

ROSSENDALE LOCAL PLAN 2019 – 2034
 EXAMINATION HEARING STATEMENT
 B&E BOYS LTD (**RESPONDENT REF. 5192**)

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 Acre Avenue, Stacksteads site within the Urban Area as is indicated on the draft Policies Map below (**Boundary ref. UB(Minor)4**).

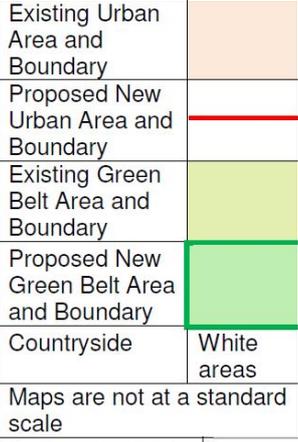
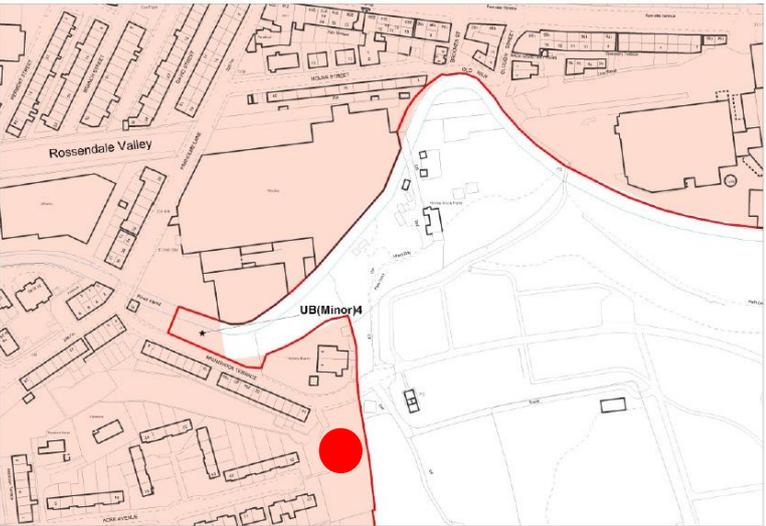
Boundary Ref	UB(Minor)4	Previous Boundary ref (if applicable)	N/A	
Address	Between Brunswick Terrace and Fareholme Mill, Stacksteads			
Proposal	Cartographic changes			
Map Key				
Existing Urban Area and Boundary				
Proposed New Urban Area and Boundary				
Existing Green Belt Area and Boundary				
Proposed New Green Belt Area and Boundary				
Countryside				White areas
Maps are not at a standard scale				
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Reason for change	Correction of cartographical errors			

Figure 1.1 Acre Mill Site (indicated by red dot)

- 1.2 The site is entirely appropriate for inclusion within the urban boundary given the distinction between it and land further to east, which is more open in nature, providing a suitable boundary to the open countryside.

SOUNDNESS

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