

<b>Subject:</b>	Authority Monitoring Report for 2021 to 2022	<b>Status:</b>	For Publication
<b>Report to:</b>	Overview and Scrutiny	<b>Date:</b>	14 November 2022
<b>Report of:</b>	Planning Manager	<b>Lead Member:</b>	Deputy Leader of the Council and Lead Member for Planning, Licensing and Enforcement
<b>Key Decision:</b>	<input type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	<b>General Exception</b>	<input type="checkbox"/> <b>Special Urgency</b> <input type="checkbox"/>
<b>Equality Impact Assessment:</b>	Required:	No	Attached: No
<b>Biodiversity Impact Assessment:</b>	Required:	No	Attached: No
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## 1. RECOMMENDATION(S)

- 1.1 To note the contents of the Rossendale Authority Monitoring Report for 2021-22
- 1.2 To recommend the Authority Monitoring Report be published on the Council's website
- 1.3 To recommend the AMR be brought to Overview and Scrutiny on an annual basis, reporting on delivery of the Adopted Rossendale Local Plan.

## 2. EXECUTIVE SUMMARY

- This is the first AMR to report on the policies contained in the Local Plan 2019-2036, which was adopted on 15 December 2021.
- Given the recent adoption of the Plan, in some instance there is limited analysis and assessment that can be made at this stage. Future AMRs will establish patterns and consider if any intervention or early review of the Plan is required.
- Consultation has taken place on a Climate Change Supplementary Planning Document (SPD), which is expected to be adopted in December.
- Housing delivery is improving. Although the Council must apply the principle of sustainable development in determining planning applications for housing, the number of completions for the period 2021/22 is 137, which is 74% of the annual requirement (185 dwellings).
- Almost 2/3rds of housing was delivered on brownfield land.
- 34 affordable dwellings were completed
- There was a net gain of employment land delivered for offices, research and development and light industrial (land use class E(g), general industrial (B2) and storage and distribution (B8) purposes
- The number of planning applications relating to non-serviced overnight accommodation has increased (e.g. glamping pods)
- There has been a net gain of retail and other town centre uses floorspace of 293 sq.m.
- New renewable energy projects were delivered in the Borough including a new large heat pump system

## 3. BACKGROUND

- 3.1 The purpose of the Authority Monitoring Report (AMR) is to assess implementation of the policies contained in the Local Plan (adopted December 2021) and provide an update on the preparation of planning documents

- 3.2 Key information within the AMR includes analysis of the levels of employment land approved and completed. It also details housing approvals and housing completions which inform the Council's Housing Delivery Test (HDT) and the Council's five-year housing land supply calculation.
- 3.3 The AMR has been prepared to echo the chapters in the Local Plan, with every policy (including the strategic policies) having appropriate targets, and triggers to implement any contingencies should the policy not be performing as expected.
- Spatial Strategy
  - Housing
  - Employment
  - Retail
  - Environment
  - Leisure and Tourism
  - Transport

#### 4. DETAILS

- 4.1 The Local Plan was adopted less than a year ago in December 2021. This AMR covers the period from 1 April 2021 through to 31 March 2022. All targets set out in the adopted Local Plan have been identified and where possible data has been provided showing how the policy has been implemented.
- 4.2 It should be noted that given its recent adoption there may be some gaps in the data or trends have not been assessed. Furthermore, due to technical difficulties it has not always been possible to complete the information as the Council is experiencing difficulties with the spatial elements of its planning application database. This will be rectified and should be reported on in the next AMR.

#### Planning Application Data

- 4.3 For context, planning application statistics have been reported on. This records that for this period the Local Planning Authority determined in total 692 planning applications. Over the same period the Council received 806 applications. This includes all types of applications including full applications, outline applications, listed buildings, works to trees, prior approvals and pavement licences etc. Since the start of the plan period in 2019 this has been increasing. For the period 2020 to 2021 the Council determined 619 planning applications. 573 applications were determined in 2019/20.

