

LOCAL PLAN PART 2: *LIVES & LANDSCAPES*

**COUNCIL'S RESPONSES TO
GREEN BELT AND URBAN
BOUNDARY REVIEW**

Site Allocations and Development Management DPD

Document 2: **Haslingden** (including Rising Bridge)



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 BONDARY CHANGES in HASLINGDEN

GREEN BELT

| | |
|-----------|---|
| HRB(GB)01 | Land at 736 Blackburn Road, Rising Bridge |
| HRB(GB)02 | Field adjacent to Baxenden Methodist Church |
| HRB(GB)03 | Houses adjoining Back Lane, Rising Bridge |
| HRB(GB)04 | Land at Baxenden Chemicals, Rising Bridge |
| HRB(GB)05 | Land at Winfields, Acre |
| HRB(GB)06 | Green Belt to north of Longshoot / Kirkhill / Moorlands Rise |
| HRB(GB)07 | Land to south of St. Marys RC School, Moorland Rise |
| HRB(GB)08 | Houses and gardens on Yarmouth Avenue |
| HRB(GB)09 | Land opposite rear of Sykeside Country House Hotel at Laneside Road |
| HRB(GB)10 | Roundabout at Tesco's, Sykeside |
| HRB(GB)11 | Land at Edenwood Apartments |
| HRB(GB)12 | Roundhill Road |
| HRB(GB)13 | 31-39 Hud Hey Road |
| HRB(GB)14 | Land and buildings at Clough End |

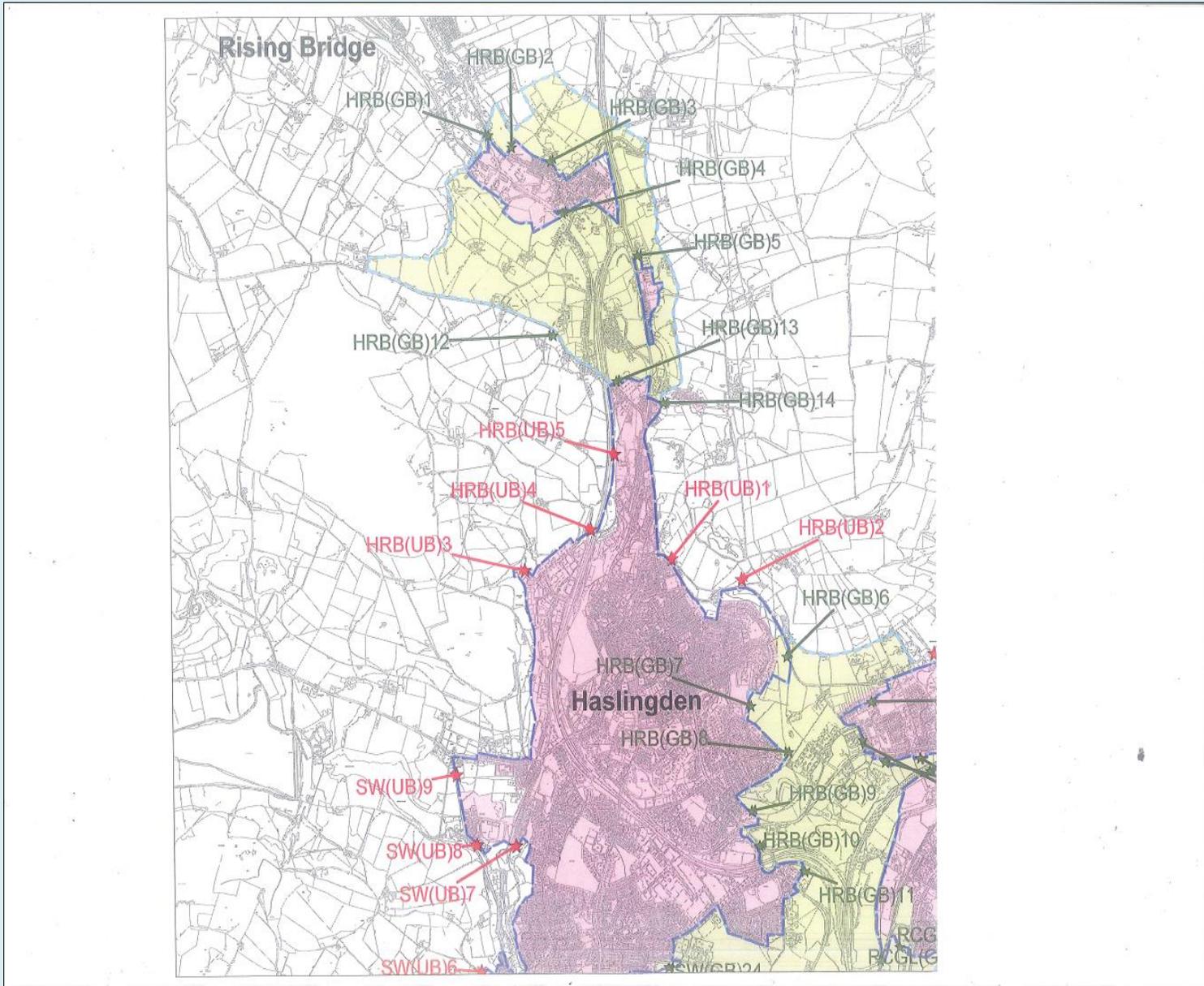
URBAN BOUNDARY

- | | |
|-----------|--|
| HRB(UB)01 | Land around Fountain Mill, to west of Rake Foot |
| HRB(UB)02 | Countryside area to north of Longshoot / Kirkhill / Moorlands Rise |
| HRB(UB)03 | Land at Todd Hall |
| HRB(UB)04 | Land south of Commerce Street |
| HRB(UB)05 | Land adj A56(T) at Hud Hey |

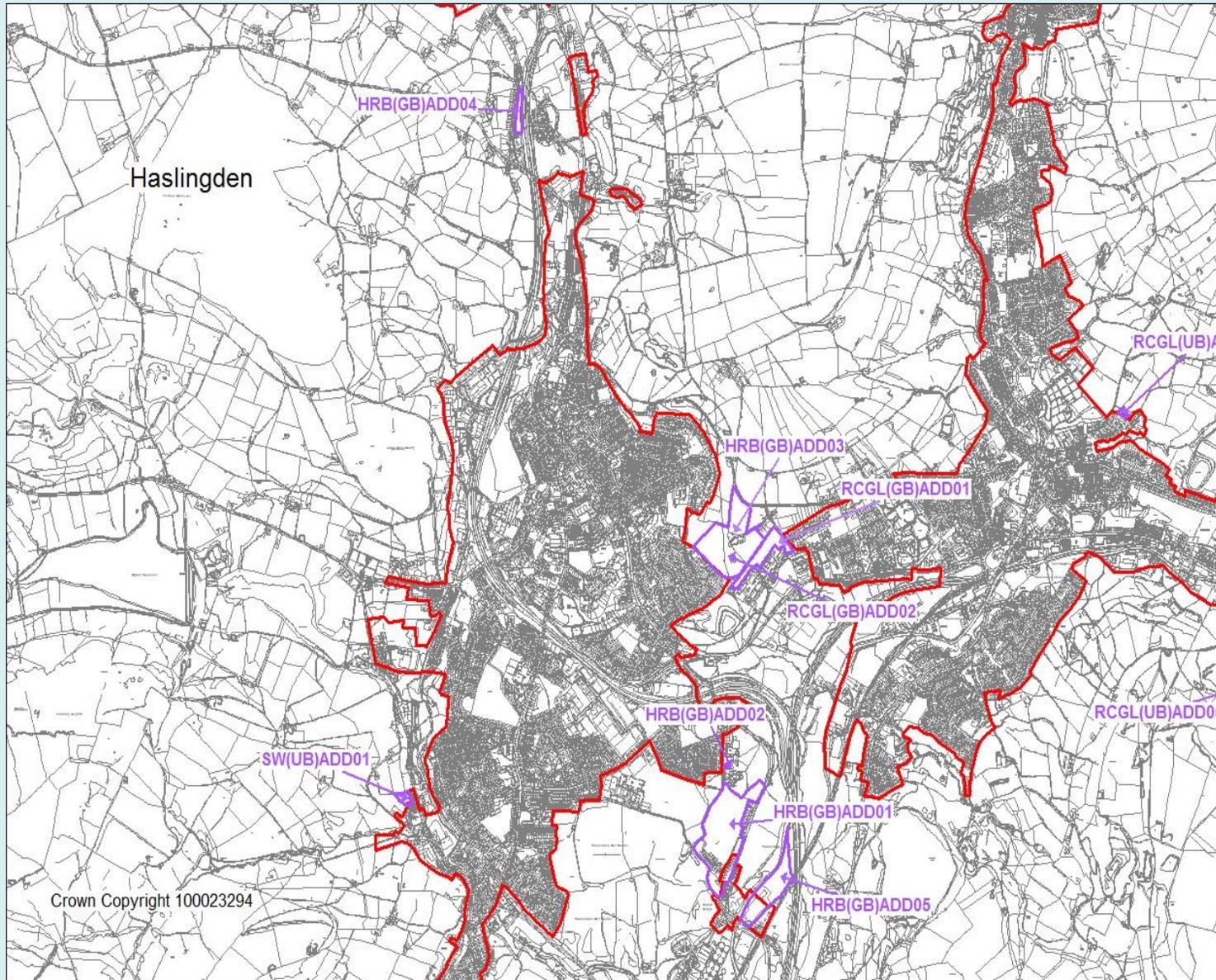
ADDITIONAL PROPOSALS

- | | |
|--------------|--|
| HRB(GB)ADD01 | Land at Manchester Road/Clod Lane, Ewood Bridge |
| HRB(GB)ADD02 | Land between Clod Lane and Tor View School |
| HRB(GB)ADD03 | Land at Pike Hill, adjacent to Kirkhill, Haslingden (See also RCGL(GB)ADD01) |
| HRB(GB)ADD04 | Land south of 51 Rising Bridge Road |
| HRB(GB)ADD05 | Land at Mayfield Chicks, Ewood Bridge |

Map showing Proposed Green Belt and Urban Boundary Changes for Haslingden



Map showing Additional Proposals for Haslingden



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 |
| HRB(COM)01 & SW(COM)14 | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

General Comments:

No specific comment made relating to any individual site - generally happy with the proposed changes as set out in the Consultation documents.

Council's Response:

Support noted

Recommendations:

Support noted. Please refer to specific references for sites in Haslingden (and Edenfield) and Boundary Ref SW(COM)14.

| 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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HRB(GB)05

Land at Winfield's Acre

General Comments:

HRB(GB)05 land at Winfield's, Acre
 I understand the proposal is to take the area of land that includes the land Winfield's currently use as their tent display enclosure and the land that includes the first part of Footpath FP52 i.e. the section that runs down the steps from Blackburn Road to Ormerod street, along with the adjacent grass banking, shrubs and trees out of the green belt and place it in the urban boundary? I am aware that Winfield's have been using part of this land to display tents in recent times (can't remember for how long exactly but it is in relatively recent years) and that at some point in time FP52 was re-routed from its original route which ran in a straight line down the steps from Blackburn road and directly across the now fenced off land to Ormerod street. The new and current route sees the path now diverted at the bottom of the steps to run in the enclosed space between the steep embankment up to Blackburn Road and the high fence of the tent area. I can't help but wonder if the building of the fence was done in anticipation of later being allowed this change and will it then lead to a building being erected and the grass, shrubs and trees along with the public footpath being lost? I would suggest that the land is retained as green belt for the following reasons:

1. This part of the green belt forms part of the natural division between the villages of Rising Bridge and Acre and should not be further eroded.
2. The proposal to remove this land from the greenbelt could encourage unnecessary development of a rural site.
3. A public footpath runs through this site and the area is used regularly by both villagers and others appreciating Acre's wonderful countryside views and walks.
4. On the ground the land still looks to be part of the green belt (see attached pictures), there is open countryside and public footpaths either side of this part of Blackburn road. Whilst there is currently a fence erected on part of this land, a fence is not permanent, creates a semi open aspect and can easily be removed at a later date, reinstating the completely open aspect of the countryside and green belt.
5. If Winfield's ever needs room to expand or erect further buildings, there is already plenty of opportunity to develop the

Council's Response:

Thank you for your comments and your objection is noted. Whilst the Council recognises the need to maintain its rural areas and local heritage, the inclusion of this small tract of greenbelt within the urban boundary, is considered to have negligible impact, given the size and scale of the change, in relation to adjoining land uses. The land is over-grown, and reads as part of the adjoining retail uses. Any development on this land would need to be in accordance with appropriate design policies, and as such any impact upon local and longer distance views or detrimental effect on the openness of the Green belt would be minimal. Public Rights of Way are protected though considered as part of a separate legal system and, as such, do not form part of this Green Belt / Urban Boundary review assessment; it is however expected that all PROWs would be retained.

Recommendations:

Proceed with proposed boundary change.

brownfield area created when part of Acre/Hazel Mill was demolished.

6. Mr Winfield has already bought Tanner Barn, the Great Tree Pub and the adjoining former co-op shop and then left them to become derelict and unused. These buildings form an important part of the village's heritage and need to be brought back into use before there is any consideration given to expanding into the green belt.

7. An important and possible heritage feature of Acre village is that it is still essentially a Victorian village built on rural farm land and thus incorporating older and historic buildings. The village was built in the 1860's there has been virtually no development since this time. The only exceptions being: Shaw street which whilst it appears to have been planned in the 1860's was not built until after the 1st world war. Possibly some of the brick building at Acre/Hazel Mill (unsure of date), Acre Bungalow and Acre Garage which is now the Sun Dragon Cantonese restaurant. As a result whilst sadly some buildings have been lost: the grade 2* listed Carter Place Hall, Parkinson Street, Pleasant Street and Taylor Street, Acre still retains almost all its original Victorian layout. As a result it could be said the village has benefited immensely from not being developed over the last century in the way other towns and villages in Rossendale have.

In recent years there have been issues with Winfield's refusing to allow the public to walk on the car park or along the public footpath outside of store opening hours, and security being employed to order pedestrians off the land and public footpaths. I was informed by local police that this was as a result of a high amount of theft from the store. In addition barriers have been placed at points on the car park and along Ormerod Street to restrict vehicular access to store open hours. I have been informed that this was as a result of travellers entering the car park of Winfield's. Police also informed me that the owner, Mr Winfield had actually wanted to prevent anyone including pedestrians from crossing his land out of store opening hours. Apparently he had wanted to fence the whole of the site off and install high gates across the junction of Ormerod and Shaw streets. I was told that this was not allowed as it would have prevented the residents of Manghole's farm from accessing their driveway and home: their access route is along Ormerod street and then up FP64 which follows the former route of Parkinson street, with the farms driveway starting at what was the end of Parkinson street and following the remainder of FP64. I would suggest that whilst the security of the store is important, permitting the land to stay green belt and encouraging locals to continue walking on this land will help to dissuade burglars.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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NB: Photos submitted with comments

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|--------------|--------------|----------------------|---------|--------|------------------|
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|-----------|---|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------|---|--|--------------------------|-------------------------------------|--------------------------|

| | | |
|--------------------------|--|---|
| General Comments: | Council's Response: Your objection is noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Impacts on drainage and flood risk will also require further consideration. |
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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| | | | | | |
|-----------|----------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt to North of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------|----------------------------------|--|--------------------------|-------------------------------------|--------------------------|

| | | |
|--------------------------|--|---|
| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. |
|--------------------------|--|---|

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>My objections to this change of use are as follows:</p> <ul style="list-style-type: none"> - All the houses which back onto the land which you propose to change from Green Belt to Urban suffer significant problems from flooding during rainfall (which has been virtually constant during 2012). Drainage from the field which you proposed to alter, is non-existent, and torrents of water flood through all the back gardens, round (and in some cases, under or through) the houses themselves, and down onto Moorland Rise itself, which then becomes a flowing stream. Any development of this field will inevitably affect the run off of water: water will simply find other routes, and always flows downwards: any disturbance of, or building on that field, will significantly worsen an already serious drainage problem.. This will cause further problems for the householders backing onto this field but will also affect the houses on the other side of Moorland Rise who will see increased rainwater damaging their homes and gardens. - Moorland Rise is unadopted: repeated requests to the Council to take over and maintain the road have been met with silence. Various reasons have been given for this refusal to adopt the road, including the fact that the drainage is inadequate, and that the width of the road is insufficient for emergency and service vehicles. The development of land behind Moorland Rise will undoubtedly add to the volume of traffic using this unadopted road. It is unacceptable that the Council should be considering new projects, whilst ignoring its obligations and responsibilities to existing residents who are paying full (and high band) Council Tax. - Any vehicular access to this field will have to come off either Moorland Rise, Kirkhill Avenue or Haslingden Old Road. Haslingden Old Road is a busy, fast moving road with sharp bends and limited visibility: a junction off that road will be dangerous for users already on the road, and those trying to join it. I have already pointed out the problems with Moorland Rise and Kirkhill Avenue in relation to drainage, and the fact that they are unadopted and unsuited for high volume traffic. - Haslingden town centre needs regeneration to become a vibrant town centre, with proper amenities and shops which attract visitors, thereby increasing business for the tradespeople, making the empty shop premises more attractive to new businesses and | <p>The Council notes your objection. In particular the Council acknowledges that significant work is required by the developer in respect of demonstrating that there will be no flooding/drainage impacts associated with any development. Similarly there are concerns in respect of Highways issues, including access from unadopted roads. The Council is working with LCC Highways and Property Owners to resolve the issue of the unadopted roads.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

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|--------------|--------------|----------------------|---------|--------|--|
| | | | | | helping to improve the overall appearance and viability of the centre. There are plots of land in and very close to the town centre which are ripe for development into affordable housing, and which could be used for social and private housing projects, bringing additional revenue and footfall into the town. These 'brown sites' should be considered for development first. |

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HRB(GB)o6

Green Belt to North of Longshoot, Kirkhill

General Comments:

Council's Response:

Objection noted.

