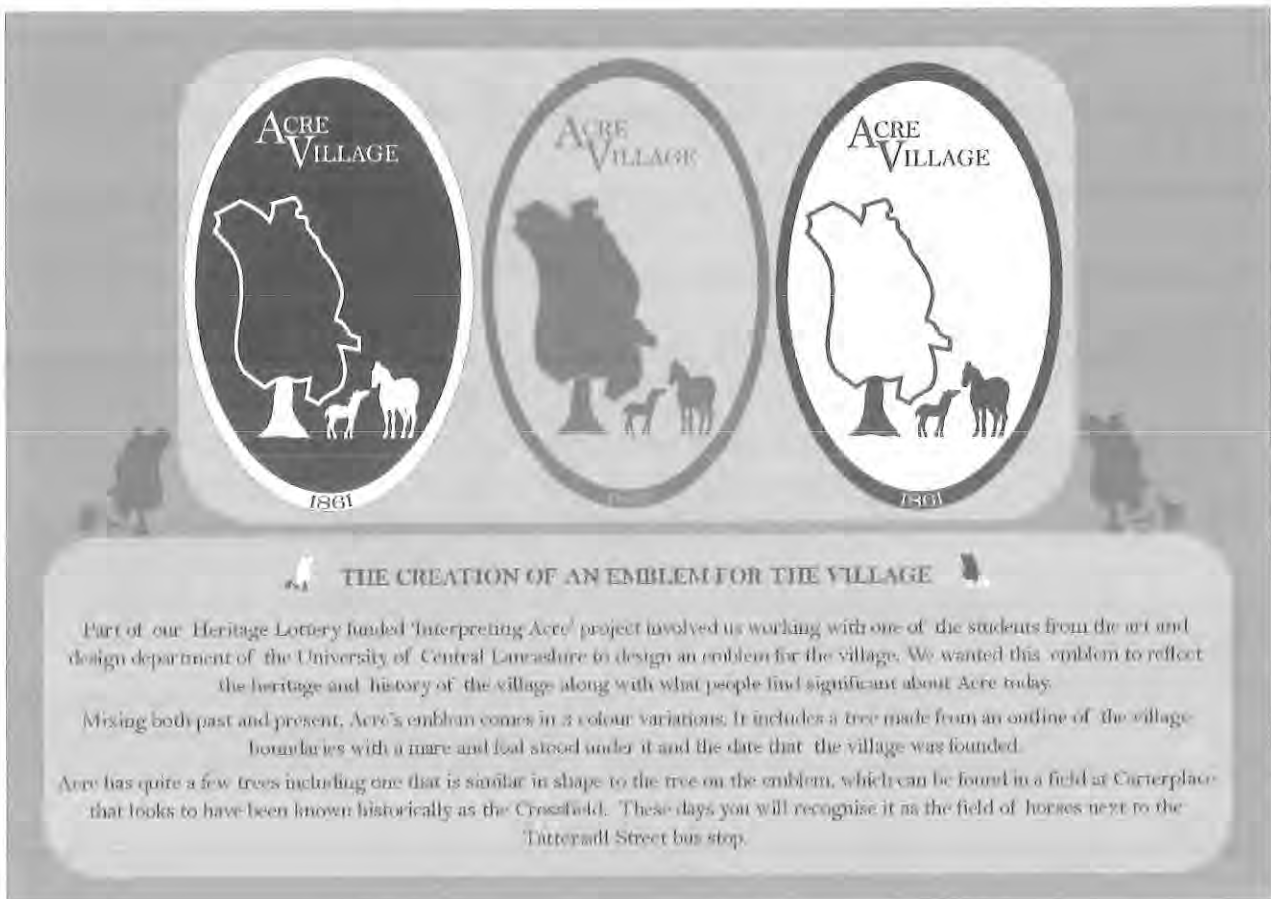
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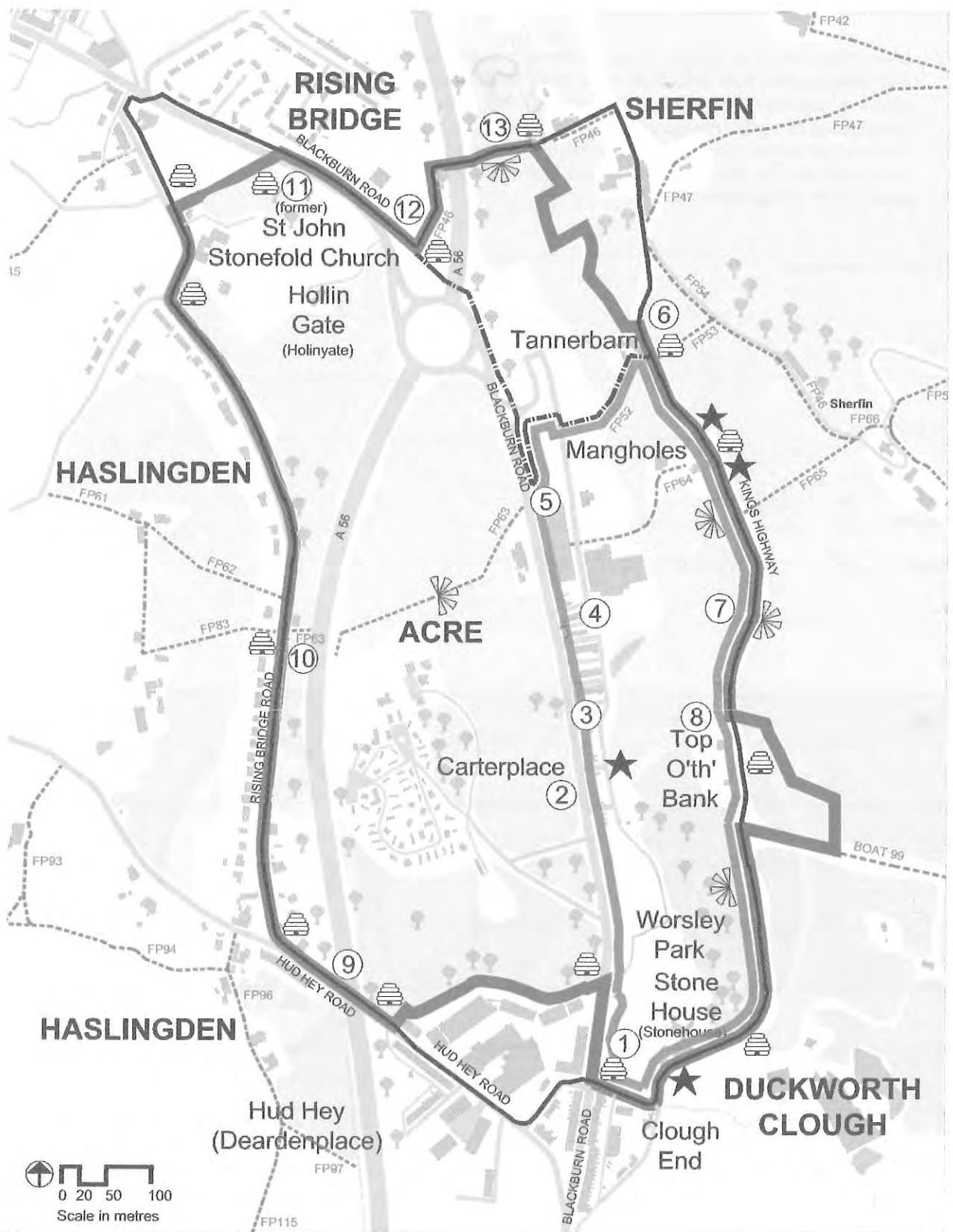
Name: S JONES