#### More Detailed Planning Guidance

- 4.4 The Local Plan was adopted in December 2021. The Council is one of fewer than 50% of Councils that have an up-to-date Local Plan<sup>1</sup>. This is the development plan for Rossendale, and supersedes the Core Strategy that was adopted in 2011. The Local Plan contains both strategic and non-strategic policies such as development management policies. It also allocates land for new employment, protects existing employment sites and identifies sites suitable for new housing over the plan period up to 2036. These allocations, together with designations such as Green Belt land, areas of Green Infrastructure etc. are shown on the associated Policies Map. National planning legislation requires that planning applications are

<sup>1</sup> <https://lichfields.uk/blog/2022/may/4/ten-years-of-the-nppf-what-do-we-have-to-show-for-a-decade-of-plan-making/>

to be determined in accordance with the Local Plan unless other material considerations indicate otherwise.

- 4.5 The Local Plan makes reference to the production of more detailed policies on specific matters, including preparing Supplementary Planning Documents (SPDs). Addressing climate change is a key priority for the Council and as a result the first SPD to be produced provides guidance for developers based on: reducing the dominance of fossil-fuelled vehicles; improving energy efficiency and promoting renewables; water interventions; and biodiversity and Green Infrastructure. Following consultation over the summer this SPD is expected to be adopted by the end of the year.
- 4.6 Guidance has also been produced to increase the value of commuted sum payments for off-site **open space provision**. The Open Space SPD pre-dates the Local Plan and is in need of being updated. This will be progressed next year to take account of the new evidence provided in the Open Space, and Playing Pitch and Outdoor Recreation Studies. A note has been added to the existing Interim **Hot Food Takeaway Policy** explaining that childhood obesity rates are higher than the figure set out in Policy R5 of the Local Plan<sup>2</sup> and so no new hot food takeaways will be approved until this figure drops. **Compensation Measures for Green Belt Release**, outlining where greenbelt compensation may be spent to improve access to the remaining Green Belt has been published. This will be updated soon to include the Whitworth housing allocation at Cowm Water Treatment Works, which the Inspectors re-introduced into the Local Plan. More detail in relation to **Policy HS5 on Housing Standards**, meeting higher accessibility standards under the Building Regulations (known as M4(2)) will be published before the end of the financial year.
- 4.7 The AMR contains a timetable showing likely progress of the other identified Supplementary Planning Documents. Documents expected to be progressed in 2022/23 include the Climate Change SPD to adoption, consultation on the Re-use of Employment Land SPD, with adoption in 2023/24.
- 4.8 Both Neighbourhood Planning Forums (Edenfield and Bacup and Stacksteads) are progressing their respective Neighbourhood Plans, which will both incorporate a Design Code.

## Monitoring Local Plan policies

### 4.9 Housing

Although housing completions are still below the housing requirement, they have increased this year, almost doubling last year's figures, with the majority on brownfield land. On-site affordable housing completions have increased too, with no off-site commuted sum payments requested. Approvals for housing are being granted mainly in the key service centres or on allocations, with 7 dwellings approved in the Green Belt being found to accord with national Green Belt policy or have lawful consent. The Council can demonstrate a 7.6 supply of housing land, exceeding the Government's requirement to have a 5-year land supply. No applications were approved on sites delivering 50 or more housing units. To date the Council is meeting the need for approving self-build housing units.

### 4.10 Employment

There has been a small gain of 0.25 ha of employment land approved. Additionally 4 planning permissions were completed providing in total 0.91 ha of employment land. This has been mainly on brownfield land. However, the annual requirement of 1.8 ha of employment land being built out has not been met. Monitoring of this will continue and

<sup>2</sup> i.e. in wards where more than 15% of year 6 pupils or 10% of reception class age are recorded as obese

discussions will take place with colleagues in Economic Development. The Borough has seen a net gain of 436 sq.m in floorspace for commercial, businesses and services uses (not including offices, research and development and light industrial). There were 3 consents approved on Green Belt land. No further progress appears to have been made in respect of the new employment allocations, but the Forward Planning team is working with Economic Development colleagues to monitor progress.