Recommendations:

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

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

HRB(GB)o6

Green Belt to north of Longshoot / Kirkhill

General Comments:

Council's Response:

Objection noted.

Recommendations:

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

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HRB(GB)o6

Longshoot / Kirkhill / Moorland

General Comments:

These changes would be a complete disaster for the area should the land be developed - the road access is already poor and neglected and the removal of the green spaces would be terrible for the local children who love to play there, see the horses, walk their dogs, ride their mountain bikes. It would be an absolute disgrace if these proposals were carried forward. I would be grateful if you could take note of the residents' objections and reject the proposed changes.

Council's Response:

Thank you for your comments and the reasons for your objection to taking this land out of Green Belt are noted..

Recommendations:

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

I have ticked yes [to question 4, Do you think we should retain the land as it is currently shown?] on the assumption that this means the green belt should remain where it is. If the green belt does not remain, and the proposed changes are implemented, the impact would be huge - areas for children playing on mountain bikes, general exercising etc. would be removed, as well as natural habitat for plant and animal species that the children like to find and identify. Further, building in the area would be detrimental as there is a stream which has flooded previously and the landowners have been unable to manage it successfully - 900ft above sea level and we had a flood last year, plus the road is not adopted or made up properly and the additional traffic would cause further problems. Allowing any development here, as anyone living there already would easily tell you, would be an utter disaster, both environmentally and for the current residents.

| 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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| | | | | | |
|------------------|--|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Longshoot / Kirkhill / Moorland | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------|--|--|--------------------------|-------------------------------------|--------------------------|

General Comments:
Please don't let anyone build where the nice birds live and I like to play. I like to feed the horses there too, and go sledging when it snows. Me and my friends like to make dens in the wood and we will not be able to do that if you build things on there.

Council's Response:
Thank you for your comments and the Council notes that you do not want this land built on for new housing in the future. But Rossendale will need new housing in the future and will have to look at many different pieces of land to see which are the better sites. We have looked at all the information now think that this land should be kept as it is, that is unless the land owner can overcome the Council's concerns which I have described below:

Recommendations:
It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Land Adj Moorland Rise & Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I object to the proposed application for the change of use from green belt land to urban area (re possible future developments).</p> <p>When the houses on Kirkhill Avenue were built, the residents were given categorical assurances that once the development was completed and the roads adopted, the land to the rear of Kirkhill Avenue would be handed to the Council for leisure purposes. E.g. a play area for children and dog walking facilities. In fact, the land in question is already laid out in this fashion with bridges and pathways.</p> <p>The roads on Kirkhill Avenue and Moorland Rise have never been adopted - the excuses being put forward by the Council seemingly being made up as they go along.</p> <p>Moorland Rise being too narrow for the passage of two emergency vehicles.</p> <p>Kirkhill Avenue not being adopted because you cannot have an adopted road running off an unadopted one.</p> <p>Bearing in mind the Council approved these developments in the first place, one assumes these problems should have been resolved at the outset.</p> <p>Assuming the land is granted urban status how would the Council's rules then be applied. It would seem totally impractical to run an access road from Haslingden Old Road. We would then be in the position of proposing to run more unadopted roads off existing unadopted roads, a totally ludicrous situation.</p> <p>Has anybody at the Council really looked at why additional houses are really needed in this area? The proposed building land, due to its poor drainage and other problems would increase building costs enormously, thus precluding any likelihood of affordable homes being developed. We are then left with the prospect of building more expensive properties, which in the current market or foreseeable future would have no realistic chance of being sold.</p> | <p>This land is not in the Council's ownership.</p> <p>Kirkhill Avenue and Moorlands Rise were unadopted because the developer went bankrupt and so was unable to complete the roads to a suitable standard for them to be taken on by LCC Highways. This is a regrettable situation, outside of the Council's control, though Rossendale Borough Council is working with LCC Highways and house owners to identify a solution to resolve this unfortunate situation.</p> <p>LCC Highways have identified that Moorlands Rise is narrow and the developer would need to find a solution to overcome this. A further difficulty would be having an adopted road coming off an unadopted road.</p> <p>Additional housing is needed throughout the country and the Government is making it clear that it expects much greater numbers of houses to come forward on suitable, developable and viable sites, where there is developer interest. This is to solve problems of over-crowding, changing demographics, and to help the general economy. The Council is committed through the adopted Core Strategy to providing 3,700 additional new homes and has a policy setting out the number of affordable homes that need to come forward through developments. Policy 4 expects a minimum of 30% on Greenfield sites comprising more than 8 dwellings and the Council can require 40% on large sites or within areas of high demand, and a mix of affordable housing tenures should be provided. Relaxation of these requirements will only be permitted where the developer can show this is not viable. In respect of house types and sizes this will be informed by the Strategic Housing Market Assessment (SHMA) which is currently being reviewed.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Land at rear of Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| The land should be kept as it is, countryside/greenbelt for the local children to enjoy playing in and exploring in the fresh air, people exercising and walking their dogs on the public pathways through the fields in safety away from the busy main roads, protect local wildlife in the fields as well as plant life trees etc. Also we don't need any more pollution or disruption from this becoming a building site, which it would if it was altered. The drainage on this land is poor to start with, without damage to the old storm drains if construction was to begin on this land. In addition, there are already a lot of houses in this area and very little open space for people to enjoy. We don't want our privacy being invaded as it would be from those houses being built at the back of us and higher than us, also blocking our view of the hills! When we purchased these houses from Peel Holdings on many occasions they assured us that no more properties would be built at the back of us, that we were the last row of houses and also the most expensive! | Comments are noted. In the main these are issues that the developer would need to address to the Councils' (Rossendale and Lancashire County) satisfaction to ensure no adverse impacts to adjoining properties, such as risk of flooding. In respect of privacy any layout would need to accord with standards set out in the Council's guidelines (such as distances between properties) as well as other legislation. | It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
| HRB(GB)o6 | Longshoot / Kirkhill / Moorlands Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Objection noted. | It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|-------------------------------------|--------------------------|--------------------------|
| HRB(GB)o6 | Land off Moorlands Rise, Haslingden | SHLAA site ID18 forms p | <input checked="" type="checkbox"/> | <input 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 Moorland Rise, Haslingden, 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 Moorland Rise which includes site ref: HRB(GB)o6. Peel is also promoting adjoining land to the north, at Kirkhill Avenue, site ref HRB(UB)o2 which is the subject of a separate representation.</p> <p>Site HRB(GB)o6 comprises approximately 1.9ha (4.7 acres) of undeveloped land on the edge of the urban area. 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 3.2ha (7.8 acres) is shown on the attached plan (ref: PEEM2067) and within the Development Framework document, submitted with these representations. Both sites, that proposed by the Council and the additional land, together comprise Site B on the attached plan.</p> <p>These combined sites at Moorland Rise (5.05 ha / 12.47 acres), taken as a whole, represent a logical rounding off of this part of</p> | <p>Thank you for your comments. In particular I note that you propose an enlargement, which more than doubles the amendment that was consulted upon. The Council has a number of concerns in relation to this land which it feels the developer will be unable to address: Taking this land out of Green Belt will significantly reduce the distance between settlements, namely Haslingden and Rawtenstall (Criteria 2a). There is also a concern that developing such a large area of land will significantly hinder the urban regeneration in Haslingden (2c); that this site will impact on longer distance views and affect the openness of the Green Belt, as well as its integrity and permanence in this part of the Borough. The existing boundary is considered to be robust and permanent. The adopted Core Strategy (Policy 1) refers to small scale exceptional changes to be made to the existing Green Belt boundary, but this proposal refers to 60 or so dwellings, which is not small scale in the context of Rossendale. Furthermore the Core strategy identifies that 90% of new housing in Haslingden should be on previously developed land.</p> <p>I should note that the Highways Authority would have concerns for an access to be built off unadopted roads, and consider the existing width of Moorlands Rise to be unsuitable for additional traffic. Improved accessibility for cyclists and pedestrians would also be required..</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| | <p>the urban area of Haslingden. The sites are immediately adjacent to the existing edge of the settlement and other land that is proposed to be included within the Urban Boundary. In isolation, site HRB(GB)06 has limited development potential due to existing constraints. When combined with the land to its south, the site would create a logical and natural extension of the urban area and would deliver a valuable contribution to meeting the housing needs of the borough.</p> | | | | |
| | <p>The removal of this additional area from the Green Belt is considered appropriate and necessary 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 being within walking distance (800m) of local schools, other community services and local services and is well related to public transport routes and other necessary physical and community infrastructure. This is confirmed by the SHLAA assessment (Site ID 18). - The site shares many of the characteristics of site HRB(GB)06 and HRB(UB)02 which are proposed to be included within the Urban Boundary of Haslingden. It is well related to the urban area. - The SHLAA concluded that this land is within a wider area of "Very Good Desirability" and within an immediate area of "Very Good 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. In particular: <ul style="list-style-type: none"> - 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 would incorporate appropriate design and landscaping which would enhance this part of Haslingden and improve the interface of the urban area with the surrounding open countryside | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| | <p>- We can confirm on behalf of Peel that the site is available for development within 5 years and not the 11-15 years as stated in the SHLAA, and has a potential yield of around 60 units. When combined with land to north, Site ref: HRB(UB)02, the total deliverable area would comprise approximately 7.9ha (19.52 acres) and could deliver upwards of 110 family houses and significant open space</p> <p>- The proposed site, as a whole, meets the Council's draft criteria for alterations to the Green Belt boundary and Urban Boundary. Its removal from the Green Belt would not conflict 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 would not result in a material reduction of any gap between Haslingden and Rawtenstall. The development of site B would have a marginal impact on the gap between two settlements when viewed in plan form. However, due to the topography of this area and the proposed provision of open space, any impact would not be apparent on the ground. There would be no greater physical coalescence of the built up areas and no loss of the separate identities of the two communities - the site would have a logical and defensible boundary which would be capable of enduring beyond the life of the current Core Strategy - its development would not result in encroachment into the wider countryside which surrounds Haslingden - 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 site HRB(GB)06</p> <p>- Together with the release of sites HRB(GB)06 this proposal would help to meet the housing needs of Rossendale and would create a logical, defensible, long term Green Belt boundary</p> <p>- 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 HRB(GB)06 and HRB(UB)02 this site represents a natural and logical rounding off of this part of Haslingden.</p> <p>For these reasons, we do not agree with the Council's assessment in relation to site HRB(GB)06. In particular:</p> <ul style="list-style-type: none"> - We do not consider the development of this land would significantly reduce the gap between settlements (Assessment Criterion 2(a)) - We do not consider that the development of this site would | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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adversely affect longer distance views or the openness of the retained Green Belt (Assessment Criterion 2(d))
- and we do not agree that the land currently makes significant contribution to the beneficial uses of the Green Belt as referred to in paragraph 81 of the NPPF (Assessment Criterion 2 (e))
The reasons for these conclusions are set out on the enclosed Development Framework report.
The Development Framework 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, benefits it would deliver, and provides a development framework plan setting out some principles for the development of the site. In particular it demonstrates how residential development can be achieved whilst also making provision for appropriate easements for the electricity cables crossing the site.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(GB)o6 | Green belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Reference HRB(GB)o6 Green Belt to north of Longshoot/Kirkhill/Moorland Rise</p> <p>My objections to this change of use are as follows: All the houses which back onto the land which you propose to change from Green Belt to Urban suffer significant problems from flooding during rainfall (which has been virtually constant during 2012). Drainage from the field which you propose to alter, is non-existent, and torrents of water flood through all the back gardens, round (and in some cases, under or through) the houses themselves, and down onto Moorland Rise itself, which then becomes a flowing stream. Any development of this field will inevitably affect the run off of water: water will simply find other routes, and always flows downwards: any disturbance of, or buildings on that field, will significantly worsen an already serious drainage problem. This will cause further problems for the householders backing onto this field but will also affect the houses on the other side of Moorland Rose who will see increased rainwater damaging their homes and gardens.</p> <p>Moorland Rise and Kirkhill Avenue are unadopted: repeated requests to the Council to take over and maintain the road have been met with silence. Various reasons have been given for this refusal to adopt the road, including the fact that the drainage is inadequate, and that the width of the road is insufficient for emergency and service vehicles. The development of land behind Moorland Rise will undoubtedly add to the volume of traffic using these unadopted roads. It is unacceptable that the Council should be considering new projects, whilst ignoring its obligations and responsibilities to existing residents who are paying full (and high band) Council Tax.</p> <p>Any vehicular access to this field will have to come off either Moorland Rise, Kirkhill Avenue or Haslingden Old Road. Haslingden Old Road is a busy, fast moving road with sharp bends and limited visibility: a junction off that road will be dangerous for users already on the road, and those trying to join it. I have already pointed out the problems with Moorland Rise and Kirkhill Avenue in relation to drainage, and the fact that they are unadopted and unsuited for high volume traffic.</p> | <p>Comments noted regarding adoption of Moorland Rise, drainage issues, access arrangements and the need to regenerate Haslingden town centre. The Council is working with LCC and home owners to resolve the issue of the unadopted road, which is regrettable and a result of the developer going bankrupt. Access arrangements are indicated from the developer's representation to be from these unadopted roads, rather than via Haslingden Old Road, but there are likely to be concerns from LCC Highways, which the developer would need to address. Drainage issues will also need to be considered in much greater detail to ensure full mitigation measures can be implemented. It is recognised that Haslingden town centre offers opportunities for regeneration and the Core Strategy aims for 90% of new houses to be on previously developed land in Haslingden. This will need to be taken into account in allocating suitable sites.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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Haslingden town centre needs regeneration to become a vibrant town centre, with proper amenities and shops which attract visitors, thereby increasing business for the tradespeople, making the empty shop premises more attractive to new businesses and helping to improve the overall appearance and viability of the centre. There are plots of land in and very close to the town centre which are ripe for development into affordable housing, and which could be used for social and private housing projects, bringing additional revenue and footfall into the town. These 'brown sites' should be considered for development first.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(GB)o6 | Longshoot / Kirkhill / Moorlands Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: | Council's Response: | Recommendations: |
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Objection noted.

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(GB)o6 | Longshoot / Kirkhill / Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: | Council's Response: | Recommendations: |
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Objection noted.

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

| 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 |
| HRB(GB)o6 | Green belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(GB)o6 | Green Belt to North of Longshoot, Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>General Comments:</p> <p>Boundary Ref HRB/GB/o6 Greenbelt to North of Longshoot/Kirkhill/Moorland Rise and Boundary ref HRB/UB/o2 Countryside Area to North of Longshoot/Kirkhill/Moorland Rise.</p> <p>We wish to object to the proposals for the following reasons. We live at Longhouse Farm, Kirkhill Road, Haslingden.</p> <p>There is certainly a water problem for the houses and land below us because a lot of water comes off the hill above, on to the main road Kirkhill Road then down our drive and into the field in front of us. There are other areas the water finds as it runs off the hill and on occasion Kirkhill Road will be flooded. If building is then allowed and you have hard standing of paths, roads, pavements etc. the water will gather even greater pace as it comes down past our house and the houses at on Kirkhill Avenue will no doubt get flooded.</p> <p>The area is well used for recreation for walkers, dog walkers, children and it will be the loss of yet another amenity.</p> <p>It is an area for Wildlife from a wide variety of Birds to Deer.</p> <p>When we first bought our house we were advised that there would be no possibility of houses being built in front of us. Within 12 months the houses on Kirkhill Ave were started. We were then told that they couldn't build any more houses in front and now you are looking at changing the boundaries which undoubtedly will result in further building. All to the detriment of the value of our property and our outlook.</p> <p>A great number of trees have been planted in the area which should be retained and if the boundary change takes place they will ultimately be chopped down.</p> | <p>Council's Response:</p> <p>Comments noted in respect of: drainage and flood risk; recreational value; wildlife value; property value/outlook; loss of trees. Drainage issues will need to be fully considered to ensure no adverse impacts will result from any development. The recreational value will also need to be considered with its value assessed alongside the proposed scheme incorporating new public open space. The wildlife and ecological value will also need to be assessed, including impacts on protected species. In respect of property values, this is not a planning issue that can be considered, neither can loss of views from individual properties though impacts on local/longer distance views can be considered and in particular any detrimental impacts on the openness of the Green Belt.</p> | <p>Recommendations:</p> <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</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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| HRB(GB)o6 | Fields between Kirkhill Ave and Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(GB)o6 | Green Belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(GB)o6 | Green belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Reference HRB(GB)o6 Green Belt to north of Longshoot/Kirkhill/Moorland Rise</p> <p>My objections to this change of use are as follows:</p> <p>All the houses which back onto the land which you propose to change from Green Belt to Urban suffer significant problems from flooding during rainfall (which has been virtually constant during 2012). Drainage from the field which you propose to alter, is non-existent, and torrents of water flood through all the back gardens, round (and in some cases, under or through) the houses themselves, and down onto Moorland Rise itself, which then becomes a flowing stream. Any development of this field will inevitably affect the run off of water: water will simply find other routes, and always flows downwards: any disturbance of, or buildings on that field, will significantly worsen an already serious drainage problem. This will cause further problems for the householders backing onto this field but will also affect the houses on the other side of Moorland Rise who will see increased rainwater damaging their homes and gardens.</p> <p>Moorland Rise and Kirkhill Avenue are unadopted: repeated requests to the Council to take over and maintain the road have been met with silence. Various reasons have been given for this refusal to adopt the road, including the fact that the drainage is inadequate, and that the width of the road is insufficient for emergency and service vehicles. The development of land behind Moorland Rise will undoubtedly add to the volume of traffic using these unadopted roads. It is unacceptable that the Council should be considering new projects, whilst ignoring its obligations and responsibilities to existing residents who are paying full (and high band) Council Tax.</p> <p>Any vehicular access to this field will have to come off either Moorland Rise, Kirkhill Avenue or Haslingden Old Road. Haslingden Old Road is a busy, fast moving road with sharp bends and limited visibility: a junction off that road will be dangerous for users already on the road, and those trying to join it. I have already pointed out the problems with Moorland Rise</p> | <p>Comments noted in respect of HRB(GB)o6 - flooding/drainage; unadopted roads; vehicular access / highway safety; regeneration of Haslingden town centre.</p> <p>Comments noted in respect of HRB(UB)o2 - drainage; loss of recreational facility;</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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and Kirkhill Avenue in relation to drainage, and the fact that they are unadopted and unsuited for high volume traffic.