Signature: [Redacted]

Address: [Redacted]

Date: 29 7 21





KEY

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|-----------------|---------------|----------------------|--------------|--------------------|----------------|------------|----------------------|-----------------------|---------------------|---|---------------------|
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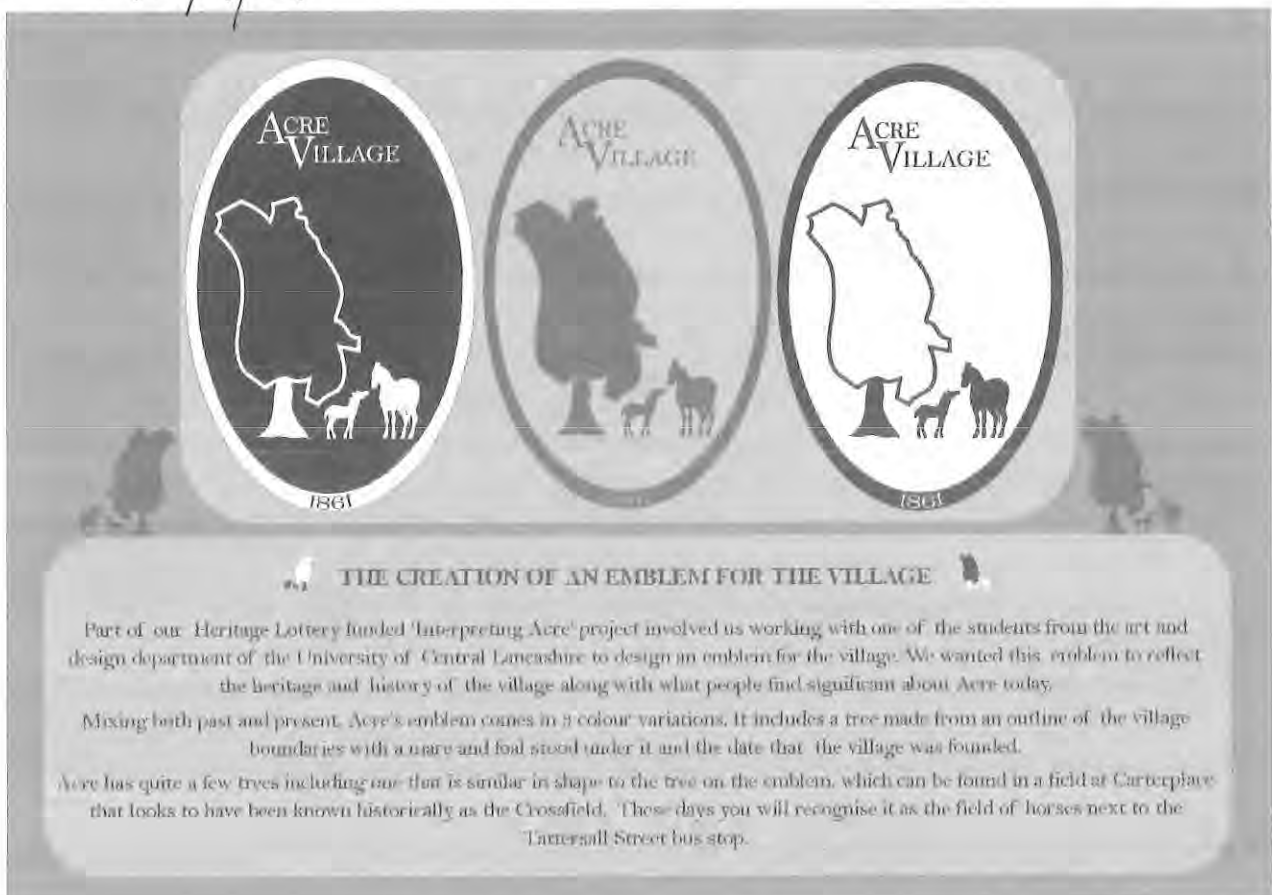
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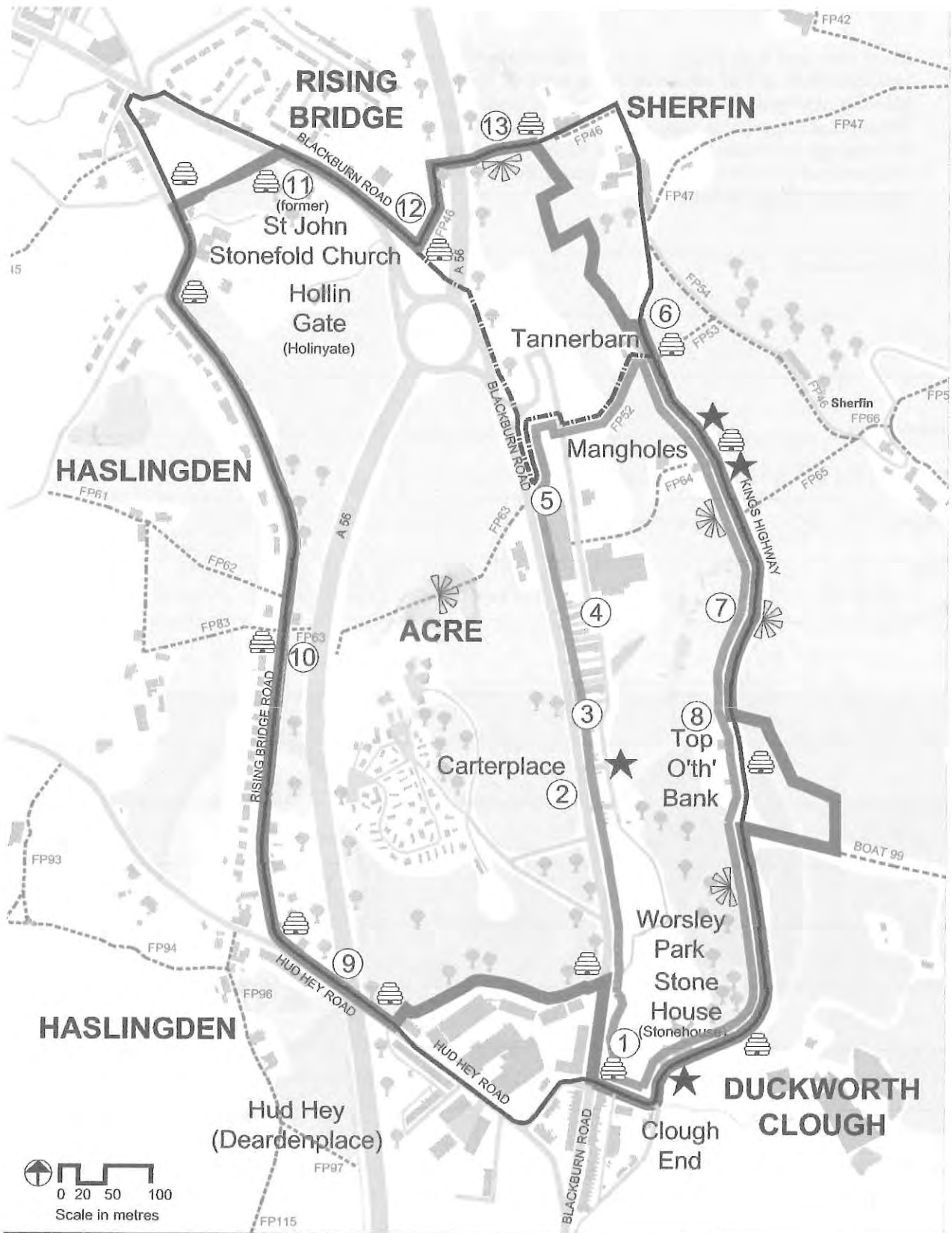
Name: KRISTIAN RAWLINSON