#### 4.11 Retail

Over the monitoring period 2021/22 more than 50% of planning approvals for 'main town centre' uses were located outside the Borough's town centres. This requires further assessment to identify if the policy is working or if there were additional matters that were needed to be taken into account for these specific applications. Also the policy was only adopted in December so covering the last quarter of the monitoring year.

Health checks were undertaken for the defined centres. This shows that vacancy levels have increased for Haslingden, Crawshawbooth and Edenfield and reduced in Bacup, Waterfoot, Stacksteads and Facit. Levels remain stable for the other centres. Further details are given in the Report, together with a map showing the ground floor uses. This has established a baseline for future years. There is currently a moratorium on approving hot food takeaways as childhood obesity levels have been linked to the prevalence of hot food takeaways.

#### 4.12 Environment

Design - There is a need to ensure design briefs, design codes or other methodologies accompanying large scale planning applications in accordance with policy ENV1. The need for the Council to prepare a design code is becoming increasingly important and it is expected that this Borough-wide Code will build on the work being undertaken for the Neighbourhood Plans. In addition the Climate Change SPD will encourage more sustainable development in the Borough.

Heritage Assets – work is progressing for the Bacup High Street Heritage Action Zone and the 'Big Lamp' project in Haslingden. The number of assets listed on Historic England's Heritage at Risk Register has not changed. The Council is assisting Growth Lancashire's work on preparing a local list.

The state of the Borough's SSSIs (Site of Specific Scientific Interest) has been logged and will be assessed over the plan period to ensure their conditions improve. Generally the SSSI's status is good apart from the West Pennine Moors were only 1 unit out of 8 is in a favourable condition. Given the recent introduction of the Local Plan there are no figures relating to Biodiversity Net Gain for this monitoring period. As the Regulations are announced the Council will work with other districts in Lancashire to ensure that development contributes to at least a 10% net gain in biodiversity.

Air quality in the main appears to be improving but there has been a decline along Grane Rd.

Renewable energy - No new wind turbines were approved though other projects were consented, e.g. for biomass boilers and a heat pump.

Flooding – No applications were granted contrary to the advice of the Environment Agency. The Lead Local Flood Authority (LLFA) is also a statutory consultee and made 33 comments on planning applications during 2021/22. The recommendations provided by the LLFA were followed and added to the decision notice, including SuDS provision

#### 4.13 Tourism and Leisure

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Planning approvals for overnight accommodation have increased, although national data show that the number of bed spaces has declined. Tourism continues to play a small part of Rossendale's economy, contributing just 1% towards the county's tourism industry. A community centre in Whitworth was lost as the building was converted to a dwelling. Monitoring needs to continue.

#### 4.14 Transport

The Council continues to pursue a commuter service on the East Lancashire Railway line as well as improvements to the Gyrotory, which is a busy junction in Rawtenstall, and other locations. This has included making applications to the Levelling-Up Fund. In addition cycleways are being created, and the Council is assisting LCC with the Local Cycling and Walking Infrastructure Plan.

#### 4.15 Summary

As noted, this is the first AMR to be produced that reports on the policies in the adopted Local Plan, and will provide the baseline for future years' monitoring. The Report also highlights the progress made on the preparation of neighbourhood plans and supplementary planning documents. Some indicators have been difficult to monitor due to a glitch in the Council's mapping system; this is being looked into.

### 5. RISK

There are no specific risk issues for members to consider arising from this report. However, as discussed above regular monitoring will continue and another Report brought back to Overview and Scrutiny next year covering the period 2022/23 to assess how planning policies are being implemented and if the contingencies for any policies need to be addressed. This may result in review of certain policies or the whole Local Plan. This would have financial implications.

### 6. FINANCE

There are no additional financial implications arising from this report.

### 7. LEGAL

There are no legal implications arising from this report.