Haslingden town centre needs regeneration to become a vibrant town centre, with proper amenities and shops which attract visitors, thereby increasing business for the tradespeople, making the empty shop premises more attractive to new businesses and helping to improve the overall appearance and viability of the centre. There are plots of land in and very close to the town centre which are ripe for development into affordable housing, and which could be used for social and private housing projects, bringing additional revenue and footfall into the town. These 'brown sites' should be considered for development first.

Boundary Reference HRB(UB)02 Countryside area to north of Longshoot/Kirkhill/Moorland Rise

My objections to this change of use are as follows:

As previously, there are the same drainage problems arising from the field affecting residents on both sides of Kirkhill Avenue, and I make the same points as made earlier

The field which is proposed to be taken out of Countryside is a public recreation area: it is widely used as a play area for children, which is fenced off and safe from traffic: it is widely used for dog walking for resident of Longshoot/Kirkhill/Moorland Rise area and it is used by families during the summer months for leisure purposes. The removal of this countryside land would be highly detrimental to the enjoyment of the area, and to the facilities available to families and residents in the whole affected area. I would like to add on a personal note that our three children and lots of the neighbour's children have used these fields and those directly behind our house over the last 11 years as a recreational area to its full capacity. When we purchased our house we were assured there would not be any building behind us for 99 years at least!!

For the reasons set out above, I strongly object to the proposals set out in the Consultation and ask that my views are taken into consideration when this proposal is discussed and reviewed.

| 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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| HRB(GB)o6 | Green Belt North of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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|-----------|----------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(GB)o6 | Green Belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Reference HRB(GB)o6 Green Belt to north of Longshoot/Kirkhill/Moorland Rise</p> <p>My objections to this change of use are as follows:</p> <p>All the houses which back onto the land which you propose to change from Green Belt to Urban suffer significant problems from flooding during rainfall (which has been virtually constant during 2012). Drainage from the field which you propose to alter, is non-existent, and torrents of water flood through all the back gardens, round (and in some cases, under or through) the houses themselves, and down onto Moorland Rise itself, which then becomes a flowing stream. Any development of this field will inevitably affect the run off of water; water will simply find other routes, and always flows downwards: any disturbance of, or building on that field, will significantly worsen an already serious drainage problem. This will cause further problems for the householders backing onto this field but will also affect the houses on the other side of Moorland Rise who will see increased rainwater damaging their homes and gardens.</p> <p>☐ Moorland Rise and Kirkhill Avenue are unadopted: repeated requests to the Council to take over and maintain the road have been met with silence. Various reasons have been given for this refusal to adopt the road, including the fact that the drainage is inadequate, and that the width of the road is insufficient for emergency and service vehicles. The development of land behind Moorland Rise will undoubtedly add to the volume of traffic using this unadopted road. It is unacceptable that the Council should be considering new projects, whilst ignoring its obligations and responsibilities to existing residents who are paying full (and high band) Council Tax.</p> <p>Any vehicular access to this field will have to come off either Moorland Rise, Kirkhill Avenue or Haslingden Old Road. Haslingden Old Road is a busy, fast moving road with sharp bends and limited visibility: a junction off that road will be dangerous for users already on the road, and those trying to join it. I have already pointed out the problems with Moorland Rise</p> | <p>Comments are noted. In respect of the flooding/drainage issues, it should be noted that the developer is being asked to provide more information. I appreciate the roads are unadopted and this has been highlighted as a concern by LCC Highways. Furthermore the Council and LCC are working with house owners to resolve the unadopted roads issue. Access via Haslingden Old Road would not be supported, and is not being proposed by the developers. The adopted Core Strategy does promote the re-use of previously developed land (90% in Haslingden), however, planning guidance also stresses that developers should be given a choice in respect of sites to be developed, including some greenfield land.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--------------|----------------------|---------|--------|------------------|
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| <p>and Kirkhill Avenue in relation to drainage, and the fact that they are unadopted and unsuited for high volume traffic.</p> <p>Haslingden town centre needs regeneration to become a vibrant town centre, with proper amenities and shops which attract visitors, thereby increasing business for the tradespeople, making the empty shop premises more attractive to new businesses and helping to improve the overall appearance and viability of the centre. There are plots of land in and very close to the town centre which are ripe for development into affordable housing, and which could be used for social and private housing projects, bringing additional revenue and footfall into the town. These 'brown sites' should be considered for development first.</p> | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Land to rear of house no. 8-40 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>RE: HRB(GB)o6</p> <p>Regarding the above proposal I have the following concerns:-</p> <ol style="list-style-type: none"> 1) Moorland Rise is still unadopted and the extra traffic load would impact in a negative manner on the surface of this road. Although this road is unadopted by the council we did get new street lights a few years ago and so why hasn't the road been adopted as we struggle every winter with this road? 2) We also have drainage issues from the proposed land what impact would this have on our property if building was authorised? 3) Where would the residents of any new build get onto this area from the top road or via Kirkhill? 4) Are there not concerns/issues about building under the electric pylons? 5) Before considering new building projects perhaps the council should consider helping the Haslingden town centre and business community to re-invigorate and flourish <p>Finally just to once again reiterate about the state of the road on Moorland Rise and Kirkhill Rise. These are worsening every year so perhaps finish one project before starting another.</p> | <p>Comments noted regarding adoption of Moorland Rise, drainage issues, access arrangements, pylons, need to regenerate Haslingden town centre, and need to finish off projects. The Council is working with LCC and home owners to resolve the issue of the unadopted road, which is regrettable and a result of the developer going bankrupt. Access arrangements are indicated from the developer's representation to be from these unadopted roads, rather than via Haslingden Old Road, but there are likely to be concerns from LCC Highways, which the developer would need to address. Drainage issues will also need to be considered in much greater detail. In respect of the pylons, the developer is showing an overhead line easement with residential development proposed outside of these areas. It is recognised that Haslingden town centre offers opportunities for regeneration and the Core Strategy aims for 90% of new houses to be on previously developed land in Haslingden. This will need to be taken into account in allocating suitable sites.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Between Kirkhill Ave and Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |

| 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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HRB(GB)o6

Land at rear of Kirkhill Ave

General Comments:

It should be left as greenbelt/countryside for people like me to continue enjoying walking my dog on the public footpath which acts as a route to the panoptical/halo. In addition, the construction of properties nearby may disturb local wildlife and cause them to leave their natural habitats where their offspring may be. Currently there are many bats living in the area and due to the fact that many species of bats are currently vulnerable or endangered due to loss of habitat, diminished food supply and destruction of roosts; commonly caused by alteration or construction where their habitats are; I feel this is another reason why construction in this green belt area would not be suitable. Consequently, disruption of bats could also affect the wider wildlife population as some plants rely solely on bats for pollination and could cause a change in the balance of plant population and insects and animals in the area. Bats are highly sensitive to alteration of their natural habitat and Joan Ruddock MP as well as minister of biodiversity quoted; "Bats are integral to the environment and are a good indicator of the wildlife we don't often see - such as the insects that they feed on." Furthermore, the noise pollution that would be caused by construction would affect the quality of life of the current residences within houses close to the construction, studies show that construction noise can be a contributing factor to degradation of someone's health; increasing stress and irritability due to interruption of activities and sleep which can increase blood pressure. Also, construction of green belt land increases the chance of flooding and due to poor drainage in this area currently, construction would only worsen this.

Council's Response:

Comments are noted relating to bats, construction noise and flood risk. In the main these are issues that the developer would need to address to the Council's satisfaction to ensure no adverse impacts on the natural environment that cannot be mitigated against; this particularly applies to 'protected species' such as bats. In respect of construction noise, conditions are typically applied on any planning consents to ensure there are no unreasonable impacts on neighbouring properties. The risk of flooding would also need to be assessed to ensure no adverse impacts.

Recommendations:

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

| 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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|-----------|----------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: | Council's Response: Objection noted | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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|-----------|---|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt north Longshoot/Kirkhill/Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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|--------------------------|--|---|--|--|--|
| General Comments: | Council's Response: Your objection is noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|--|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Green belt to north of Longshoot,Kirkhill,Moorland | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection is noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Green belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |

| 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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| HRB(GB)o6 | Green belt to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| General Comments: | Council's Response: | Recommendations: |
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Objection noted

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Adj Moorland Rise/Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I object to the proposed application for the change of use from green belt land to urban area (re possible future developments).</p> <p>When the houses on Kirkhill Avenue were built, the residents were given categorical assurances that once the development was completed and the roads adopted, the land to the rear of Kirkhill Avenue would be handed to the Council for leisure purposes e.g. a play area for children and dog walking facilities. In fact, the land in question is already laid out in this fashion with bridges and pathways.</p> <p>The roads on Kirkhill Avenue and Moorland Rise have never been adopted - the excuses being put forward by the Council seemingly being made up as they go along.</p> <p>Moorland Rise being too narrow for the passage of two emergency vehicles.</p> <p>Kirkhill Avenue not being adopted because you cannot have an adopted road running off an unadopted one.</p> <p>Bearing in mind the Council approved these developments in the first place, one assumes these problems should have been resolved at the outset.</p> <p>Assuming the land is granted urban status how would the Council's rules then be applied. It would seem totally impractical to run an access road from Haslingden Old Road. We would then be in the position of proposing to run more unadopted roads off existing unadopted roads, a totally ludicrous situation.</p> <p>Has anybody at the Council really looked at why additional houses are really needed in this area? The proposed building land, due to its poor drainage and other problems would increase building costs enormously, thus precluding any likelihood of affordable homes being developed. We are then left with the prospect of building more expensive properties, which in the current market or foreseeable future would have no realistic chance of being sold.</p> | <p>This land is not in the Council's ownership.</p> <p>Kirkhill Avenue and Moorlands Rise were unadopted because the developer went bankrupt and so was unable to complete the roads to a suitable standard for them to be taken on by LCC Highways. This is a regrettable situation, outside of the Council's control, though Rossendale Borough Council is working with LCC Highways and house owners to identify a solution to resolve this unfortunate situation.</p> <p>LCC Highways have identified that Moorlands Rise is narrow and the developer would need to find a solution to overcome this. A further difficulty would be having an adopted road coming off an unadopted road.</p> <p>Additional housing is needed throughout the country and the Government is making it clear that it expects much greater numbers of houses to come forward on suitable, developable and viable sites. This is to solve problems of over-crowding, changing demographics, and to help the general economy. The Council is committed through the adopted Core Strategy to providing 3,700 additional new homes and has a policy setting out the number of affordable homes that need to come forward through developments. Policy 4 expects a minimum of 30% on Greenfield sites comprising more than 8 dwellings and the Council can require 40% on large sites or within areas of high demand, and a mix of affordable housing tenures should be provided. Relaxation of these requirements will only be permitted where the developer can show this is not viable. In respect of house types and sizes this will be informed by the Strategic Housing Market Assessment (SHMA) which is currently being reviewed.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</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 |
| HRB(GB)o6 | Fields between Kirkhill Ave and Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Land at Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk. | | | |

| 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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| HRB(GB)o6 | Land at Rear of Kirkhill Avenue | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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General Comments:

Council's Response:

Objection noted.

Recommendations:

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt to North of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>General Comments:</p> <p>Green Belt to north of Longshoot/Kirkhill/Moorlands Rise HRB(GB)o6 to Haslingden Old Road I am concerned to discover the proposals of the boundary review include allowing houses to creep even further up this part of Rossendale's hillsides. I grew up in the 1970's on Sandown Road, which was one of the early parts of this development of the former Meadow Farm estate. At the time I moved there the house next door was still being built and this area predominantly remained agricultural and countryside. I believe it is a major contributor to a positive quality of life to be able to live surrounded by green space, with fields and country side in which children can play (as I did) and everyone have the opportunity to walk in open spaces. Sadly this is something that may be lost forever to future generations, and we could very well be facing a future where most if not all of the remaining hillsides of Rossendale will be swallowed if this ever increasing urban sprawl is not halted. Whilst I understand it is necessary to provide housing and identify land for future development I would urge that all brown space options and conversions of buildings that reflect Rossendale's heritage such as former mills etc. are exhausted before any further development is allowed in green belt. If green belt must be used I would suggest that it would be preferable to give a thought to good design with plenty of green space and trees as opposed to the current trend for cramming houses together with a view to profit rather than quality of life and the retention of Rossendale's rural setting. NB: Underground reservoir 'at top of Sandown Road' round</p> | <p>Council's Response:</p> <p>Comments noted. The Core Strategy has adopted a high figure for new housing on previously developed land in the Borough, and particularly for Haslingden. In addition it seeks to protect green spaces and recognises their important function. The Site Allocations and Development Management DPD, which will be subject to further consultation, will contain policies relating to design, on which you will be able to comment.</p> | <p>Recommendations:</p> <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|-------------------------------------|-------------------------------------|
| HRB(GB)o6 | Green Belt to north of Longshoot / Kirkhill | | <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. This land adjoins an area allocated under the 1995 Local Plan for housing, which has been built out. It is considered that this area may be suitable for development to meet the Borough's needs, subject to further investigation and assessment. Any proposals for development will need to take account of land uses, including open space/recreation, as well as impacts on landscape and openness. | The NPPF in para 83 notes that Green Belt should only be "altered in exceptional circumstances, through the preparation or review of the Local Plan" ,,, "having regard to their intended permanence in the long term, so they are capable of enduring beyond the plan period". The consultation identified a number of potential amendments to the existing Green Belt boundary as directed by the adopted Core Strategy (Policy 1), which identified areas of search for potential small-scale exceptional amendments. This land was put forward for consideration. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
| RCT Question: Why change such a long established Green Belt boundary? | | | | | |
| HRB(GB)o6 | Longshoot/Kirkhill/Moorlands Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Objection noted. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Land to rear of Moorland Rise and Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>The land to the rear of Moorland Rise / Kirkhill Ave is currently in an area designated as Green belt land, and should remain so. We are concerned that:</p> <ol style="list-style-type: none"> 1. Urban development of this land potentially with housing which will increase the amount of hard standing areas, such as driveways and roads and pavements. This will negatively impact on the drainage of water from this land into the gardens of our property. There is an existing problem with water drainage from the land which is elevated above our garden, into our garden. The excess water runs down the boundary of the gardens of no.20 and no.18, and down onto Moorland Rise via the steps between the two houses and the driveway of no.18. The quantity of water draining from the land to the rear of our property is significant, and at times appears like a waterfall. 2. We question why urban development of the land is necessary especially as there is a proposal for a large development on the Rossendale Hospital site. 3. We have concerns as to how a housing development on this land will be accessed. 4. We have concerns as to the sustainability of existing infrastructure such as schools, public transport and roads in Haslingden, and their ability to support the development - potentially - of up to 100 houses on this site. Currently there are no public transport services to and from this site, and this will lead to increased car traffic on Haslingden Road, and through Haslingden town centre in one direction, and Rawtenstall in the other. 5. We are concerned about the visual impact of housing development on this site, as it is elevated and can be seen from a distance away. This will lead to a public perception of Haslingden being a very built up area, instead of a town surrounded by and part of the countryside. 6. We are concerned that as the land to the rear of Moorland Rise is elevated above the existing properties, any properties built on this land will lead to loss of privacy. It will be possible to look directly into the main bedroom areas of our property, as these are situated at the back of the house. | <p>Objections noted. Drainage issues and the risk of flooding will need to be taken into account in assessing the suitability of this land. Rossendale typically has small sites that can provide limited numbers of new additional homes hence in order to meet the requirement of 3700 new homes over the 15 year plan period the Council is having to consider amendments to the Urban Boundary. Under Government guidance it is also essential to offer a range of sites and locations (in accordance with the adopted Core Strategy and national guidance. The Former Hospital site makes a contribution to meeting the additional new homes that are/will be required. Access to the site is indicated in the details submitted by Turleys on behalf of Peel with access proposed via Kirkhill Rise and Moorlands Avenue. It will be necessary for access arrangements to be confirmed and would need to be to the satisfaction of LCC Highways. Access to infrastructure, and the capacity of this infrastructure to accommodate new development, will also need to be considered. Visual impact will also need to be considered in full, so too will the impact of development on the openness of the Green Belt. However, under planning legislation there is no 'right to a view.' In respect of privacy, any design will need to ensure that amenity issues are satisfactory and we would expect any layout to accord with the Council's criteria in respect of building distances, which do take into account any differences in gradients between properties.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Land to the back of Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>General Comments:</p> <p>The land is greenbelt and has been a working farm. If building is proposed:</p> <ol style="list-style-type: none"> 1)The access is likely to be off Kirkhill Avenue. The highway capacity on Moorland Rise is insufficient to cope with large trucks and plant vehicles. It is too narrow to allow to cars to pass when both are driving - one car has to be stationary while the other passes. This is likely to be exacerbated with large trucks forcing small vehicles into the kerb or parked cars. 2) Moorland Rise has still to be adopted more than 20 years after the first house was built. The road surface is in a poor state and will suffer further degradation if construction trucks are allowed to use the road. 3) The drains are inadequate for the current housing stock and will not cope with more properties until they are upgraded. 4) There is at least one sizeable electricity pylon on the Green Belt land. People are more wary of buying property near to such structures than they were 20 years ago at the time of the original development. 5) The altitude of the land is too high, buildings will be very exposed to the elements and estate roads likely to be very dangerous in the winter, especially given Peel Holdings history of unsatisfactory road completion. 6) Peel Holdings, who owned the building companies Stately and Cambrian have not yet fulfilled their obligations for adequate completion of the infrastructure on both Moorland Rise and Kirkhill Avenue. Why should they be rewarded with more land to build on until there is some compulsion on them to adequately finish what has been started 20 years ago? | <p>Council's Response:</p> <p>Objection noted. In respect of access arrangements these would be issues that the landowner/developer would need to resolve to the satisfaction of the Highways Authority, particularly in respect of access using a non-adopted Highway. Similarly drainage issues and the risk of flooding would need to be addressed, and other organisations such as United Utilities will be asked for their comments. The pylons are an issue too, and I refer you to the landowner's response and their Development Framework Plan which shows the development parcels avoiding the route of the pylons (overhead easement line). The Council in assessing amendments to the Urban Boundary will consider the suitability of the particular site, in terms of the assessment criteria, relevant planning policy the site's physical characteristics, and its ability to contribute towards meeting the Borough's housing requirement</p> | <p>Recommendations:</p> <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Our objections to this change of use are as follows:</p> <p>All the houses which back onto the land which you propose to change from Green Belt to Urban suffer significant problems from flooding during rainfall (which has been virtually constant during 2012). Drainage from the field which you proposed to alter, is non-existent, and torrents of water flood through all the back gardens, round (and in some cases, under or through) the houses themselves, and down onto Moorland Rise itself, which then becomes a flowing stream. Any development of this field will inevitably affect the run off of water: water will simply find other routes, and always flows downwards: any disturbance of, or building on that field, will significantly worsen an already serious drainage problem. This will cause further problems for the householders backing onto this field but will also affect the houses on the other side of Moorland Rise who will see increased rainwater damaging their homes and gardens.</p> <p>-Moorland Rise and Kirkhill Avenue are unadopted: repeated requests to the Council to take over and maintain the road have been met with silence. Various reasons have been given for this refusal to adopt the road, including the fact that the drainage is inadequate, and that the width of the road is insufficient for emergency and service vehicles. The development of land behind Moorland Rise will undoubtedly add to the volume of traffic using this unadopted road. It is unacceptable that the Council should be considering new projects, whilst ignoring its obligations and responsibilities to existing residents who are paying full (and high band) Council Tax.</p> <p>Any vehicular access to this field will have to come off either Moorland Rise, Kirkhill Avenue or Haslingden Old Road. Haslingden Old Road is a busy, fast moving road with sharp bends and limited visibility: a junction off that road will be dangerous for users already on the road, and those trying to join it. Problems with Moorland Rise and Kirkhill Avenue in relation to drainage, and the fact that they are unadopted and unsuited for high volume traffic have already been pointed out above.</p> | <p>This land is not in the Council's ownership.</p> <p>Kirkhill Avenue and Moorlands Rise were unadopted because the developer went bankrupt and so was unable to complete the roads to a suitable standard for them to be taken on by LCC Highways. This is a regrettable situation, outside of the Council's control, though Rossendale Borough Council is working with LCC Highways and house owners to identify a solution to resolve this unfortunate situation.</p> <p>LCC Highways have identified that Moorlands Rise is narrow and the developer would need to find a solution to overcome this. A further difficulty would be having an adopted road coming off an unadopted road.</p> <p>Additional housing is needed throughout the country and the Government is making it clear that it expects much greater numbers of houses to come forward on suitable, developable and viable sites. This is to solve problems of over-crowding, changing demographics, and to help the general economy. The Council is committed through the adopted Core Strategy to providing 3,700 additional new homes and has a policy setting out the number of affordable homes that need to come forward through developments. Policy 4 expects a minimum of 30% on Greenfield sites comprising more than 8 dwellings and the Council can require 40% on large sites or within areas of high demand, and a mix of affordable housing tenures should be provided. Relaxation of these requirements will only be permitted where the developer can show this is not viable. In respect of house types and sizes this will be informed by the Strategic Housing Market Assessment (SHMA) which is currently being reviewed.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|--|----------------------|---------|--------|------------------|
| | Haslingden town centre needs regeneration to become a vibrant town centre, with proper amenities and shops which attract visitors, thereby increasing business for the tradespeople, making the empty shop premises more attractive to new businesses and helping to improve the overall appearance and viability of the centre. There are plots of land in and very close to the town centre which are ripe for development into affordable housing, and which could be used for social and private housing projects, bringing additional revenue and footfall into the town. These 'brown sites' should be considered for development first. | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|--------------------------------------|----------------------|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Longshoot / Kirkhill / Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