Signature: [REDACTED]

Address: [REDACTED]

Date: 27/7/21





KEY			
Roads and lanes	Wooded areas	Viewpoints	Acre Boundary Trail
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Any further comments:

Yours sincerely

Name: NEIL FLEMING

Signature: [REDACTED]

Address: [REDACTED]

[REDACTED]

Date:

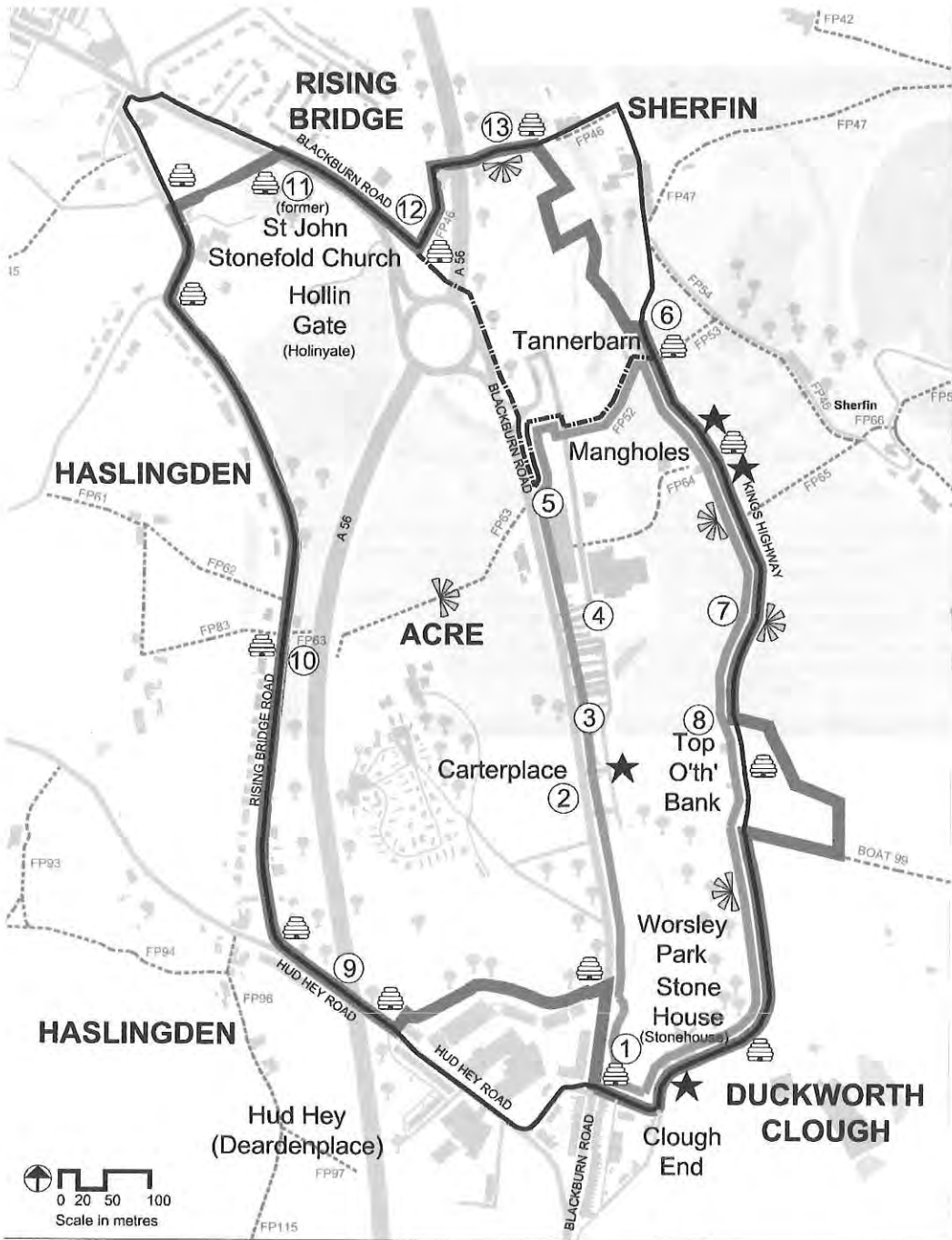


THE CREATION OF AN EMBLEM FOR THE VILLAGE

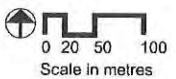
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Mixing both past and present, Acre's emblem comes in 3 colour variations. It includes a tree made from an outline of the village boundaries with a mare and foal stood under it and the date that the village was founded.