### 8. POLICY AND EQUALITIES IMPLICATIONS

There are no policy or equality issues arising from this report.

### 9. REASON FOR DECISION

This report is for information only. As the Local Plan was only adopted late last year it is still too early to identify trends that may indicate the planning policies are not being implemented effectively or not having the intended outputs, and so in need of further consideration or review. The AMR for 2022/23 will be brought back to be considered by the Overview and Scrutiny Committee next year.

Background Papers	
Document	Place of Inspection
Rossendale Authority Monitoring Report 2021-22	Draft Version attached

# Authority Monitoring Report (AMR)

2021/2022

Produced by **Forward Planning** – October 2022



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# Introduction

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Welcome to the Authority Monitoring Report (AMR). This AMR covers the period from 1<sup>st</sup> April 2021 up to 31<sup>st</sup> March 2022.

The Rossendale Local Plan 2019 to 2036, which this document monitors, was formally adopted by the Council on the 15<sup>th</sup> December 2021. The adopted Local Plan contains targets and indicators for each Policy, in order to provide users of this document with as much information as possible and to provide a baseline for future monitoring we have structured this document in line with the Local Plan targets.

Every effort has been made to ensure the accuracy of the information; however, due to the changes in monitoring procedures some figures may have been rounded up or down or may not be available at this time.

Feedback on the structure and how the information is set out is appreciated. Please send any comments to Forward Planning at [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk) or ring 01706 252412 / 252415 / 252418.

# Executive Summary

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This document includes information on implementation of the Rossendale Local Plan 2019 to 2036 for the period 2021/2022.

This AMR is the first to monitor the new targets and indicators set out in the Rossendale Local Plan 2019 to 2036 following its adoption in December 2021.

Although the emerging Local Plan had some weight in the determination of planning applications, it was not until December 2021 that the Local Plan was fully adopted. This AMR covers the 12-month period starting 1 April 2021 so it does not yet cover a full year of the Local Plan being in place.

Increasing pressures on local government have made it more difficult to maintain accurate data records. This has been the case both at County and District level. At County level in particular the monitoring of biodiversity, accessibility and Public Rights of Way data has greatly reduced or disappeared completely.

The report identifies a number of key points:

- Housing delivery fell below the requirement for 21/22, however delivery has increased significantly from the previous two monitoring periods.
- About 64% of housing delivery occurred on previously developed land
- 34 affordable dwellings were delivered within the borough in 21/22, accounting for 48% of all dwelling completions on major sites.
- There was a net gain of employment land delivered for offices, research and development and light industrial (land use class E(g), general industrial (B2) and storage and distribution (B8) purposes
- There has been a net gain of retail and other town centre uses floorspace of 293 sqm.
- New renewable energy projects were delivered in the Borough including a new heat pump system near Shuttleworth.

The Council has updated its Brownfield Land Register which is published on its website at [https://www.rossendale.gov.uk/downloads/download/10897/brownfield\\_land\\_register](https://www.rossendale.gov.uk/downloads/download/10897/brownfield_land_register) and on the data.gov.uk website.

The Council has also established a database of people who are interested in self-build and custom build housing, in line with current statutory requirements. This is to identify the level of demand for self-build/custom build within Rossendale. As of 31<sup>st</sup> March 2022 there were 44 individuals and no associations listed on the Self-Build and Custom House-building Register.

The Housing Delivery Test (HDT) has been introduced by the Government to monitor the completions of new dwellings in each Local Planning Authority against their housing need. The HDT results published in January 2022 show that Rossendale delivered 57% of its housing requirement therefore the presumption in favour of sustainable development applies. In terms of housing completions during 2021/2022 Rossendale Borough Council delivered 74% of the annual dwelling requirement (137 dwellings delivered against a requirement of 185 dwellings).