General Comments:

Council's Response:

Objection noted.

Recommendations:

It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|------------------------------|----------------------|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Land at rear of Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

General Comments:

It should be left as greenbelt/countryside for people to continue walking their dogs and accessing the halo from.

Council's Response:

Objections noted in relation to the areas's recreational value

Recommendations:

It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Kirkhill Ave & Haslingden Old Rd | HRB5001 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Reference HRB(GB)o6 Green Belt to north of Longshoot/Kirkhill/Moorland Rise</p> <p>My objections to this change of use are as follows:</p> <p>All the houses which back onto the land which you propose to change from Green Belt to Urban suffer significant problems from flooding during rainfall (which has been virtually constant during 2012). Drainage from the field which you propose to alter, is non-existent, and torrents of water flood through all the back gardens, round (and in some cases, under or through) the houses themselves, and down onto Moorland Rise itself, which then becomes a flowing stream. Any development of this field will inevitably affect the run off of water: water will simply find other routes, and always flows downwards: any disturbance of, or buildings on that field, will significantly worsen an already serious drainage problem. This will cause further problems for the householders backing onto this field but will also affect the houses on the other side of Moorland Rise who will see increased rainwater damaging their homes and gardens.</p> <p>Moorland Rise and Kirkhill Avenue are unadopted: repeated requests to the Council to take over and maintain the road have been met with silence. Various reasons have been given for this refusal to adopt the road, including the fact that the drainage is inadequate, and that the width of the road is insufficient for emergency and service vehicles. The development of land behind Moorland Rise will undoubtedly add to the volume of traffic using these unadopted roads. It is unacceptable that the Council should be considering new projects, whilst ignoring its obligations and responsibilities to existing residents who are paying full (and high band) Council Tax.</p> <p>Any vehicular access to this field will have to come off either Moorland Rise, Kirkhill Avenue or Haslingden Old Road. Haslingden Old Road is a busy, fast moving road with sharp bends and limited visibility: a junction off that road will be dangerous for users already on the road, and those trying to join it. I have already pointed out the problems with Moorland Rise</p> | <p>Objection noted in relation to drainage/flood risk; highway capacity, access issues and the unadopted status of Moorland Rise and Kirkhill Avenue; and the need to regenerate Haslingden and to promote 'brownfield first'. The Council notes your objection. In particular the Council acknowledges that significant work is required by the developer in respect of demonstrating that there will be no flooding/drainage impacts associated with any development. Similarly there are concerns in respect of Highways issues, including access from unadopted roads, and LCC Highway's comments will be taken on board..The Council is working with LCC to resolve the issue of the unadopted roads. The Council has set a high target in Haslingden for new homes on brownfield land (90%) nevertheless it is necessary to look at all land that has been put forward for consideration in order to inform the Site Allocations DPD.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|--------------|----------------------|---------|--------|--|
| | | | | | and Kirkhill Avenue in relation to drainage, and the fact that they are unadopted and unsuited for high volume traffic. |
| | | | | | Haslingden town centre needs regeneration to become a vibrant town centre, with proper amenities and shops which attract visitors, thereby increasing business for the tradespeople, making the empty shop premises more attractive to new businesses and helping to improve the overall appearance and viability of the centre. There are plots of land in and very close to the town centre which are ripe for development into affordable housing, and which could be used for social and private housing projects, bringing additional revenue and footfall into the town. These 'brown sites' should be considered for development first. |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|----------------------------------|----------------------|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Longshoot, Kirkhill and Moorland | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

General Comments:

These changes would be a complete disaster for the area should the land be developed - the road access is already poor and neglected and the removal of the green spaces would be terrible for the local children who love to play there, see the horses, walk their dogs and ride their mountain bikes. It would be an absolute disgrace if these proposals were carried forward. I would be grateful if you could take note of the resident's objections and reject the proposed changes.

I have ticked yes on the assumption that this means the green belt should remain where it is. If the green belt does not remain, and the proposed changes are implemented, the impact would be huge - areas for children playing on mountain bikes, general exercising etc. would be removed, as well as natural habitat for plant and animal species that the children like to find and identify. Further, building in the area would be detrimental as there is a stream which has flooded previously and the landowners have been unable to manage it successfully - 900ft above sea level and we had a flood last year - plus the road is not adopted or made up properly and the additional traffic would cause further problems. Allowing any development here, as anyone living there already will easily tell you, would be an utter disaster, both environmentally and for the current residents.

Council's Response:

Objection noted in respect of access; loss of green space; flood risk; unadopted roads and highway capacity. LCC Highways are concerned with access from an unadopted road, as well as the width at certain locations, which will need to be addressed. In respect of greenspace the developer is proposing some open space within the site, albeit a smaller arer. Flood risk and drainage issues will also require attention.

Recommendations:

It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|--|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Land to the rear of houses on Kirkhill Avenue | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Land North of Longshoot, Kirkhill, Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>My reason for not agreeing with the Haslingden proposal is due to the following factors:</p> <ul style="list-style-type: none"> - There are available "brown field" sites which can be redeveloped - There are a number of developments in progress at present and until these are completed then it is difficult to gauge how much additional land may need to be set aside for development - Greenbelt should only be considered as a last resort as once it's been redeveloped it cannot be replaced - I was not aware that there was a housing shortage in Rossendale. - If we are going to add new developments then the council should be looking at investing in local services rather than looking at shutting local services down - The only person who will make a gain on this deal is the landowner who will be able to turn what should be greenbelt land into a development and walk away with huge profit <p>These plans look to me like the council is trying to gain from capital investment grants and then not invest in local amenities.</p> <p>Note, I was not aware of the proposals for Rawtenstall, Waterfoot, Bacup, Whitworth or Edenfield. Plus, I wonder why there are no proposals for the Crawshawbooth/Loveclough area?</p> | <p>Objection noted. The Council will also be looking at redeveloping brown field sites for residential. In Haslingden it is expected that 90% of new housing will be built on previously developed land. The Council monitors housing supply each year, in line with Government guidance, and needs to demonstrate that it has a Five Year Supply of Housing Land available for developers, which includes sites with planning permission (whether development has started or not) as well as sites which the Council proposes may be suitable for development and which are available and deliverable. This is to comply with the Government's priority to increase the supply of new homes to meet demand, overcoming the national shortage, as well as to stimulate the economy, ensuring that Rossendale is able to fully meet its own housing requirements. Hence the Council does need to have a robust understanding of housing supply issues in the Borough, and when sites are expected to come forward. The Core Strategy identifies that 3,700 new homes will be needed in Rossendale between 2011 and 2026; this is based on Government forecasts of population change and was considered by an independent Planning Inspector who examined the soundness of the Core Strategy, with Policy 1 identifying a need to review the existing Urban Boundary, including a review of the Green Belt, limited to small scale exceptional changes. Changes to the Urban Boundary are being proposed throughout the Borough and further details are available in this consultation.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk.</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 |
| HRB(GB)o6 | Green Belt to North of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Longshoot - Kirkhill Avenue/Moorland Rise Access to Kirkhill Avenue/Moorland Rise is not viable due to increase of traffic, drainage is not sufficient and flooding back in June 2012 caused issues for some properties | Objection in relation to drainage and highways/traffic issues is noted. Drainage issues will require further investigation and LCC Highways have expressed concerns re. access from an unadopted road. | It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Land at rear of Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| It should be left as greenbelt/countryside for people like to continue to enjoy running through and running up to the halo. | Objection noted in respect of the area's recreational value.b Public Rights of Way will need to be protected. The developer has indicated some on-site open space, adjacent to the pylons. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|--|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Land North of Longshoot, Kirkhill, Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>General Comments:</p> <p>HRB(UB)o2 - Countryside Area to north of Longshoot, Kirkhill, Moorland Rise HRB(GB)o6 - Green Belt to North of Longshoot, Kirkhill, Moorland Rise</p> <p>Further to my conversation with one of your officers at the public consultation held at Haslingden Co-op on Thursday 10 January 2013, I would confirm my objection to the proposed changes to the Green Belt and Urban Boundaries at the above locations.</p> <p>With respect to HRB(UB)o2 , the proposed change is, in my view, considered to be inappropriate and has been formulated without the Council fully considering the recreational or community value of the land and facilities provided by the developer of the adjacent residential development known as Moorland Heights.</p> <p>Planning consent was granted on the basis that the necessary recreation provision for the scale of development proposed was provided on-site and on land in the control of the applicant. The recreational needs of the future occupiers of properties already constructed on Moorland Rise and to be completed on Kirkhill Avenue were accommodated on this land with an extensive network of footpaths, stream crossing, raised walkway and considerable tree planting and landscaping provided by Peel Homes/Stately Homes in or around 1997 (see attached aerial image of the land).</p> <p>It would appear that the Council has failed to formally acknowledge or properly assess the recreational use and use as public open space that has been established on this land over the last 15 years and that the designation of this area of land as 'Countryside' is a legacy from the previous review. However, it is clear to me as a resident that this area of land serves a different and more accessible recreational use for the children, dog walkers, etc. of this and the adjacent private and Council estates than the areas of 'Countryside' land to the north of Kirkhill Road, Rakefoot and Haslingden Old Road, where high prevailing speeds of vehicles can be encountered and where limited or no footway provision exists. This begs a number of questions:</p> | <p>Council's Response:</p> <p>Objection noted for both proposed changes to the Urban Boundary on land rising up to Haslingden Old Road. The developer will need to consider Criteria 3 which refers to open land on the edge of existing settlements which has recreational / community value. The adopted Core Strategy will need to be taken into account in allocating sites, especially to ensure that the high target (65%) for new housing on previously developed land is met, which specifically states 90% for Haslingden. In respect to allocating this land for Green Belt it should be noted that the National Planning Policy Framework (NPPF) sets out criteria for creating new Green Belts. In respect of this site in Haslingden we must consider the criteria:</p> <p>Would normal planning policies be adequate to maintain performance and openness? It is considered that Policy 1 would be sufficient to protect this land as designated countryside.</p> <p>Have site specific circumstances changed since boundaries were defined? The Green Belt boundary was established in the 1979 North East Lancashire Structure Plan described as Haslingden/Rawtenstall and Edenfield. Since then land was allocated in the 1995 Local Plan, and this has since been built out to form the Kirkhill Rise / Moorlands Avenue housing estate. This development is not considered to have resulted in such site specific changes to cause a change in the extent of Green Belt.</p> <p>Would it maintain / increase current distances between settlements? No - already countryside, albeit with pressure to develop for housing.</p> <p>Would it assist the urban regeneration of .. land? Possibly - depending on land available in Haslingden.</p> <p>Would it protect or enhance local/longer distance views and openness? Land is already countryside but would gain greater protection if designated Green Belt.</p> | <p>Recommendations:</p> <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. Furthermore in respect of the change to the Countryside, associated with HRB(UB)o2, it is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|----------------------|---------|--------|------------------|
| <p>-Why did the Council insist that the developer spend significant sums of money providing the aforementioned infrastructure in order for it to be used for recreational purposes if it was intended for this land to remain as 'Countryside', similar to the moorland to the north?</p> <p>-Why did Peel Homes/Stately Homes not simply fence the area off and continue to allow cattle and horses to graze in it, as they did previously, to avoid the initial costs involved and ongoing maintenance liabilities that were created?</p> <p>-Why did the Council not formalise matters by designating it as Public Open Space or, as now defined in Policy 17: Rossendale's Green Infrastructure of the Core Strategy Development Plan Document, as one of the typologies such as 'Open Land' shown on Figure 24 - Rossendale Green Infrastructure Map.</p> <p>-Why does the landowner continue to maintain this area of land to a reasonably high standard with the grass mown several times a year? Does the open moorland to the north of the classified road get maintained to this degree?</p> <p>The recreational benefits this area of land provides, from walking dogs to children sledging, as well as providing a non-definitive right of way through the residential estate (Moorland Rise & Kirkhill Avenue are not adopted highways) to Rakefoot, Kirkhill Road and beyond, would be lost if, as the Council clearly puts it, this land is taken from the countryside and brought into the Urban Boundary to enable it to be developed in the future.</p> | <p>Overall it is not considered appropriate to extend the Green Belt to form a relatively thin wedge between the eastern side of the Haslingden built up area and the open countryside to the north, though should further evidence / information become available this may be re-considered.</p> <p>The land was not designated specifically on the 1995 Proposals Map, other than as Countryside. Work is on-going in respect of allocating sites for development, as well as designating sites for protection. This will be ready for public consultation towards the end of 2014.</p> | | | | |
| <p>With respect to the supporting evidence contained in the Core Strategy, I would raise the following points.</p> <p>New residential development will be primarily located on previously developed land (PDL). In relation to Haslingden, it is stated that there is large amount of available and suitable PDL and that that it is considered appropriate that 90% of all new dwellings should be completed on PDL, leaving a shortfall of 10% the town's future housing need having to be accommodated on undeveloped land.</p> | | | | | |
| <p>Before proposing that significant areas of Countryside and indeed Green Belt are considered suitable for development in the future, has the potential for all of Haslingden's future housing needs (up to 2026) to be accommodated on PDL been assessed by the Council? Has each PDL site been identified individually and quantum of housing on each been established and compared to the overall number of dwellings that need to be provided in this part of Rossendale over the next 15 or so years? If the boundary changes go ahead, would the majority of the 10% provision be accommodated in one area of Haslingden based on a minimum</p> | | | | | |

density of 30 dwellings per hectare?