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27 July 2021

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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 damage 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 our 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 suitably mitigate their actions. I would request that:

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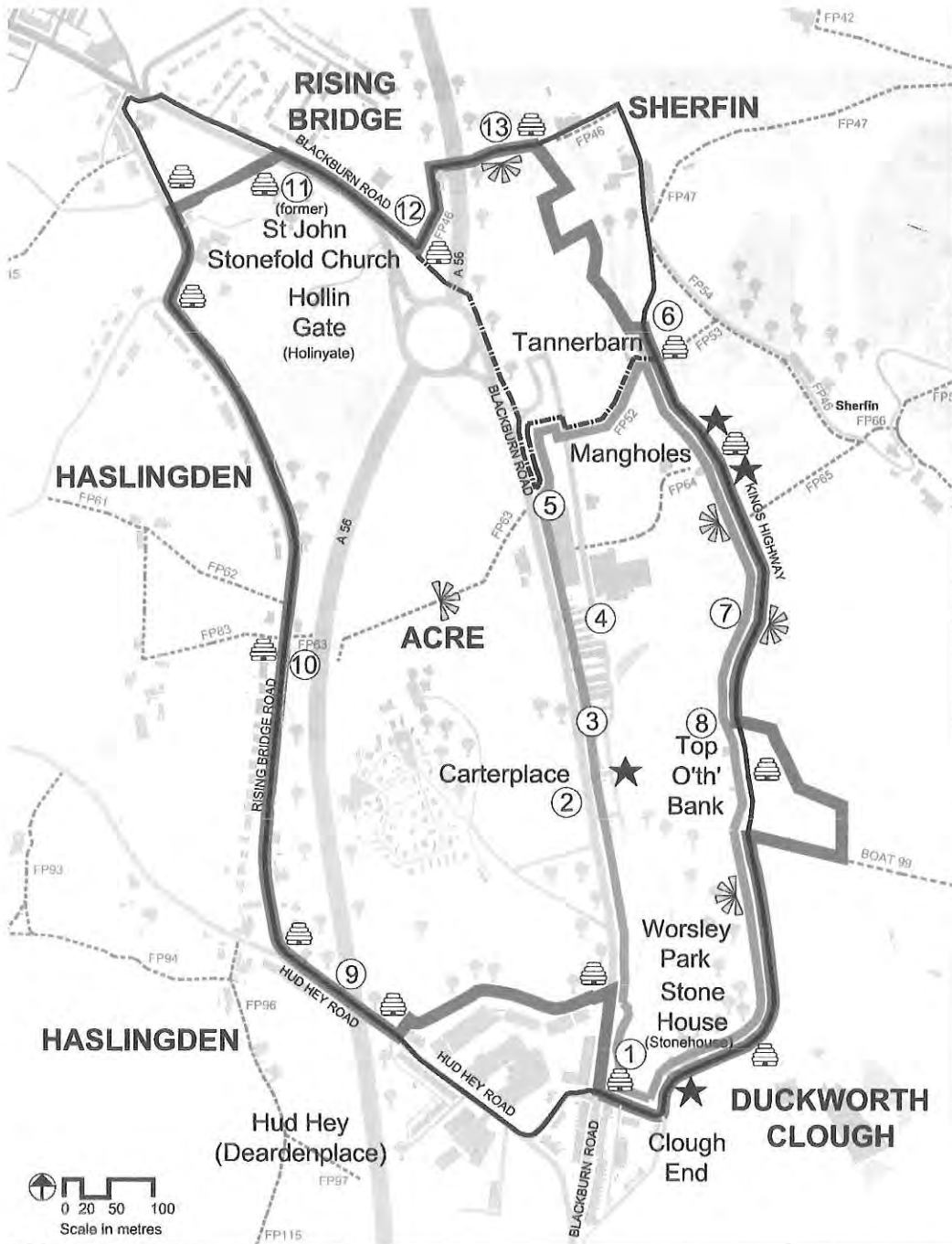
Any further comments:

Yours sincerely

Name: EDWINA IVEAR


Signature: [REDACTED]

Address: [REDACTED]



KEY

Date:



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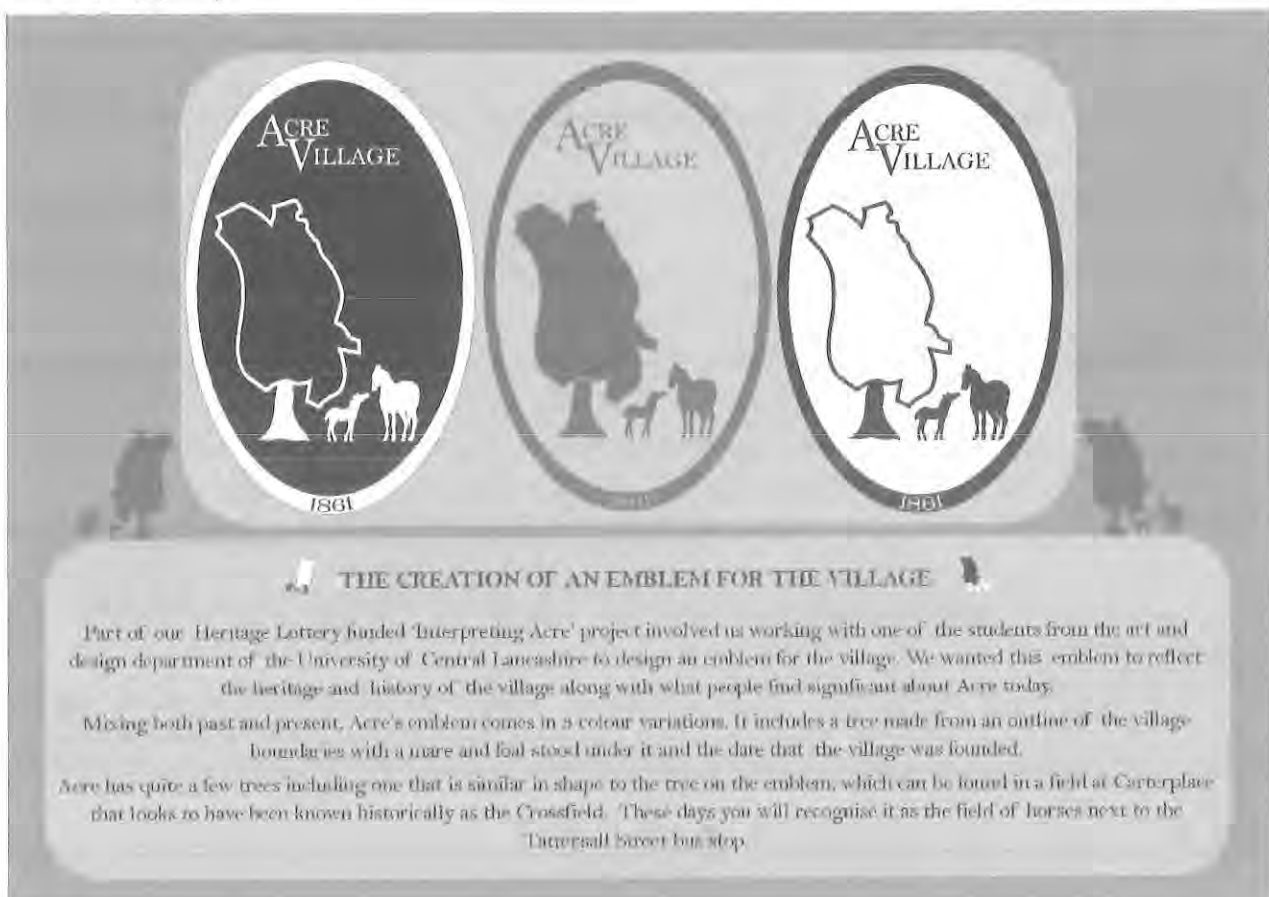
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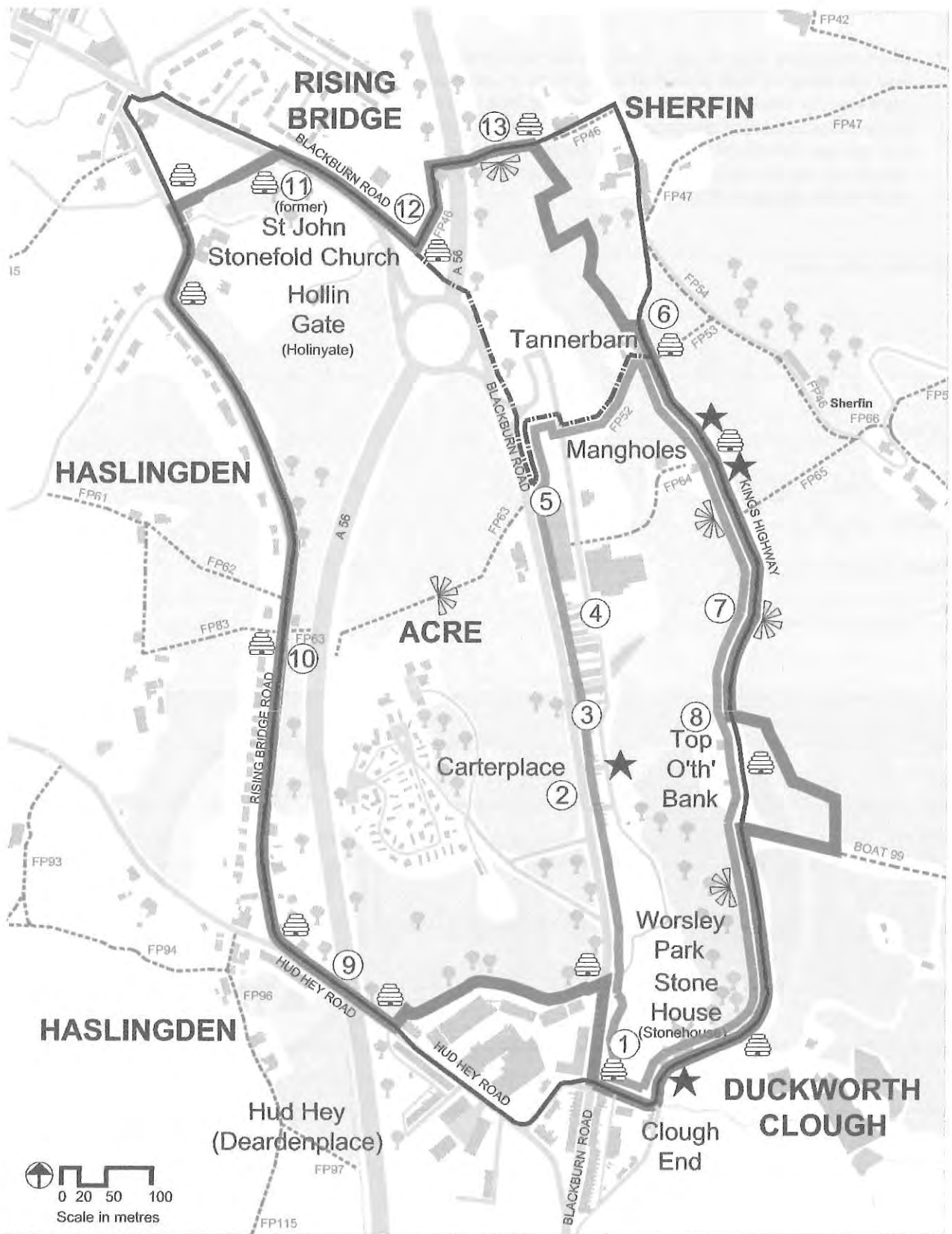
Name: Lee Stormme Moorcroft