# Overview

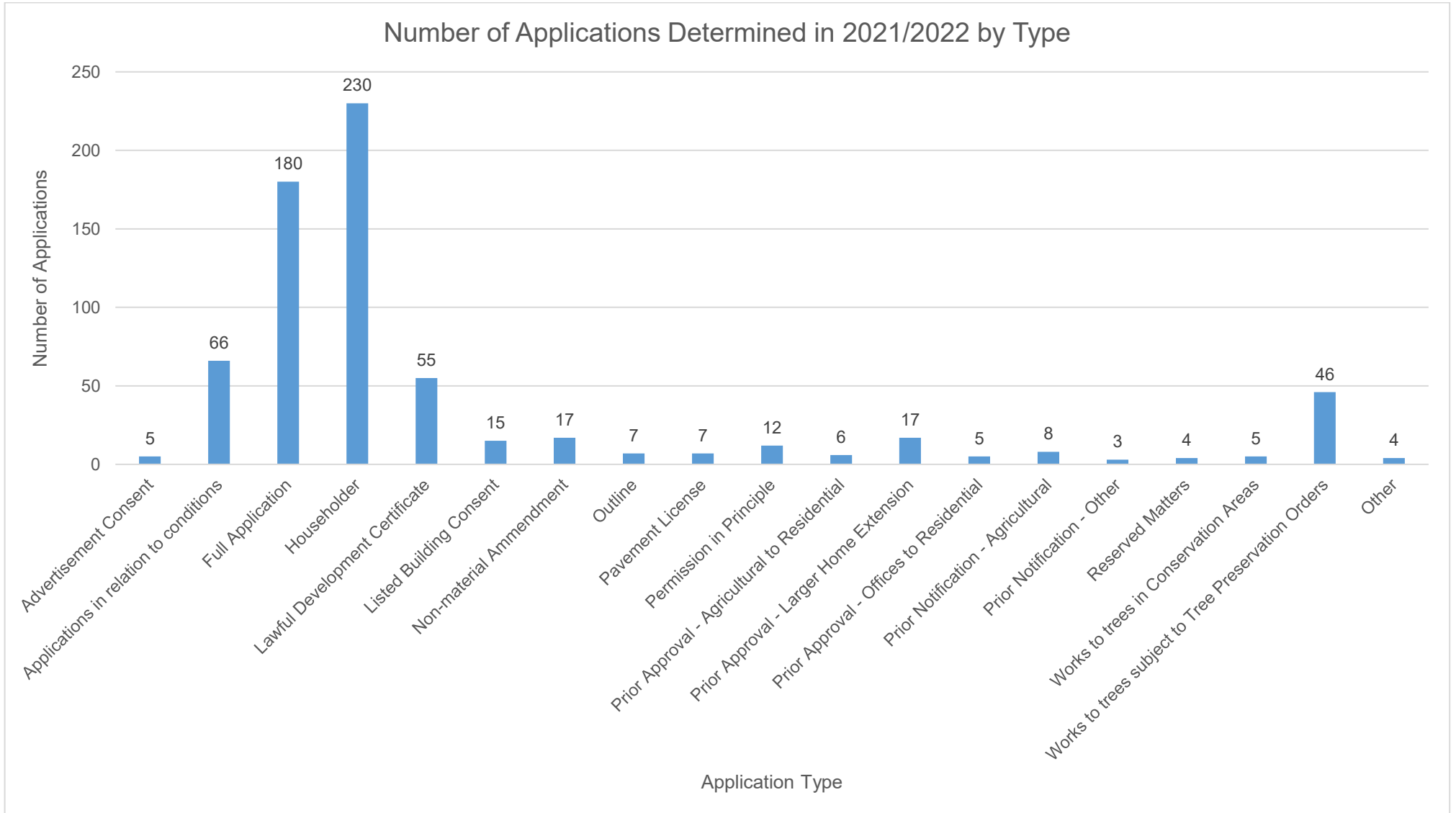
Between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 – 692 planning applications were determined for a whole range of different types of development. This included 180 Full Applications, 66 Applications in relation to Planning Conditions, 55 Lawful Development Certificates and 46 applications for works to trees subject to Tree Preservation Orders.