Figure 24 - Rossendale Green Infrastructure Map of Policy 17: Rossendale's Green Infrastructure is not sufficiently detailed enough to confirm (in print or online) whether this area of land is identified as 'Green Infrastructure' or what typology it is designated as. However, I would contend that it should either be designated as 'Open Access' land on this or a better detailed plan or the Council needs to establish a standard for casual recreational use and acknowledge that this land is used for this purpose as it's current use by a significant number of members of the public falls outside the definition of play areas, football pitches or woodland. This should in itself demonstrate that the area of land at risk of being lost meets Part 3 of the Urban Boundary Assessment Criteria and that it should be considered to have existing recreational and community value, should be excluded from the Urban Boundary and should be protected from development in the future. Why have the Council not considered the counter argument that this area of 'Countryside' should be protected further by extending the existing Green Belt Area to include this recreation space within it's boundary?

With respect to the proposal to take some land from the Green Belt and bring it into the Urban Boundary to enable it to be developed in the future (HRB(GB)06), I am concerned that this would involve missing out a step (i.e. in effect to reduce the hierarchy of the land by two levels of protection) without first considering the issues mentioned above.

It is a concern that the Council has not demonstrated that this area of land, when assessed against Part 3 (a) to (f) of the Green Belt Boundary Assessment Criteria, is sufficiently different to the land immediately to the south and east of it (HRB5001) in all relevant respects. A very subjective view appears to have been taken either by the Council or by the landowner (and then accepted by the Council) in order to come to the view that all six parts of criteria 3 can be satisfied in respect of this area of Green Belt (one field) and not the area of land immediately adjacent to it, literally on the other side of the fence. Why is this part of the Green Belt (HRB(GB)06) not considered valuable in terms of the openness of the Green Belt, unlike HRB5001 - Land at Kirkhill/Moorland Rise? It looks the same, it used in the same way (cattle/horse grazing) and is maintained in the same way.

Whilst appreciating that the issues that would have to be

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--------------|----------------------|---------|--------|------------------|
| considered at planning application stage are given little weight as part of the Review, I would list the following constraints and problems that would make development of this site for residential use particularly difficult: - Moorland Rise and Kirkhill Avenue are not adopted highways; - Vehicular access would be very difficult to achieve from Kirkhill Road in view of prevailing speeds of vehicles, standard of access to be created from a classified road and visibility standards that would need to be achieved at the junction of any site access. - The additional traffic generated by the development would lead to an intensification of use of these estate roads that are sub-standard in terms of width, geometry and gradient and are devoid of adequate speed reducing features. - In connection with the latter point, any intensification of use of Kirkhill Avenue would exacerbate existing hazardous conditions at its junction with Moorland Rise due to the condition of the road surface and excessive gradient, especially in the winter months. - Additional development of the land to the rear of Kirkhill Avenue would lead to a worsening of both foul and surface water drainage problems experienced by residents on this estate and the adjacent lower lying estate. - Additional development could also exacerbate flooding problems experienced for the first time in 2012 on Kirkhill Avenue in the vicinity of the stream where it crosses the site and is culverted under the estate road. | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------|--------------|----------------------|---------|--------|------------------|
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HRB(GB)o6

Kirkhill Avenue & Moorland Rise

General Comments:

I would like to complain about the rather sneaky and low key way you posted the notices just 1 week before Christmas. The only way I heard about this potential huge change to the area I live was a note through my door on Monday 7th Jan from a concerned neighbour. Without this note I would have been unaware of any proposed changes, unaware of the drop in session and unable to object. I expect you've followed whatever guidelines you work with to the letter but it does rather seem to benefit the developers rather than the council tax payer.

Council's Response:

The Council notes your comments and concern that you felt you were not consulted fully. As you appreciate we did follow the relevant Regulations, and complied with the Council's Statement of Community Involvement. However, we are aware that lessons can be learnt from this consultation exercise. As requested you will be added to the Consultation Database so you should be kept informed by e-mail of further consultations.

Recommendations:

It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.

I trust you will keep me informed of all future matters concerning HRB(UB)2 and HRB(GB)6

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Greenbelt to the north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Green belt north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted in respect of: recreational value of the land; existing culvert and flood risk; highway safety issues; loss of Green Belt land. The developer's representation identifies alternative open space and this will need to be considered in respect of the loss of the existing land. Flood risk and drainage issues will also need to be assessed thoroughly to demonstrate that full mitigation measures are possible. LCC Highways are a consultee and will consider the proposals for accessing the site. Finally the adopted Core Strategy identifies in Policy 1 that a review of the existing Green Belt boundaries will be undertaken as part of the Site Allocations DPD, which the Council is now preparing, noting "The review will be limited to small scale changes and cartographic corrections that do not adversely impact on the purposes of including land in the Green Belt", with changes made in "exceptional circumstances" taking into account the criteria set out in Policy 1. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|--|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Longshoot / Kirkhill / Moorland | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Please find attached my objections to the boundary changes HRB(GB)o6 and HRB(UB)o2. These changes would be most detrimental to the environment and to the quality of life of my grandson and the rest of my family. Please don't allow them to go ahead - the current landowners have proved themselves time and again to be incompetent and I would hate to see further environmental damage caused. They caused flooding on a road that is 90ft above sea level - that is a very special kind of talent. | Your objections are noted. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 | Green Belt to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Objection noted. | It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Rear of Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I have lived at the above address for in excess of ten years and have severe reservations of your proposal to consider the change of classification from Green Belt to Urban. My objections to this change of use are as follows:</p> <ul style="list-style-type: none"> - Although my house will not back onto this development, I am already affected by the poor drainage of this site and feel that any development of this land will further affect the water table, run off and level and amount of water which already runs onto Kirkhill Avenue (and down my driveway). - I object strongly to any further traffic accessing this site from Kirkhill Avenue. Our road is unadopted and we are required to cover all reparation costs. The road is already in a bad state of repair and would not be able to cope with further traffic. - We have a large number of children that live and play on Kirkhill Avenue, higher levels of traffic represent a safety risk. <p>I hope that you consider the objections raised above and consider whether there are other areas that may be more suitable for reclassification.</p> | <p>Your objections are noted. In respect of land drainage issues the developer would have to be able to demonstrate how drainage issues can be resolved. There are as you note significant issues in regard to accessing the site, particularly as the roads are unadopted. LCC Highways would comment on proposals and would consider highway safety. The Council will be looking at a number of sites both within and outside of the existing defined Urban Boundary in order to allocate sufficient land to meet the Borough's needs for the period up to 2026.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o6 | Green Belt to North of Longshoot, Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | <p>Objection noted.</p> | <p>It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity, so too would impacts on other infrastructure, and flood risk.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|---|--------------------------|-------------------------------------|-------------------------------------|
| HRB(GB)o6 &HRB(UB)2 | | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: Geotechnical flooding issues Road is too busy - too fast | Council's Response: The Council notes objections relating to geotechnical issues and highway safety. | Recommendations: It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; views/ openness of the Green Belt; and beneficial use of Green Belt. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity. Drainage issues and risk of flooding would also need to be fully assessed. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o6 and HRB(UB)o2 | To north of Haslingden | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: To north of Haslingden, RCT note that there are two sites HRB(GB)o6 and HRB(UB)o2, see as detailed below, where their actual location would be more readily understood as: LAND RISING UP TO HASLINGDEN OLD ROAD and not as stated in the consultation. RCT are concerned that, given their quite narrow width, any development would aim to come as close as possible to this highly visible roadway. It is a local viewpoint for walkers and cyclists to look down and along the Irwell Valley down to Bury and Manchester. | Council's Response: Comments noted and thank you for your suggestion. The Council recognises that the site could have been described differently, however, the name given to it hopefully clearly explains the locality of the change. Maybe an alternative site address would be "Land above Longshoot / Kirkhill / Moorlands rising up to Haslingden Old Road"? Should this site be taken forward there will be opportunities to comment on design principles and general layout. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)o7 | Land to south of St Marys RC School Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: The Council will proceed with this change as it considers that the amendment will provide a more robust boundary for the Green Belt, as the current boundary is difficult to define on the ground. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)07 | South of St Mary's RC School | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: The Council will proceed with this change as it considers that the amendment will provide a more robust boundary for the Green Belt, as the current boundary is difficult to define on the ground. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)07 | Green belt land to south of St Mary's RC school | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: The Council will proceed with this change as it considers that the amendment will provide a more robust boundary for the Green Belt, as the current boundary is difficult to define on the ground. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)07 | Green belt land to south of St Mary's RC school | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: The Council will proceed with this change as it considers that the amendment will provide a more robust boundary for the Green Belt, as the current boundary is difficult to define on the ground. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(GB)07 | Land to South of St Mary's RC School, | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: The Council will proceed with this change as it considers that the amendment will provide a more robust boundary for the Green Belt, as the current boundary is difficult to define on the ground. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)07 | South of St Mary's RC School Moorlands Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: The Council will proceed with this change as it considers that the amendment will provide a more robust boundary for the Green Belt, as the current boundary is difficult to define on the ground. | | | |
| HRB(GB)07 | Land to South of St Mary's RC School | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: The Council will proceed with this change as it considers that the amendment will provide a more robust boundary for the Green Belt, as the current boundary is difficult to define on the ground. | | | |
| HRB(GB)07 | Land at Moorland Rise (South St Mary's RC School) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: I write to voice my disagreement with regard to proposed boundary changes for HRB(UB)02, land at Kirkhill, HRB(GB)06 land at Longshoot and HRB(GB)07 land at Moorland Rise. Attention should be put to cleared and half cleared areas in Haslingden where existing buildings have been knocked down and then left to be infested with rats - as behind "Greetings" shop on Deardengate and next to the petrol station near the bottom of Hillside. Regenerate the town centre - build on ugly areas to make the town nicer and a place where people want to live. Don't build on greenbelt and countryside which are the only nice bits of Haslingden, and then make Haslingden look worse still! After all, Haslingden hasn't got much going for it! Don't get rid of the beauty of the countryside and greenbelt around Haslingden . It's the only thing that makes it nice to live here. Keep it for the enjoyment of the people who live here now! | Council's Response: The Council acknowledges the respondents comments. With regard to the small parcels of land at Moorland Rise (HRB(GB)07), bringing them within the Urban Boundary represents small scale change that has little impact on neighbouring settlements, local amenity or the openness of the Green Belt. The area of grassed land, containing shrubs, reads as part of the adjoining urban area, rather than the Green Belt, and the Green Belt boundary is difficult to define on the ground. The Council recognises the need to regenerate the town centre and identify development opportunities in the urban area. Consultation will take place later this year on allocating sites for development and designating sites for protection, this will cover the whole of the Borough. | Recommendations: Proceed with boundary change | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)o7 | Land South St Mary's RC School | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Re. Suggested Amendment to the proposed Urban Boundary It has been brought to my notice that the proposed new urban boundary as drawn would cut off part of my rear garden and that of my neighbour in No.1 Moorland Cottages. The boundary to the adjacent field is specifically marked by a stone wall which has been in existence for over 100 years and is shown on my house title deeds. I should be grateful therefore that when finalising the urban boundary you ensure that all our land is included in that area. | The proposal is to take land out of Green Belt at the rear of the properties, using the western edge of Moorland Rise as the boundary for the Green Belt / Urban Boundary. This is to create a more robust boundary that can be easily defined on the ground. Hence it is not considered the proposed amendment will cut off part of the rear gardens of nos. 1 and 2 Moorland Cottages. However please contact the Forward planning Team directly if you require any clarification. | To take forward the proposed change - unless new evidence identifies significant issues.. | | | |
| HRB(GB)o8 | Houses and gardens on Yarmouth Avenue | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| It is proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground. Amend the boundary to include houses and their immediate gardens, but leave a woodland buffer to the adjoining boundary of the former Rossendale Hospital site. RCT Questions: One, why did this housing estate extend into the Green Belt? Two, why take their gardens out of the Green Belt if those on Lower Cribden Avenue are proposed for inclusion? | Land off Yarmouth Avenue includes houses and their immediate gardens. The proposed boundary reflects a minor cartographic change to ensure that the boundary is accurate on the ground. Woodland to the rear of the garden is retained as part of the Green Belt as this offers an important buffer to the north western boundary of the former Rossendale Hospital site. With reference to Lower Cribden Avenue, it is considered that the road in front of the dwellings is a more logical location for the Boundary because of the extensive nature of the gardens. | Proceed with boundary change. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|-------------------------------------|
| HRB(GB)11 | Land at Edenwood Apartments | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| It is proposed to make some small changes to the Green Belt boundary to ensure that the boundary is accurate on the ground. To reflect changes on the ground - with boundary following the outline of the apartment blocks - The former cattle market was demolished and replaced with the current apartment blocks, hence this change is to reflect development already on the ground, to bring the gardens into the Urban Area, in order to provide a robust boundary. RCT Question: What's the policy - include or exclude gardens? | Much depends on the particular circumstances of the site taking account of the need to create a robust boundary whilst avoiding negative impacts on openness of the Green Belt. | To proceed with the proposed amendment to create a robust boundary. | | | |
| HRB(GB)ADD01 | Land at Manchester Road Clod Lane Haslingden | 13/12/2600 & 13/12/2758 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Extant planning permission on the land. | The Council notes the representation urging the Council to take this land out of Green Belt as the respondent states there is an extant planning permission on the land. This area, to the west of the A56, was not subject to the Areas of Search as shown in Figure 15 of the adopted Core Strategy, hence has not been considered for review. In respect of the criteria it is not considered appropriate to pursue a change at this location - the site perimeter is not directly adjacent to the Urban Boundary (criteria 2b) | The Council will not be supporting a change to the Urban Boundary at this location. | | | |

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

| | | | | | |
|---------------------|---|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)ADD02 | Land between Clod lane and Tor View school | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------|---|--|--------------------------|-------------------------------------|--------------------------|

General Comments:
 But Site HRB5013/5017 could relate to North's. Site Ref. No. that could apply 656661.

I would request that reconsideration is given to the small area of land, indicated on the enclosed map, to be removed from the green belt and added to the urban boundary. The section of land borders the urban boundary. It would not significantly reduce the current distance between settlements and built up areas. The area is currently included within the green belt as is Tor View School, Haslingden High school and Ewood Centre yet there has been and currently continues to be considerable development on all of these sites. Equally, the small plot of land outlined is completely surrounded by 2.3mtr high green mesh and metal security fencing, houses and school buildings. It would not be detrimental and does not contribute to the openness of the green belt. It would deliver equality to a currently inequitable situation. The land could be used to further enhance the existing leisure facilities offered by the currently developed land e.g. for working pupils, riding holidays and in addition equine assisted therapy for both adults and children suffering from stress and mentally challenging conditions which threaten their current and future wellbeing.

Council's Response:
 Thank you for your representation. The Council has considered your suggestion to consider taking a small portion of land out of the Green Belt on land to the south of Tor View School, facing Clod Lane. Having assessed this land against the criteria, it is considered that taking this land out of Green Belt would weaken the existing Green Belt boundary in this locality. It is possible that the Council could consider changes to the use of this land favourably even without changing its designation and suggest you may wish to talk to the Planning Department about any specific schemes you have in mind.