Signature:

Address:

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



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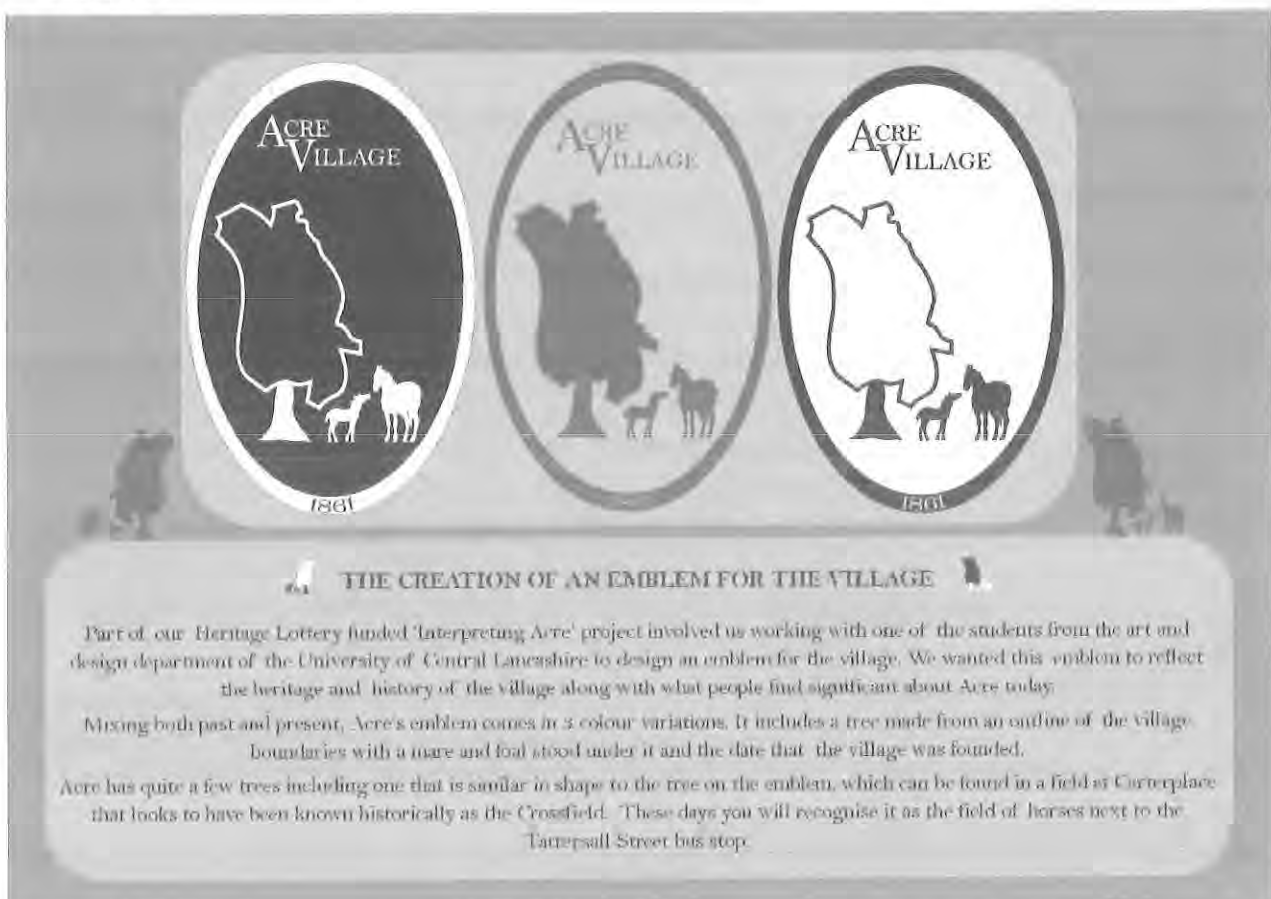