In total 692 planning applications were determined in 2021/22. Over the same period the Council received 806 applications. This includes all types of applications including full applications, outline applications, listed buildings, works to trees, prior approvals and pavement licences etc. Since the start of the plan period in 2019 this has been increasing. For the period 2020 to 2021 the Council determined 619 planning applications. 573 applications were determined in 2019/20.

The most frequently determined applications were for Householder Planning Consent with 230 applications being decided in 21/22.

The bar chart on the next page illustrates the proportion of applications received for each of the types of planning permission:

Figure 1: Planning Application Analysis



Source: Idox Planning System

## Definition of Types of Applications

Advertisements	Shop signs and other advertisements large enough to need planning consent
Certificate of Lawful Development	Confirmation that existing or proposed developed is lawful and does not require planning permission
Change of Use	Change from one planning use class to another e.g. shop to an office, house to shop etc.
Discharge of Conditions	Conditions are often attached to planning permissions that need further details to be submitted and approved by the council at certain stages – the process is called ‘discharge of conditions’
Householder Developments	Works or Extension to a Dwelling i.e. proposals to alter or enlarge a single house, including works within the curtilage (boundary/garden) of a house. For example, extensions to houses, conservatories, loft conversions etc.
Listed Building Consent	An application required to alter or extend a listed building in a way that affects its character or appearance as a building of special architectural or historic interest, or demolish it
Major Dwellings	10 houses or more or sites of 0.5 hectares or more (if the number of dwellings is not known)
Major Other	Where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more
Minor Dwellings	Less than 10 houses
Minor Industrial	Industrial development of less than 1000 square metres
Minor Office	Office development of less than 1000 square metres
Minor Other	Extensions to non-residential properties, minor engineering works etc.
Minor Retail	Retail development of less than 1000 square metres
Neighbouring Authority	Consultation with a neighbouring local authority or Lancashire County Council
Non-material Amendment	An application for a small change to an existing permission – for example, that does not vary significantly from what was described on the planning permission and that does not conflict with any conditions or planning policy
Other Developments	Any type of development not covered in the other categories
Other Major Development	Any development over 1000 square metres that would not be classed as industrial, office or retail i.e. Theatre, car show room etc.

Pre-Applications	Advice given before a planning application is submitted
Prior Approval / Notifications	Notification of works that do not require planning permission i.e. Agricultural buildings or demolitions, telecoms etc.
Reserved Matters	An application for the outstanding reserved matters from an outline permission i.e. the information excluded from the initial outline planning application
Screening Opinion	Advises whether an Environmental Impact Assessment is required to be submitted with a planning application
Variation of condition	An application to vary a condition(s) previously imposed on a planning permission

# Chapter 1: Progress According to the Adopted Planning Policy Timetable (LDS)

The latest Local Development Scheme agreed by Council at its meeting of 23<sup>rd</sup> December 2019 is shown below.

## **Figure 2: Tables of the Local Development Scheme as published in December 2019**

**Table 1: Rossendale Local Plan (2019-2034), Preparation Stages and alignment with Town and Country Planning (Local Planning) (England) Regulations 2012 (effective from 24 December 2019)**

<i>Draft Plan (Reg 18)</i>	<i>Publication (Reg 19)</i>	<i>Submission to Planning Inspectorate (Reg 22)</i>	<i>Examination in Public (Regs 23 and 24)</i>	<i>Inspector's Report (Reg 25)</i>	<i>Adoption by Council (Reg 26)</i>	<i>Next Draft Plan</i>
July 2017	August 2018	March 2019	Hearings held September to October 2019  Gypsy & Traveller Hearing held June 2020  Main Modifications consultation held August 2021	November 2020  November 2021	December 2020  December 2021	Continue to prepare the AMR and decide by December 2026 if the Local Plan should be reviewed.  Produce further planning guidance (e.g. SPDs)