Recommendations:
 Retain the land in Green Belt, as shown on the current Proposals Map. No change to be made.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)ADD03 | Land at Pike Law, Adj to Kirk Hill Haslingden | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>General Comments:</p> <p>Land at Kirk Hill, Haslingden</p> <p>I write on behalf of the Hurstwood Group with regard to land at the above</p> <p>We have noted that it is proposed to include some land adjoining Kirkhill Road within the Urban boundary (Ref HRB (UB) 2</p> <p>While we have no objections to this whatsoever we do feel that other land, as shown on the attached aerial photograph, should also be included within the Urban boundary.</p> <p>The additional site borders existing development and which it will round off. It has existing access points to public roads and connections to other infrastructure.</p> <p>Its development will not lead to the coalescence of Haslingden and Rawtenstall which is a primary purpose of the Green Belt in this area</p> <p>It is also at a lower, less visible level than the proposed change under ref HRB(UB) 2 and unlike the latter which has a sitting agricultural tenant it has no such tenancy and is thus immediately deliverable with no legal or other constraints.</p> | <p>Council's Response:</p> <p>This land lies on the boundary of Rawtenstall and Haslingden, in a vulnerable and narrow part of the Green Belt separating the two towns. The land put forward is substantial in area and if developed would have a significant impact on the openness of the Green Belt in this location, reducing the distance between the built up areas, contrary to Criteria 2 a). Any development of the site, particularly the higher parts of the land adjoining to Haslingden Old Road, would have a significant affect on local and longer distance views contrary to Criteria 2d) . The land is also separated from the Urban area (Criteria 2b) and is not small scale in nature.</p> | <p>Recommendations:</p> <p>No change to the Green Belt in this location. This is particularly given the impact on separation distances between the built up areas of Haslingden and Rawtenstall, impact on the openness, and the robustness and permanence of the existing boundary.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|--|--------------------------|--------------------------|-------------------------------------|
| HRB(GB)ADD04 | Land Adj Rising Bridge Road | HRB5003/5028 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>General Comments:</p> <p>Submitted for exclusion from the Green Belt.</p> <p>Adjacent to Rising Bridge Road where there are existing houses on the opposite side. Might accommodate up to 25 houses. It is an underused field and I am not aware of any physical or legal constraints to its early development.</p> | <p>Council's Response:</p> <p>The Council notes this submission relating to land between Rising Bridge Road and the A56 to be considered for taking out of the Green Belt. However, it is not considered that the current boundary defining the Green Belt here is 'unidentifiable, intermittent and/or indefensible on the ground' (Criteria 1). Furthermore the site perimeter is not directly adjacent to the Urban Boundary and so would result in a small island within the Green Belt (Criteria 2 b). Hence this proposals is not considered to accord with the criteria used to assess Green Belt Changes and so will not be taken forward by the Council.</p> | <p>Recommendations:</p> <p>No change to be proposed to the existing Green Belt boundary at this location.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|--|--------------------------|-------------------------------------|--------------------------|
| HRB(GB)ADD05 | See enc site edge red boundary plan | CFS HRB5018 & SHLAA | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Representations to the Rossendale Green Belt and Urban Boundary Review (January 2013): Part 2, Stage 1 of the Local Plan</p> <p>On behalf of our client, Mayfield Chicks Limited, we are pleased to be given the opportunity to submit representations on the Council's Green Belt and Urban Boundary Review, which forms the first stage of the second part of the Council's Local Plan preparation process. These representations provide further information specifically in relation to our client's landholding on land off Manchester Road, Ewood Bridge, which is illustrated on the enclosed Site Edge Red Location Plan. A completed comment form is also enclosed as required.</p> <p>Background</p> <p>HOW Planning has a longstanding instruction from Mayfield Chicks in relation to this site and have been instructed to submit representations to the Council on their behalf on various occasions during the preparation of the Local Plan. As a result, representations have been submitted to the Council's Core Strategy Preferred Options Report (March 2006), Core Strategy DPD: The Proposed Way Forward (December 2009), Core Strategy DPD: Additional Public Consultation (May 2010) and Core Strategy DPD: Proposed Submission Version, all of which related to our client's landholding at Ewood Bridge.</p> <p>The Mayfield Chicks Site, Ewood Bridge</p> <p>The Mayfield Chicks site has an extensive frontage to Manchester Road/Blackburn Road and is highly prominent. The site falls partly within the Ewood Bridge urban boundary and partly outside, with the land lying outside being located in the Green Belt. It is bounded to the west by the River Irwell beyond which is Ewood Bridge Mill, to the east by an existing scrap yard and the East Lancashire Railway, to the south by Manchester Road beyond which is a disused football pitch. To the east and west the site is defined by established boundary trees although the site is visible from the A56 which sits at a raised level within the landscape and forms a permanent and robust boundary along with the river and</p> | <p>It is recognised that the existing boundary is unsustainable as it does not meet the requirements of Criteria 1b) as it is indefensible on the ground. The current line runs across the middle of the hardstanding area which would be very difficult to identify practically.</p> <p>With respect to Criteria 2 the proposed change would not reduce the distance between settlements (2a)) and is directly adjacent to the urban boundary (2b). As previously developed land it would not hinder urban regeneration in neighbouring settlements (2c).</p> <p>It is not proposed to change the boundary to the more extensive red line suggested as this would detrimentally affect openness and extend the settlement, particularly when viewing the site from the elevated A56 and the adjacent ELR(2d). It would also extend the area of the settlement by greater than 5%. The northern piece of land does make a positive contribution to the Green Belt 2e) though it would benefit from enhanced management. Significant parts of it are also unsuitable for development because of flood risk.</p> | <p>That a change to be made to the Green Belt boundary in this location that reflects the line of the walling immediately to the north of the existing hard standing and associated walling around the site and the adjacent scrapyards (shown as a brown line on the applicant's submission).</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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railway line. The site clearly therefore sits within a mix of land uses and is strongly influenced by adjoining built development. The entire site is urban/urban fringe in nature.

The site was previously occupied by a hatchery for approximately 20 years until a fire destroyed the buildings in July 2002. Due to the extent of the damage to the buildings the business ceased soon after and the site was cleared. The site remains vacant; however the legacy of its former use is evident by the hard standing footprint of the large hatchery buildings on the southern portion of the site. This is an extensive area which runs deep into the site from Manchester Road, as the attached images demonstrate. The remaining land to the north lies within the same ownership and within the cartilage of the land and is open scrubland. The site is entirely contained within robust and defensible boundaries including the A56 dual carriageway to the east and north, which along with the railway line, river and natural topography, means the site is self-contained. Site photographs are enclosed which illustrate views from Manchester Road.

Representations

Paragraph 83 of the National Planning Policy Framework (NPPF) confirms that:

Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

Furthermore, paragraph 85 of the NPPF provides a number of criteria which Local Planning Authorities should take into consideration when defining revised Green Belt boundaries. These include the following:

satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and, Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

At present, the Green Belt/Urban Boundary arbitrarily bisects through the centre of the site running northwest to southeast, without regard to existing physical features that are readily

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| <p>recognisable, such as the extensive brownfield footprint, or likely to be permanent. The proposed boundary does not follow the line of the footprint of the former buildings and established hardstanding and instead bisects through the hardstanding where the former buildings originally stood.</p> <p>On behalf of Mayfield Chicks, we would therefore like to seek an amendment to the Ewood Bridge Urban Boundary to include all of the Mayfield Chicks site and its curtilage as identified on the enclosed Site Edge Red Location Plan. Such an alteration would provide a clearer robust boundary, defined by established physical boundaries. These include the River Irwell to the west, the scrap yard access road and railway line to the east, Manchester Road to the south and a clearly defined tree belt. In summary the site is self-contained and its development would not lead to a reduction in the openness of the Green Belt. These physical features are readily recognisable and likely to be permanent, which is a stark contrast to the currently proposed arbitrary urban/Green Belt boundary which bisects the hardstanding elements of the site. Amending the boundary would mean that no future review of the Green Belt would be necessary in this location as a re-established boundary would be capable of enduring beyond the plan period, unlike the current boundary which follows no discernible features on the ground.</p> <p>It is also worth noting that paragraph 80 of the NPPF confirms the five purposes which the Green Belt serves. These are as follows: to check the unrestricted sprawl of large built-up area; to prevent neighbouring towns and merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> <p>In the context, of Green Belt policy, it is important to note that the large southern portion of the Mayfield Chicks site is brownfield land. The location of the site is also important in Green Belt terms as it does not lie in a critically sensitive area of Green Belt, which has an important strategic separating function between settlements. Rather it lies within a contained area, clearly defined by existing infrastructure as identified above. The introduction of heavy infrastructure such as the A56 has, over time, changed the local context and removed the justification to retain the boundaries as currently set. Indeed it can be seen that since the original boundary has been set the site has evolved to the point where it now represents an unnecessarily constrained</p> | | | | | |

part brownfield redevelopment opportunity.

The removal of the Mayfield Chicks site from the Green Belt would therefore not result in the unrestricted sprawl of large built up areas or in neighbouring towns merging into one another. In terms of assisting in the safeguarding of countryside from encroachment, the brownfield nature of the land and adjacent land uses (scrap yard) lessen its setting in the Green Belt terms and the defensible boundaries and topography delineate it from the wider open countryside and views of such. There would also be no impact on the setting and special character of surrounding towns. The land is not used for recreation/leisure or Countryside access. In summary when tested against the five purposes of Green Belt, the removal of the remainder of the site from the Green Belt would not have any material impact on these objections.

In the context of meeting the development needs of the Borough over the Plan Period, the site represents an important location to meet those needs in a sustainable fashion whether this is for housing or as part of a mixed use development. There are limited available and deliverable brownfield development opportunities elsewhere in the locality to meet development needs. Inclusion of the site would not prejudice the recycling of brownfield sites elsewhere.

It is considered necessary as a minimum for the currently arbitrary settlement line to be amended in order to include the full extent of existing brownfield land/hard standing areas in order that the redevelopment potential of this part of the site is not unnecessarily sterilised. This would result in a much stronger boundary within the existing landscape which can be easily recognised on the ground, unlike the existing boundary shown. This would be a small amendment with minimal impacts and detriment to Green Belt policy objectives.

Summary

It is our considered view that all of the Mayfield Chicks site and its curtilage can feasibly be included within the urban area of Ewood Bridge in order to provide sustainably for future development needs in this part of the Borough. As a minimum it is requested that a minor amendment is made to the Ewood Bridge Urban Boundary to include all of the hard standing and brownfield elements of the site which would be entirely logical and remove an arbitrary constraint with regard to any potential

redevelopment opportunity.

In terms of the wider site and remainder of the land currently located in the Green Belt, inclusion of this land would result in a boundary that is clearly defined by existing physical features that are readily recognisable and likely to be permanent; thus resulting in a boundary which will not need to be altered at the end of the development plan period. This land can be released from the Green Belt without detriment to Green Belt policy objectives.

In accordance the Council's published Urban/Green Belt Boundary Assessment Criteria therefore the amendment sought at the Mayfield Chicks site would result in a strong, robust and permanent boundary which is easily recognisable on the ground; unlike the existing boundary. The site is capable of being developed sustainably to meet local needs and could be integrated into the existing built-up area without resulting in the amalgamation of existing settlements. It's inclusion within the urban boundary would not adversely affect aspects of the natural environment, the character of the settlement, any heritage assets or their setting, or on local views and viewpoints thus meeting with the Council's own Urban/Green Belt boundary Assessment Criteria.

I would be grateful if you could please confirm safe receipt of these representations and ask that we are kept informed of nay forthcoming relevant consultations. At this junction, should you require clarification on any of the above points raised please do not hesitate to contact us.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(UB)02 | Land Adj Moorland Rise & Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I object to the proposed application for the change of use from green belt land to urban area (re possible future developments).</p> <p>When the houses on Kirkhill Avenue were built, the residents were given categorical assurances that once the development was completed and the roads adopted, the land to the rear of Kirkhill Avenue would be handed to the Council for leisure purposes e.g. a play area for children and dog walking facilities. In fact, the land in question is already laid out in this fashion with bridges and pathways.</p> <p>The roads on Kirkhill Avenue and Moorland Rise have never been adopted - the excuses being put forward by the Council seemingly being made up as they go along.</p> <p>Moorland Rise being too narrow for the passage of two emergency vehicles.</p> <p>Kirkhill Avenue not being adopted because you cannot have an adopted road running off an unadopted one.</p> <p>Bearing in mind the Council approved these developments in the first place, one assumes these problems should have been resolved at the outset.</p> <p>Assuming the land is granted urban status how would the Council's rules then be applied. It would seem totally impractical to run an access road from Haslingden Old Road. We would then be in the position of proposing to run more unadopted roads off existing unadopted roads, a totally ludicrous situation.</p> <p>Has anybody at the Council really looked at why additional houses are really needed in this area? The proposed building land, due to its poor drainage and other problems would increase building costs enormously, thus precluding any likelihood of affordable homes being developed. We are then left with the prospect of building more expensive properties, which in the current market or foreseeable future would have no realistic chance of being sold.</p> | <p>Objection noted relating to recreational use of the land, access issues, which are proposed to be via Kirkhill Ave/Moorlands Rise (and which are of concern to LCC Highways). In respect to whether new houses are needed, it should be noted that the adopted Core strategy is looking to provide 3,700 additional new homes over the plan period to account for population growth and other demographic changes *such as smaller household sizes). This figure is based on projected changes at the time of preparation of the Core Strategy.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</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 |
|---|--|--|--------------------------|-------------------------------------|--------------------------|
| HRB(UB)02 | Land Adj Moorland Rise & Kirkhill Ave | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>General Comments:</p> <p>I object to the proposed application for the change of use from green belt land to urban area (re possible future developments).</p> <p>When the houses on Kirkhill Avenue were built, the residents were given categorical assurances that once the development was completed and the roads adopted, the land to the rear of Kirkhill Avenue would be handed to the Council for leisure purposes e.g. a play area for children and dog walking facilities. In fact, the land in question is already laid out in this fashion with bridges and pathways.</p> <p>The roads on Kirkhill Avenue and Moorland Rise have never been adopted - the excuses being put forward by the Council seemingly being made up as they go along.</p> <p>Moorland Rise being too narrow for the passage of two emergency vehicles.</p> <p>Kirkhill Avenue not being adopted because you cannot have an adopted road running off an unadopted one.</p> <p>Bearing in mind the Council approved these developments in the first place, one assumes these problems should have been resolved at the outset.</p> <p>Assuming the land is granted urban status how would the Council's rules then be applied. It would seem totally impractical to run an access road from Haslingden Old Road. We would then be in the position of proposing to run more unadopted roads off existing unadopted roads, a totally ludicrous situation.</p> <p>Has anybody at the Council really looked at why additional houses are really needed in this area? The proposed building land, due to its poor drainage and other problems would increase building costs enormously, thus precluding any likelihood of affordable homes being developed. We are then left with the prospect of building more expensive properties, which in the current market or foreseeable future would have no realistic chance of being sold.</p> | <p>Council's Response:</p> <p>Objection noted relating to recreational use of the land, access issues, which are proposed to be via Kirkhill Ave/Moorlands Rise (and which are of concern to LCC Highways). In respect to whether new houses are needed, it should be noted that the adopted Core strategy is looking to provide 3,700 additional new homes over the plan period to account for population growth and other demographic changes *such as smaller household sizes). This figure is based on projected changes at the time of preparation of the Core Strategy.</p> | <p>Recommendations:</p> <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</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 |
|--|---|---|--------------------------|-------------------------------------|--------------------------|
| HRB(UB)02 | Countryside Area to North of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Reference HRB(UB)02</p> <p>Countryside area to north of Longshoot/Kirkhill/Moorland Rise My objections to this change of use are as follows:</p> <p>As previously, there are the same drainage problems arising from the field affecting residents on both sides of Kirkhill Avenue, and I make the same points as made earlier.</p> <p>The field which is proposed to be taken out of Countryside is a public recreation area: it is widely used as a play area for children, which is fenced off and safe from traffic; it is widely used for dog walking for residents of the Longshoot/Kirkhill/Moorland Rise area and it is used by families during the summer months for leisure purposes. The removal of this countryside land would be highly detrimental to the enjoyment of the area, and to the facilities available to families and residents in the whole affected area. I would like to add on a personal note that our two children and lots of the neighbour's children have used these fields and those directly behind our house over the past 10 years as a recreational area to its full capacity. When we purchased our house we were assured there would not be any building behind us for 99 years at least!</p> <p>Also when we bought our house we were told that</p> <ol style="list-style-type: none"> 1. Land at the back of our houses would be landscaped 2. The site agent said that Cambrian Homes Ltd should install field drains on the land but that work would not been undertaken. The above proposals were part of the overall plans for the estate but were not enforced by the relevant council officers. Further to the problem of rainwater run off, when Kirkhill Farm applied for planning permission to develop the barn our only objection was the problem caused by rainwater running off the buildings and down our gardens. We asked that this water be drained into a rainwater sewer. <p>Since the completion of the barn the rainwater run off has</p> | <p>The Council notes your objection referring to drainage issues and loss of recreational land. Drainage issues will require further investigation to ensure any adverse impacts can be mitigated against. The significance you attach to the recreational area is noted, and the contribution of the proposed area of open space will need to be assessed against the current provision available.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

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

increased. One more example of the council officers ignoring residents' views.

For the reasons set out above, we strongly object to the proposals set out in the Consultation and ask that my views are taken into consideration when this proposal is discussed and reviewed.

Please feel free to contact us if you require any further information or clarification.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|-------------------------------------|--------------------------|--------------------------|
| HRB(UB)02 | Land off Kirkhill Avenue, Haslingden | | <input checked="" type="checkbox"/> | <input 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 Kirkhill Avenue, Haslingden, Rossendale.</p> <p>We thank you for the opportunity to comment upon this latest version of the Council's Lives and Landscapes DPD and more specifically the proposed Green Belt & Urban Boundary amendments. Our client has commented at all stages of the Core Strategy preparation 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 in principle 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 release both 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 Kirkhill Avenue which is identified as site HRB(UB)02 "Countryside area to north of Longshoot/Kirkhill/Moorlands Rise" in the Council's Haslingden Urban Boundary Review document. Site HRB (UB)02 comprises approximately 2.4 ha (5.93 acres) of undeveloped land on the edge of the urban area and is recognised within the SHLAA (Site ID 17) as being suitable for development to accommodate around 48 dwellings (Site A on the attached plan). The Council's 5 Year Land Supply report produced in September 2012 identifies the site as being available within 5 years and capable of delivering 100 homes. In addition to Peel's land, HRB(UB)02 also includes the land at Longhouse Farm. The site is proposed to be released from the countryside and included in the Urban Boundary and we support this proposal.</p> <p>The site is being promoted by Peel as part of a wider area of land that includes land to the south at Moorland Rise. In the Green Belt Review document, it is proposed to take part of that site out of the Green Belt, site ref HRB(GB)06.</p> | <p>The Council notes the support for including this land, currently in the Countryside, in the list of proposed amendments to be brought into the Urban Boundary. The SHLAA is a list of sites where there may be potential for housing.. The site is located in the vicinity of the general Haslingden Area, which is a Tier 2 settlement in the Core Strategy (and together with Bacup and Whitworth) will need to accommodate about half of the Borough's additional housing need over the Plan Period. The Council is concerned that access issues have not, and possibly cannot, be resolved. Furthermore there is a risk of flooding and adverse drainage impacts which will need to be assessed. In respect of landscape issues, although this Countryside is not designated for any particular landscape value, it nevertheless would be a prominent location on the skyline for new housing development, which would be difficult to mitigate against (Criterion 2 of the Criteria used to assess Urban Boundary Changes). The land also has existing recreational/community value, albeit not designated specifically other than as Countryside, as recognised by the high number of responses received highlighting its recreational value. It is acknowledged that proposals as shown do incorporate some public open space adjacent to the overhead line easment, but the value of this needs to be assessed against of the current provision.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

In addition there is a further area of land to the south of HRB(GB)06 that we propose be taken out of the Green Belt and included in the Urban Boundary. That proposal is the subject of a separate representation.