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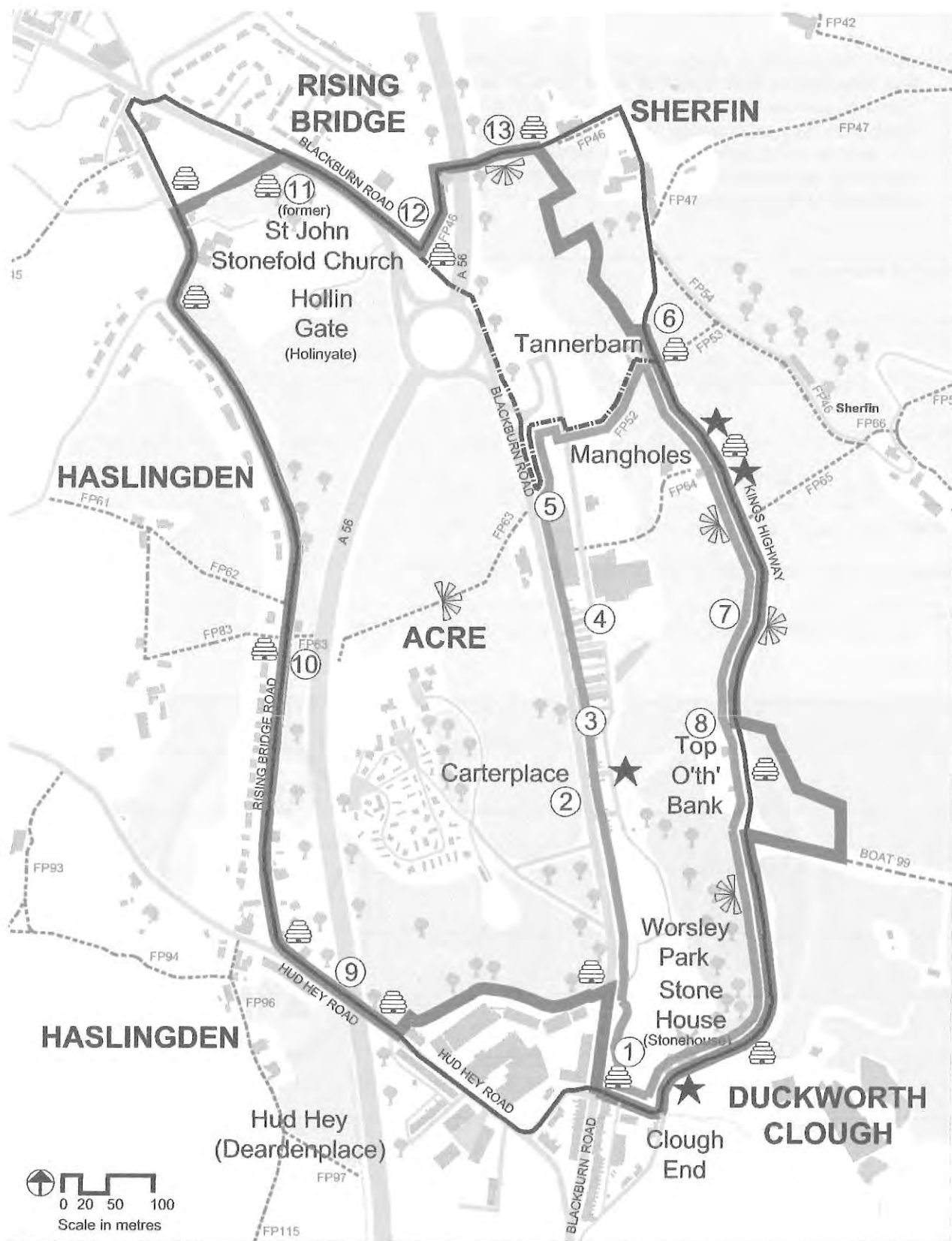
Name: COLIN JAMES

Signature:

Address:

Date: 28/07/21





KEY

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