*Stages in grey text have already taken place.*

This was prepared immediately after the Examination Hearings which took place in September/October 2019, and ahead of the pandemic and national lock-down which commenced in March 2020. Since the publication of the LDS, the Council undertook work and consulted on Further Actions that were requested by the Inspectors, and held an Additional Hearing in June 2020 to discuss the Gypsy Transit site allocation. The Inspectors issued their Post-Hearing Letter in June 2020 advising that subject to main modifications the Local Plan could be capable of being found legally compliant and sound. The Council worked with the Inspectors and the Main Modifications consultation took place between September and October 2021, the Inspector's report was then received in November 2021 and the Council adopted the Local Plan in December 2021.

**Table 2: Potential CIL timetable and alignment with the Community Infrastructure Regulations 2010**

<b><i>Consultation on Preliminary Draft Charging Schedule &amp; other documentation (Reg 15)</i></b>	<b><i>Consultation on draft Charging Schedule &amp; other documentation (Reg 16)</i></b>	<b><i>Submission to Planning Inspectorate (Reg 19)</i></b>	<b><i>Examination in Public (Reg 20)</i></b>	<b><i>Inspector's Report (Reg 23)</i></b>	<b><i>Adoption by Council</i></b>
TBC	TBC	TBC	TBC	TBC	TBC

\* A decision has not yet been taken by the Council in respect to the Community Infrastructure Levy. If it is decided to proceed, documentation will include information on Infrastructure requirements, viability and other funding sources for infrastructure as well as the Charging Schedule.

**Table 3: Supplementary Planning Documents (SPDs) to accompany the adopted Local Plan**

The following SPDs are referenced in the Rossendale Local Plan 2019 to 2036.

<b>Supplementary Planning Document (SPD)</b>	<b>Related policy in emerging Plan</b>	<b>New or update existing?</b>	<b>Likely content</b>	<b>Expected Start Dates</b>
Climate Change	ENV1 / ENV9	New	The Climate Change SPD will focus on 4 principles: Reducing the dominance of fossil-fuelled vehicles via encouraging sustainable and more active transport; Improving energy efficiency and promoting renewables in the Borough; Water interventions; Biodiversity and Green Infrastructure.	Consultation took place in July / August 2022. Final version expected to go to Cabinet in Dec 2022



Affordable housing	HS3	New	Further guidance on: provision for specific groups, such as elderly persons' accommodation; expected tenure mix e.g. social rented, affordable rented, intermediate housing; assessment of viability.	Spring 2023
Open Space and Playing Pitches	HS6 / HS7	Update to take account of new policy and evidence	Requirements for developers in relation to amount and size of open space to be provided or expected financial contributions / Local playing pitch standards and expected financial contributions. Informed by the Playing Pitch Strategy and any updates	Summer 2023
Update on Alterations and Extensions to Residential Properties	HS9	Refresh to take account of new policy/guidance	General principles and guidelines that the Council will use to assess proposals for domestic extensions. Update in relation to permitted development right changes which have taken place since existing guidance was published.	2023/24
Update on Conversion and Re-Use of Rural Buildings in the Countryside	HS12	Refresh to take account of new policy	Advice for those converting an existing building in the countryside to another use; general principles and more detailed design guidance used to assess development proposals.	2023/24
Criteria for the Re-use of Employment Land	EMP3	New	Further guidance on the criteria, including marketing and viability assessment, which proposals for change of use from employment to another use will be assessed against.	Early 2023
Viability and Vitality of Town Centres	R1	New – if considered necessary	Further guidance on assessing retail and other uses in centres, particularly in relation to effect of proposed development on the viability and vitality of centres.	2023/24
Hot Food Takeaways	R5	Refresh to take account of any new policy/guidance	Further detailed guidance on the criteria in the policy such as location, design, effect on public health and amenity – with particular regard to tackling obesity.  The Council has updated guidance on the website in light of the recorded Childhood Obesity figures. The Local Plan Policy R5 is being implemented to refuse Hot Food Takeaway applications. Updated figures are due imminently.	2023/24
Update SPD on Shopfront Design	R6	Refresh if necessary	Further guidance on good practice in the design of new shopfronts and the improvement of existing frontages.	2023/24