The inclusion site HRB(UB) 02 within the Urban Boundary, which is proposed by the Council, is considered appropriate and necessary for the following reasons:

- The site is located 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 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 being within walking distance (800m) of local schools, other community services and local services and is well related to public transport routes and other necessary physical and community infrastructure. This is confirmed by the SHLAA assessment.
- The SHLAA concluded that site HRB(UB)02 is within a wider area of "Good Desirability" and within an immediate area of "Very Good 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;
 - 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 Haslingden and improve the interface of the urban area with the surrounding open countryside. The development would incorporate new public open space. Kirkhill Road will form a logical boundary between the Urban Boundary and the countryside.
- We can confirm on behalf of Peel that the site is available for development within 5 years and not the 11-15 years as stated in the SHLAA and has a potential yield of around 50 units. When combined with the land to the south, Site ref: HRB(GB)06, and additional land to the south of that, the overall development site

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| would comprise approximately 7.9ha (19.52 acres), and be capable delivering upwards of 110 family houses together with significant public open space. | | | | | |
| In support of our representation we have provided a Development Framework document that sets out a more detailed justification for the inclusion of this site within the Urban Boundary and an explanation of how housing on the site can be delivered. The Framework also takes account of the relationship of this site with Longhouse Farm and illustrates how it could be developed in conjunction with it. 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. In particular it demonstrates how residential development can be achieved whilst also making provision for appropriate easements for the electricity cables crossing the site and delivering additional public open space. | | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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HRB(UB)02

Countryside area to north of Longshoot / Kirkhill

General Comments:

My objections to this change of use are as follows:

- There are the same drainage problems arriving from the field affecting residents on both sides of Kirkhill Avenue, and I make the same points as made earlier
- The field which is proposed to be taken out of Countryside is a public recreation area: it is widely used as a play area for children, which is fenced off and safe from traffic: it is widely used for dog walking for residents of the Longshoot/Kirkhill/Moorland Rise area and it is used by families during the summer months for leisure purposes. The removal of this countryside land would be highly detrimental to the enjoyment of the area, and to the facilities available to families and residents in the whole affected area.

For the reasons set out above, I strongly object to the proposals set out in the Consultation and ask that my views are taken into consideration when this proposal is discussed and reviewed.

Council's Response:

Objection noted. Further studies will be needed in respect of the drainage/flooding issues in order to overcome the Council's concerns. The recreational/community value of this land is also recognised.

Recommendations:

It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|---|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Longshoot / Kirkhill / Moorlands Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Longshoot / Kirkhill / Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted in relation to the site's recreational value as well as potential damage relating to to land drainage issues. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Longshoot / Kirkhill / Moorlands Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(UB)02 | Countryside area to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>HRB(UB)02 - Countryside area to north of Longshoot, Kirkhill, Moorland Rise</p> <p>HRB(GB)06 - Green Belt to north of Longshoot, Kirkhill, Moorland Rise</p> <p>Further to my conversation with one of your officers at the public consultation held at Haslingden Co-op on Thursday 10 January 2013, I would confirm my objection to the proposed changes to the Green Belt and Urban Boundaries at the above locations.</p> <p>With respect to HRB(UB)02 , the proposed change is, in my view, considered to be inappropriate and has been formulated without the Council fully considering the recreational or community value of the land and facilities provided by the developer of the adjacent residential development known as Moorland Heights.</p> <p>Planning consent was granted on the basis that the necessary recreation provision for the scale of development proposed was provided on-site and on land in the control of the applicant. The recreational needs of the future occupiers of properties already constructed on Moorland Rise and to be completed on Kirkhill Avenue were accommodated on this land with an extensive network of footpaths, stream crossing, raised walkway and considerable tree planting and landscaping provided by Peel Homes/Stately Homes in or around 1997 (see attached aerial image of the land).</p> <p>It would appear that the Council has failed to formally acknowledge or properly assess the recreational use and use as public open space that has been established on this land over the last 15 years and that the designation of this area of land as 'Countryside' is a legacy from the previous review. However, it is clear to me as a resident that this area of land serves a different and more accessible recreational use for the children, dog walkers, etc. of this and the adjacent private and Council estates than the areas of 'Countryside' land to the north of Kirkhill Road, Rakefoot and Haslingden Old Road, where high prevailing speeds of vehicles can be encountered and where limited or no footway provision exists.</p> | <p>Objection noted for both proposed changes to the Urban Boundary on land rising up to Haslingden Old Road. The developer will need to consider Criteria 3 which refers to open land on the edge of existing settlements which has recreational / community value. The adopted Core Strategy will need to be taken into account in allocating sites, especially to ensure that the high target (65%) for new housing on previously developed land is met, which specifically states 90% for Haslingden. In respect to allocating this land for Green Belt it should be noted that the National Planning Policy Framework (NPPF) sets out criteria for creating new Green Belts. In respect of this site in Haslingden we must consider the criteria:</p> <p>Would normal planning policies be adequate to maintain performance and openness? It is considered that Policy 1 would be sufficient to protect this land as designated countryside.</p> <p>Have site specific circumstances changed since boundaries were defined? The Green Belt boundary was established in the 1979 North East Lancashire Structure Plan described as Haslingden/Rawtenstall and Edenfield. Since then land at Longshoot (which was in the Urban Boundary) was allocated in the 1995 Local Plan, and this has since been built out to form the Kirkhill Rise / Moorlands Avenue housing estate. This development is not considered to have resulted in such site specific changes to cause a change in the extent of Green Belt.</p> <p>Would it maintain / increase current distances between settlements? No - already countryside, albeit with pressure to develop for housing.</p> <p>Would it assist the urban regeneration of .. land? Possibly - depending on land available in Haslingden.</p> <p>Would it protect or enhance local/longer distance views and openness? Land is already countryside but would gain</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| <p>This begs a number of questions:</p> <ul style="list-style-type: none"> -Why did the Council insist that the developer spend significant sums of money providing the aforementioned infrastructure in order for it to be used for recreational purposes if it was intended for this land to remain as 'Countryside', similar to the moorland to the north? -Why did Peel Homes/Stately Homes not simply fence the area off and continue to allow cattle and horses to graze in it, as they did previously, to avoid the initial costs involved and ongoing maintenance liabilities that were created? -Why did the Council not formalise matters by designating it as Public Open Space or, as now defined in Policy 17: Rossendale's Green Infrastructure of the Core Strategy Development Plan Document, as one of the typologies such as 'Open Land' shown on Figure 24 - Rossendale Green Infrastructure Map. -Why does the landowner continue to maintain this area of land to a reasonably high standard with the grass mown several times a year? Does the open moorland to the north of the classified road get maintained to this degree? <p>The recreational benefits this area of land provides, from walking dogs to children sledging, as well as providing a non-definitive right of way through the residential estate (Moorland Rise & Kirkhill Avenue are not adopted highways) to Rakefoot, Kirkhill Road and beyond, would be lost if, as the Council clearly puts it, this land is taken from the countryside and brought into the Urban Boundary to enable it to be developed in the future.</p> <p>With respect to the supporting evidence contained in the Core Strategy, I would raise the following points.</p> <p>New residential development will be primarily located on previously developed land (PDL). In relation to Haslingden, it is stated that there is large amount of available and suitable PDL and that that it is considered appropriate that 90% of all new dwellings should be completed on PDL, leaving a shortfall of 10% the town's future housing need having to be accommodated on undeveloped land.</p> <p>Before proposing that significant areas of Countryside and indeed Green Belt are considered suitable for development in the future, has the potential for all of Haslingden's future housing needs (up to 2026) to be accommodated on PDL been assessed by the Council? Has each PDL site been identified individually and</p> | <p>greater protection if designated Green Belt.</p> <p>Overall it is not considered appropriate to extend the Green Belt to form a relatively thin wedge between the eastern side of the Haslingden built up area and the open countryside to the north, though should further evidence / information become available this may be re-considered.</p> <p>Access issues willalso need to be considered by LCC Highways, especially in relation to the unadopted roads. The land's recreatioonal value is acknowledged.</p> | | | | |

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quantum of housing on each been established and compared to the overall number of dwellings that need to be provided in this part of Rossendale over the next 15 or so years? If the boundary changes go ahead, would the majority of the 10% provision be accommodated in one area of Haslingden based on a minimum density of 30 dwellings per hectare?

Figure 24 - Rossendale Green Infrastructure Map of Policy 17: Rossendale's Green Infrastructure is not sufficiently detailed enough to confirm (in print or online) whether this area of land is identified as 'Green Infrastructure' or what typology it is designated as. However, I would contend that it should either be designated as 'Open Access' land on this or a better detailed plan or the Council needs to establish a standard for casual recreational use and acknowledge that this land is used for this purpose as it's current use by a significant number of members of the public falls outside the definition of play areas, football pitches or woodland. This should in itself demonstrate that the area of land at risk of being lost meets Part 3 of the Urban Boundary Assessment Criteria and that it should be considered to have existing recreational and community value, should be excluded from the Urban Boundary and should be protected from development in the future.

Why have the Council not considered the counter argument that this area of 'Countryside' should be protected further by extending the existing Green Belt Area to include this recreation space within it's boundary?

With respect to the proposal to take some land from the Green Belt and bring it into the Urban Boundary to enable it to be developed in the future (HRB(GB)06), I am concerned that this would involve missing out a step (i.e. in effect to reduce the hierarchy of the land by two levels of protection) without first considering the issues mentioned above.

It is a concern that the Council has not demonstrated that this area of land, when assessed against Part 3 (a) to (f) of the Green Belt Boundary Assessment Criteria, is sufficiently different to the land immediately to the south and east of it (HRB5001) in all relevant respects. A very subjective view appears to have been taken either by the Council or by the landowner (and then accepted by the Council) in order to come to the view that all six parts of criteria 3 can be satisfied in respect of this area of Green Belt (one field) and not the area of land immediately adjacent to it, literally on the other side of the fence. Why is this part of the

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Green Belt (HRB(GB)06) not considered valuable in terms of the openness of the Green Belt, unlike HRB5001 - Land at Kirkhill/Moorland Rise? It looks the same, it used in the same way (cattle/horse grazing) and is maintained in the same way.

Whilst appreciating that the issues that would have to be considered at planning application stage are given little weight as part of the Review, I would list the following constraints and problems that would make development of this site for residential use particularly difficult:

- Moorland Rise and Kirkhill Avenue are not adopted highways;
- Vehicular access would be very difficult to achieve from Kirkhill Road in view of prevailing speeds of vehicles, standard of access to be created from a classified road and visibility standards that would need to be achieved at the junction of any site access.
- The additional traffic generated by the development would lead to an intensification of use of these estate roads that are sub-standard in terms of width, geometry and gradient and are devoid of adequate speed reducing features.
- In connection with the latter point, any intensification of use of Kirkhill Avenue would exacerbate existing hazardous conditions at its junction with Moorland Rise due to the condition of the road surface and excessive gradient, especially in the winter months.
- Additional development of the land to the rear of Kirkhill Avenue would lead to a worsening of both foul and surface water drainage problems experienced by residents on this estate and the adjacent lower lying estate.
- Additional development could also exacerbate flooding problems experienced for the first time in 2012 on Kirkhill Avenue in the vicinity of the stream where it crosses the site and is culverted under the estate 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 |
| HRB(UB)02 | Countryside area to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Kirkhill Avenue & Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Longshoot - Kirkhill / Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: Longshoot Kirkhill Avenue/Moorland Rise Access to Kirkhill Avenue/Moorland Rise is not viable due to increase of traffic, drainage is not sufficient and flooding back in June 2012 caused issues for some properties. | Council's Response: Lancashire County Council Highways have expressed some concerns in respect of access. The Council also notes that should the developer wish to pursue this change it will need to address drainage and flooding issues in full. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| 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 |
| HRB(UB)02 | Longshoot - Kirkhill / Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| Due to flooding, access to estate via Hillside Road. Still road not adopted and increase of traffic. | Flooding issues would need to be fully addressed. LCC Highways would be further consulted on traffic/highways issues, they have already commented on particular issues particularly in relation to the unadopted roads. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Land at Kirkhill Ave Haslingden | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Objection noted. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Longshoot / Kirkhill / Moorlands Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Objection noted. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| 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 |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Reference HRB(UB)02 Countryside area to north of Longshoot/Kirkhill/Moorland Rise</p> <p>My objections to this change of use are as follows:</p> <p>As previously, there are the same drainage problems arising from the field affecting residents on both sides of Kirkhill Avenue, and I make the same points as made earlier</p> <p>The field which is proposed to be taken out of Countryside is a public recreation area: it is widely used as a play area for children, which is fenced off and safe from traffic: it is widely used for dog walking for resident of Longshoot/Kirkhill/Moorland Rise area and it is used by families during the summer months for leisure purposes. The removal of this countryside land would be highly detrimental to the enjoyment of the area, and to the facilities available to families and residents in the whole affected area. I would like to add on a personal note that our three children and lots of the neighbour's children have used these fields and those directly behind our house over the last 11 years as a recreational area to its full capacity. When we purchased our house we were assured there would not be any building behind us for 99 years at least!!</p> <p>For the reasons set out above, I strongly object to the proposals set out in the Consultation and ask that my views are taken into consideration when this proposal is discussed and reviewed.</p> | <p>Comments noted regarding drainage issues and loss of recreation area. These are issues which will require further consideration, in particular, in respect to proposed mitigation measures, as these are not considered to have been fully assessed.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</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 |
| HRB(UB)02 | Land between Kirkhill Avenue and Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Land off Kirkhill Avenue | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(UB)02 | Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>These changes would be a complete disaster for the area should the land be developed - the road access is already poor and neglected and the removal of the green spaces would be terrible for the local children who love to play there, see the horses, walk their dogs, ride their mountain bikes. It would be an absolute disgrace if their proposals were carried forward. I would be grateful if you could take note of the residents' objections and reject the proposed changes.</p> <p>I have ticked yes [to question 4, Do you think we should retain the land as it is currently shown?] on the assumption that this means the green belt should remain where it is. If the green belt does not remain, and the proposed changes are implemented, the impact would be huge - areas for children playing on mountain bikes, general exercising etc. would be removed, as well as natural habitat for plant and animal species that the children like to find and identify. Further, building in the area would be detrimental as there is a stream which has flooded previously and the landowners have been unable to manage it successfully - 900ft above sea level and we had a flood last year, plus the road is not adopted or made up properly and the additional traffic would cause further problems. Allowing any development here, as anyone living there already would easily tell you, would be an utter disaster, both environmentally and for the current residents.</p> | <p>Comments noted in particular in respect of: access arrangements/ unadopted road; loss of green space; drainage / flood risk. The developer is indicating access to be via these unadopted roads, and would need to overcome any objections from the Highways Authority at LCC, who together with RBC, is trying to resolve the issue of the unadopted roads, a regrettable situation brought about by the developer going bankrupt. The developer is looking to provide on site public open space and this will need to be considered in respect of the loss of existing land used for recreational purposes. The risk of flooding will also need to be considered further to show that full mitigation measures can be provided.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |
| HRB(UB)02 | Land at Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | <p>Objections noted</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

