

ROSSENDALE LOCAL PLAN 2019 – 2034

EXAMINATION HEARING STATEMENT

MR R NUTTALL

MATTER 2 – VISION AND SPATIAL STRATEGY

1. QUESTION 2K

**ARE THE URBAN BOUNDARIES CLEARLY DEFINED AND ROBUSTLY BASED?
ARE THE PROPOSED BOUNDARY CHANGES TO REFLECT EXISTING
DEVELOPMENT ON THE GROUND, PROVIDE DEFENSIBLE EDGES AND CORRECT
ERRORS, AS SET OUT IN DOCUMENT EL1.002D, JUSTIFIED?**

1.1 Our client supports the inclusion of their site at Elton Banks, Edenfield site within the Urban Area and its associated removal from the Green Belt is indicated below: **(GB(Minor)24)**. This follows their submissions prior to the Regulation 19 stage.

Boundary Ref	GB(Minor)24	Previous Boundary ref (if applicable)	SW(GB)1
Address	Elton Banks, Burnley Road, Edenfield		
Proposal	It is proposed to take some land from the Green Belt and include it within the Urban Boundary.		
Map Key			
Existing Urban Area and Boundary			
Proposed New Urban Area and Boundary			
Existing Green Belt Area and Boundary			
Proposed New Green Belt Area and Boundary			
Countryside	White areas		
Maps are not at a standard scale			
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Reason for change	To ensure the boundary is accurate on the ground. The original boundary cuts through the gardens of properties. The proposed boundary would follow a clear boundary line and enclosed an already urbanised space.		

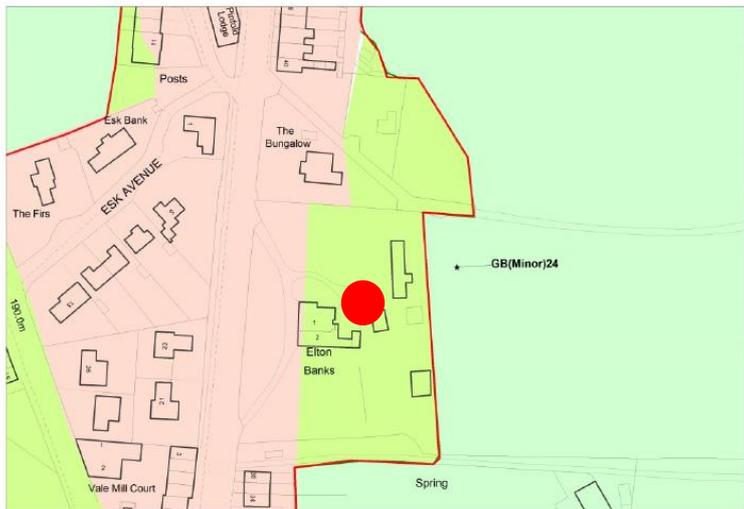


Figure 1.1 Elton Banks Site (indicated by red dot)

- 1.2 The site is entirely appropriate for inclusion within the urban boundary and the amendment now properly reflects site boundaries on the ground.
- 1.3 The site is identified in the SHLAA as being suitable for 2no. dwellings (SHLAA Ref. 16257).
- 1.4 A pre-application submission has been made to the Council for that quantum of development.

SOUNDNESS

- 1.5 In respect of this site, the plan is positively prepared, justified, effective and consistent with national policy.