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| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(UB)02 | Longshoot / Kirkhill / Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Our objections to this change of use are as follows:</p> <p>As previously, there are the same drainage problems arising from the field affecting residents on both sides of Kirkhill Avenue, and we make the same points as made earlier.</p> <p>The field which is proposed to be taken out of Countryside is a public recreation area: it is widely used as a play area for children, which is fenced off and safe from traffic; it is widely used for dog walking for residents of the Longshoot/Kirkhill/Moorland Rise area and it is used by families during the summer months for leisure purposes. The removal of this countryside land would be highly detrimental to the enjoyment of the area, and to the facilities available to families and residents in the whole affected area. Although we have only moved to the area in 2005 we understand that lots of the neighbour's children have used these fields and those directly behind our house over the past 11 years as a recreational area to its full capacity. At the time of purchasing our house we were assured there would not be any building behind us for 90 years at least.</p> <p>For the reasons set out above, we strongly object to the proposals set out in the Consultation and ask that our views are taken into consideration when this proposal is discussed and reviewed.</p> <p>Should you require any further information or clarification please do not hesitate to contact us.</p> | <p>Objections noted relating to drainage/flooding issues and recreational value of the land which will require further investigation by the landowner to demonstrate that this land is suitable for development.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(UB)02 | Land to the rear of houses on Kirkhill Avenue | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| I would point out that the form does not offer respondents the opportunity to express the nature of their concerns about the proposed boundary changes. My concern with reference to the land at the rear of houses on Kirkhill Avenue ref HRB (UB) 02 is that on purchasing our house, no 27, Kirkhill Avenue, on 1st December 1997 we did so on the understanding that the land in question was allocated as public open space under a condition of the planning permission relating to the Kirkhill Avenue development and that it would not be developed out. Since that date, this land has been landscaped and is regularly maintained as a requirement of the planning permission. The land is widely used on a daily basis for recreational purposes by the residents of Kirkhill Avenue, Moorland Rise, Hillside Road and the surrounding streets. It is of very significant value to these residents. | The Council notes the criticism of the form - unfortunately we have had to balance the information being asked with eth length of the form and so we chose to keep the form as brief as possible, intending that respondents fill in further information on additional sheets of paper, as necessary. The 1995 Proposals Map shows the land as being in countryside, and there is no reference in the 1995 Rossendale District Local Plan to allocating this land for public open space. In accordance with Policy 1 of the adopted Core Strategy the Council is looking at making amendments to the existing Urban Boundary, and as such this land is suitable for assessment. However, the criteria being used to assess changes in Point 3 notes that "Open land on the edge of settlements will be excluded from the Urban Boundary where it has existing recreational or community value (e.g. playing fields, allotments, playgrounds etc) to ensure it remains undeveloped. This will, therefore, need to be considered in appraising the site. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| | Objection noted | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| 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 |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| 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 |
| HRB(UB)02 | Countryside Area to North of Longshoot, Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: You have already stated in your documentation that an area of "Land at Kirkhill/Moorland Rise is considered valuable in terms of the openness of the Green Belt. I would contest that the same applies to all land referred to within sites Ref. HRB (UB) 02 and HRB (GB) 06. The land within HRB (UB) 02 has previously been planted with trees to replace those lost when the last plots on Kirkhill Avenue were approved for development and this land has now become established as an important natural environment for wildlife which complements its status as the primary recreational resource for all residents living within the area. | Council's Response: Thank you for your comments. Planning guidance differentiates between Green Belt and Countryside, and 'openness' is a particular characteristic associated with Greenbelt land, which it is expected to be protected. The loss of trees will need to be considered in the ecological value of the site. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|--|---|--------------------------|-------------------------------------|--------------------------|
| HRB(UB)02 | Longshoot / Kirkhill / Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Reference HRB(UB)02 Countryside area to north of Longshoot/Kirkhill/Moorland Rise</p> <p>My objections to this change of use are as follows:</p> <p>As previously, there are the same drainage problems arising from the field affecting residents on both sides of Kirkhill Avenue, and I make the same points as made earlier</p> <p>The field which is proposed to be taken out of Countryside is a public recreation area: it is widely used as a play area for children, which is fenced off and safe from traffic: it is widely used for dog walking for resident of Longshoot/Kirkhill/Moorland Rise area and it is used by families during the summer months for leisure purposes. The removal of this countryside land would be highly detrimental to the enjoyment of the area, and to the facilities available to families and residents in the whole affected area. I would like to add on a personal note that our three children and lots of the neighbour's children have used these fields and those directly behind our house over the last 11 years as a recreational area to its full capacity. When we purchased our house we were assured there would not be any building behind us for 99 years at least!!</p> <p>For the reasons set out above, I strongly object to the proposals set out in the Consultation and ask that my views are taken into consideration when this proposal is discussed and reviewed.</p> | <p>The Council notes your objection on issues relating to drainage/flood risk and recreational value. These are issues that would need to be taken into account in particular to show that mitigation measures can be undertaken to ensure no detrimental impacts.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</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 |
| HRB(UB)02 | Longshoot, Kirkhill, Moorlands Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|--|--------------------------|--------------------------|-------------------------------------|
| HRB(UB)02 | Countryside area to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>General Comments:</p> <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. This land adjoins an area allocated under the 1995 Local Plan for housing, which has been built out. It is considered that this area may be suitable for development to meet the Borough's needs, subject to further investigation and assessment. Any proposals for development will need to take account of land uses, including open space/recreation, as well as impacts on landscape and openness</p> <p>RCT Question: Why not add it to Green Belt to maintain its openness?</p> | <p>Council's Response:</p> <p>The Government is quite clear in the National Planning Policy Framework (para 81) that the Green Belt should only be changed in exceptional circumstances, and this includes additions to the existing Green Belt as the general extent of Green Belts across the country is already established. If proposing a new Green Belt, local planning authorities should:</p> <ul style="list-style-type: none"> ● demonstrate why normal planning and development management policies would not be adequate; ● set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary; ● show what the consequences of the proposal would be for sustainable development; ● demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and ● show how the Green Belt would meet the other objectives of the Framework. <p>The Council has established criteria for adding land into the Green Belt and is suggesting some land in Whitworth being brought into the Green Belt. However, it is considered that there are different circumstances applicable for this location.</p> <p>In respect of this site in Haslingden we must consider the criteria:</p> <p>Would normal planning policies be adequate to maintain performance and openness? It is considered that Policy 1 would be sufficient to protect this land as designated countryside.</p> <p>Have site specific circumstances changed since boundaries were defined? The Green Belt boundary was established in the 1979 North East Lancashire Structure Plan described as Haslingden/Rawtenstall and Edenfield. Since then land at Longshoot (which was in the Urban Boundary) was allocated in the 1995 Local Plan, and this has since been built out to form the Kirkhill Rise / Moorlands Avenue housing estate. This development is not considered to have</p> | <p>Recommendations:</p> <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| | <p>resulted in such site specific changes to cause a change in the extent of Green Belt.</p> <p>Would it maintain / increase current distances between settlements? No - already countryside, albeit with pressure to develop for housing.</p> <p>Would it assist the urban regeneration of .. land? Possibly - depending on land available in Haslingden.</p> <p>Would it protect or enhance local/longer distance views and openness? Land is already countryside but would gain greater protection if designated Green Belt.</p> <p>Overall it is not considered appropriate to extend the Green Belt to form a relatively thin wedge between the eastern side of the Haslingden built up area and the open countryside to the north, though should further evidence / information become available this may be re-considered.</p> | | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| HRB(UB)02 | Longshoot/Kirkhill/Moorlands Rise | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| General Comments: | Council's Response: | Recommendations: |
|-------------------|---------------------|--|
| | Objection noted. | It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|--|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Fields between Kirkhill Ave and Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|--|--------------------------|-------------------------------------|--------------------------|
| HRB(UB)02 | Countryside area to north of Longshoot/Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>I have lived at the above address for in excess of ten years and have severe reservations of your proposal to consider the change of classification from Green Belt to Urban. My objections to this change of use are as follows:</p> <ul style="list-style-type: none"> - The field which is currently being proposed for change to Urban usage is widely used by the residents of Kirkhill Avenue, Moorland Rise and the Longshoot estate. This is a large and safe space in a quiet residential area which is used all year round by families, walkers, equestrians, dog walkers and children (come rain or shine). For the residents of the estate, we are fortunate to have an area of natural beauty at our families disposal. Converting this space to Urban usage (in preparation for site development) would take away a well used recreational space from the residents and push children who play back onto the roads - thereby taking away a safe play area. On a personal note, we use this space daily and do not wish to loose access to this. - Drainage in the field is poor - and the recent heavy rain has caused further problems with the stream (which falls from the areas around the Halo) to burst its banks and cause localised flooding. The road is also badly affected causing ice / skids risks during the year. The land is not suitable for redevelopment and is likely to cause further drainage and road erosion issues should the land be built upon. The road is un-adopted and any reparation costs would automatically fall to the residents. - As previously stated the Council have continued to resist adoption of the road despite on-going and repeated requests over a 10-13 year period and as a resident I should have a right to reject the Council's request to increase traffic over a road that is already in a state of bad repair. - Finally, it has always been my understanding that this area was maintained by Cambrian Homes as part of the original planning application - as it was felt at the time of the original construction of the Kirkhill/Moorland rise estates that a recreational area was required for the good of the residents. Why would this change now? <p>I hope that you consider the objections raised above and consider whether there are other areas that may be more suitable for</p> | <p>Objections noted relating to recreational value of the land as well as highways/access and drainage/flooding issues, which will require further investigation by the landowner to demonstrate that this land is suitable for development. LCC Highways will not adopt this road as the developer went bankrupt before getting this to an adoptable standard, and the Council and LCC Highways are trying to work with house owners to resolve the issue. There are concerns in respect of this accessing this potential site from unadopted roads.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on separation between settlements/built up areas; regeneration opportunities particularly in Haslingden; long distance views and impacts on the character of the settlement and natural environment. Highways issues would also need to be addressed, especially bearing in mind the unadopted roads in the vicinity.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| reclassification. | | | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside area to north of Longshoot / Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| 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 |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|---|--------------------------|-------------------------------------|------------------|
| HRB(UB)02 | Fields between Kirkhill Ave. And Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| HRB(UB)02 | Countryside north of Longshoot/Kirkhill/Moorland | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| General Comments: All the land within Site Ref HRB(UB)02 has been developed as a recreational resource for local residents with fencing, gates, pathways and a footbridge provided. The accessible area to the south of Langwood Brook is mown regularly and maintain. The area has been planted with a mix of trees to replace those lost when the houses on Kirkhill Avenue were built and this area is now clearly important for wildlife. You state yourself that the land at Kirkhill/Moorlands Rise is valuable in terms of the openness of the Green Belt and I cannot see how you can argue a different case for the land within Site Ref HRB(UB)02 | Council's Response: Objection noted in respect of: recreational value; loss of trees; wildlife; and openness of the Green Belt. These are all issues which need to be investigated further. Though it should be noted that 'openness' is a concept that applies in planning guidance only to Green Belt and not to land that is designated as Countryside. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--------------------------|--|---|--------------------------|-------------------------------------|--------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside to North of Longshoot, Kirkhill | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside Area to North of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| 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 |
| HRB(UB)02 | Longshoot / Kirkhill / Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Ref HRB/GB/06 Greenbelt to North of Longshoot/Kirkhill/Moorland Rise and Boundary ref HRB/UB/02 Countryside Area to North of Longshoot/Kirkhill/Moorland Rise.</p> <p>We wish to object to the proposals for the following reasons. We live at Longhouse Farm, Kirkhill Road, Haslingden.</p> <p>There is certainly a water problem for the houses and land below us because a lot of water comes off the hill above, on to the main road Kirkhill Road then down our drive and into the field in front of us. There are other areas the water finds as it runs off the hill and on occasion Kirkhill Road will be flooded. If building is then allowed and you have hard standing of paths, roads, pavements etc. the water will gather even greater pace as it comes down past our house and the houses at on Kirkhill Avenue will no doubt get flooded.</p> <p>The area is well used for recreation for walkers, dog walkers, children and it will be the loss of yet another amenity.</p> <p>It is an area for wildlife from a wide variety of birds to deer.</p> <p>When we first bought our house we were advised that there would be no possibility of house being built in front of us. Within 12 months the houses on Kirkhill Ave were started. We were then told that they couldn't build any more houses in front and now you are looking at changing the boundaries which undoubtedly will result in further building. All to the detriment of the value of our property and our outlook.</p> <p>A great number of trees have been planted in the area which should be retained and if the boundary change takes place they will ultimately be chopped down.</p> | <p>Comments noted in respect of: drainage and flood risk; recreational value; wildlife value; property value/outlook; loss of trees. Drainage issues will need to be fully considered to ensure no adverse impacts will result from any development. The recreational value will also need to be considered with its value assessed alongside the proposed scheme incorporating new public open space. The wildlife and ecological value will also need to be considered and any measures for mitigation, including impacts on protected species. In respect of property values, this is not a planning issue that can be considered, neither can loss of views from individual properties though impacts on local/longer distance views will be considered.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council It not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|---|---|--------------------------|-------------------------------------|--------------------------|
| HRB(UB)02 | Longshoot/Kirkhill/Moorland Rise | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| <p>Boundary Reference HRB(GB)06 Green Belt to north of Longshoot/Kirkhill/Moorland Rise</p> <p>My objections to this change of use are as follows:</p> <p>All the houses which back onto the land which you propose to change from Green Belt to Urban suffer significant problems from flooding during rainfall (which has been virtually constant during 2012). Drainage from the field which you propose to alter, is non-existent, and torrents of water flood through all the back gardens, round (and in some cases, under or through) the houses themselves, and down onto Moorland Rise itself, which then becomes a flowing stream. Any development of this field will inevitably affect the run off of water: water will simply find other routes, and always flows downwards: any disturbance of, or buildings on that field, will significantly worsen an already serious drainage problem. This will cause further problems for the householders backing onto this field but will also affect the houses on the other side of Moorland Rose who will see increased rainwater damaging their homes and gardens.</p> <p>Moorland Rise and Kirkhill Avenue are unadopted: repeated requests to the Council to take over and maintain the road have been met with silence. Various reasons have been given for this refusal to adopt the road, including the fact that the drainage is inadequate, and that the width of the road is insufficient for emergency and service vehicles. The development of land behind Moorland Rise will undoubtedly add to the volume of traffic using these unadopted roads. It is unacceptable that the Council should be considering new projects, whilst ignoring its obligations and responsibilities to existing residents who are paying full (and high band) Council Tax.</p> <p>Any vehicular access to this field will have to come off either Moorland Rise, Kirkhill Avenue or Haslingden Old Road. Haslingden Old Road is a busy, fast moving road with sharp bends and limited visibility: a junction off that road will be dangerous for users already on the road, and those trying to join it. I have already pointed out the problems with Moorland Rise</p> | <p>Comments noted in relation to: flooding; unadopted status of Moorland Ave and Kirkhill Rise; consideration of additional developments; access issues; need to regenerate Haslingden; loss of recreational area/play area. Drainage issues will require investigation and the input of LCC as well as United Utilities. There is a concern from Highways, especially in relation to the unadopted roads (which LCC and RBC are trying to resolve with house owners) and views will be sought in relation to highway safety.</p> <p>The Council is aware of development opportunities in the Haslingden area, and will consider these as part of the next stage in the preparation of this document, identifying specific sites to be allocated for development and designated for protection. This consultation is expected to take place later this year. The recreational value of the land is recognised and it will be necessary to assess the proposals against the land's current contribution to open space.</p> | <p>It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value.</p> | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
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| <p>and Kirkhill Avenue in relation to drainage, and the fact that they are unadopted and unsuited for high volume traffic.</p> <p>Haslingden town centre needs regeneration to become a vibrant town centre, with proper amenities and shops which attract visitors, thereby increasing business for the tradespeople, making the empty shop premises more attractive to new businesses and helping to improve the overall appearance and viability of the centre. There are plots of land in and very close to the town centre which are ripe for development into affordable housing, and which could be used for social and private housing projects, bringing additional revenue and footfall into the town. These 'brown sites' should be considered for development first.</p> | <p>Boundary Reference HRB(UB)02 Countryside area to north of Longshoot/Kirkhill/Moorland Rise</p> | | | | |
| <p>My objections to this change of use are as follows:</p> <p>As previously, there are the same drainage problems arising from the field affecting residents on both sides of Kirkhill Avenue, and I make the same points as made earlier.</p> <p>The field which is proposed to be taken out of Countryside is a public recreation area: it is widely used as a play area for children, which is fenced off and safe from traffic: it is widely used for dog walking for resident of Longshoot/Kirkhill/Moorland Rise area and it is used by families during the summer months for leisure purposes. The removal of this countryside land would be highly detrimental to the enjoyment of the area, and to the facilities available to families and residents in the whole affected area. I would like to add on a personal note that our three children and lots of the neighbour's children have used these fields and those directly behind our house over the last 11 years as a recreational area to its full capacity. When we purchased our house we were assured there would not be any building behind us for 99 years at least!!</p> <p>For the reasons set out above, I strongly object to the proposals set out in the Consultation and ask that my views are taken into consideration when this proposal is discussed and reviewed.</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 |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)02 | Countryside area to north of Longshoot | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General Comments: | Council's Response: Objection noted. | Recommendations: It is not intended to progress with the proposed boundary change unless the land owner can demonstrate to the satisfaction of the Council that the proposal will not impact detrimentally in particular on Criteria 2a (iv) flood risk; a (v) other infrastructure; 2c affect the character of the settlement; and 2e capable of being developed without significant adverse impact on local views and viewpoints; and 3 land with existing recreational or community value. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|---|--|--|--------------------------|--------------------------|-------------------------------------|
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)04 | Land south of Commerce Street | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| It is proposed to make some small changes to the Urban Boundary to ensure that the boundary is accurate on the ground. Taking some land out of the countryside and placing it within the urban area to allow for the expansion of the adjoining land, subject to appropriate landscaping, access and design. RCT Question: Surely appropriate landscaping is achieved by having most of this land outside the Urban Boundary? | This site follows the natural boundary and is large enough to accommodate development and also have approved appropriate landscaping. We believe that in accordance with category 2(a) of the Urban Boundary Assessment Criteria the site is capable of being developed sustainably and integrated into the existing built-up area, and in accordance with category 2(e) it is capable of being developed without a significant adverse impact on local views and viewpoints, including where appropriate the use of appropriate mitigation measures. | Retain the current proposed boundary change. | | | |
| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
| HRB(UB)04 and HRB(UB)05 | Land alongside A56T Haslingden-by-Pass | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| General Comments: | Council's Response: | Recommendations: | | | |
| RCT note again, that two sites: HRB(UB)04 and HRB(UB)05 are not highlighted as being alongside this road, which is the principle roadway through Rossendale, and as such its important to consider how it enables passers by to gain a favourable impression of the town. Its open partly tree and grass landscaped roadside verge gives an open street scene with views up towards St James, Haslingden's 1780 Georgian Parish Church. | These comments are noted and have been considered. In respect of descriptions the Council agrees that the site address could be amended to Land east of A56 around Commerce Street for HRB(UB)04 and Land east of A56 around Hud Hey for HRB(UB)05. Although it is appreciated that this land does play a role in retaining an attractive verge to the A56 it is still considered that it should be brought into the Urban Boundary and could potentially be subject to detailed design policies in the Site Allocations and Development Management DPD. | To take forward the proposed amendment to the existing Urban Boundary. | | | |

| Boundary Ref | Site Address | SHLAA/Call for Sites | Support | Oppose | General Comments |
|--|---|---|--------------------------|--------------------------|-------------------------------------|
| HRB(UB)05 | Land adj A56(T) at Hud Hey | | <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. This land adjoins an employment allocation, still not fully developed. It is considered that amending the boundary may help this site come forward - as well as being an appropriate change to take forward, subject to detailed development management policies in the Site Allocations DPD.</p> <p>RCT Question: Is this area really too narrow to suit the space needs of employment activities, and is better treated as a landscaped edge to the A56T?</p> | <p>The A56 forms a natural boundary and bringing more land into the urban boundary will increase the prospects of it being developed in the future. In accordance with 1(b) and 1 (d) of the Urban Boundary Assessment Criteria the recommended changes would create a more robust boundary and being adjacent to the A56 and an employment area, this land does in part read as part of the urban area. The site is adjacent to employment uses and is capable of being developed sustainably and integrated into the existing built up area (2a), is likely to be developed appropriately, subject to detailed management policies in the Site Allocations DPD (2b), would not result in the amalgamation of settlements or adversely affect the character of the settlement (2c), and is capable of being developed without a significant adverse impact on local views and viewpoints - subject to required landscaping / design policies (2e).</p> | <p>Retain the proposed boundary change.</p> | | | |

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