Biodiversity, Geodiversity and Ecological Networks	ENV4	New	Further details on Rossendale's ecological network to supplement the existing map.	The Council is awaiting forthcoming regulations regarding Biodiversity before drafting this SPD
Gypsy and Traveller - Negotiated Stopping Places Policy and GTAA	HS14	New	A Negotiated Stopping Policy to proactively help Gypsy and Traveller communities find suitable places to stop.	2023
Design Guide	ENV1	New	Design briefs or design codes will be required for major development and other sites as appropriate to help deliver high quality proposals. The Council will work with developers to address the nature and scope of these documents.	Summer 2023
More detail on Green Belt Compensation	SD4	New	The Council have prepared and consulted on this as part of the Examination, but the Inspectors added in a GB site they had previously suggested should be removed - Cowm Water Treatment Works.	Early 2023

## Neighbourhood Plans Progress

[Two Neighbourhood Forums](#) have been established in Rossendale with Neighbourhood Planning Areas established for both Edenfield and Bacup and Stacksteads. Preparing Neighbourhood Plans must be undertaken in line with the relevant legislation as once adopted they will form part of the Development Plan for Rossendale, along with the adopted Local Plan.

Following formal designation, the Forum (as the Qualifying Body) has 5 years to prepare the Neighbourhood Plan. No other Forums can be designated for the same Neighbourhood Area until that designation is withdrawn or expires. The Forum drafts proposals and prepares documents including the basic conditions statement. It then undertakes pre-submission publicity and consultation, and considers the responses received before submitting the Neighbourhood Plan to the Local Planning Authority, which checks that the document complies with the relevant legislation. If the Neighbourhood Plan does meet the legal requirements the LPA must publicise it for at least 6 weeks and invite representations. It must appoint an independent examiner, who will examine the documents, issuing a report for publication then to the LPA and Neighbourhood Forum. The LPA then decides if the Neighbourhood Plan should be sent to referendum. If so, following suitable notice, polling will take place within the Neighbourhood Planning area. For the plan to come into force as part of the statutory development plan for the area, more than 50% of those voting must be in favour.

The Edenfield Neighbourhood Community Forum was formally designated on 22 April 2018 to prepare the Neighbourhood Plan for Edenfield, as depicted on the Map of the Area. The Forum is preparing the Neighbourhood Plan and expects to consult formally on the Regulation 14 version later this year/early 2023 prior to submission for examination. Further information is available at [Edenfield Community Neighbourhood Forum \(edenfieldcommunityforum.uk\)](https://edenfieldcommunityforum.uk)

The Bacup and Stacksteads Neighbourhood Forum was designated on 16 April 2020. The Forum is preparing a Design Code, having been awarded £30,000 from DLUHC (Department for Levelling Up, Housing and Communities) in March 2022. No dates for examination are as yet known. Further information is available at [www.bsnf.org.uk](https://www.bsnf.org.uk) | [Bacup and Stacksteads Neighbourhood Forum](https://www.bsnf.org.uk).

# Chapter 2: Spatial Strategy

This section reports on the progress made during 2021/22 in working towards achieving the objectives of the spatial strategy. These are assessed against targets which are established within the Local Plan.

Each policy is dealt with in turn and will set out what progress has been made towards achieving each of the relevant targets set out in the Local Plan and what has happened over the past monitoring period.

This report will enable members of the public and organisations to monitor and assess how the area is developing as a whole, looking at all the relevant factors that could affect the delivery of the policy and the Local Plan.

## Strategic Policy SS: Spatial Strategy

This is the overarching policy which runs through the Local Plan. This policy sets out the main principles applicable to development in Rossendale and sets out in general terms where development should be located.

*“To focus growth and investment in Key Service Centres, on major sites and on well-located brownfield sites, whilst protecting landscape, character and rural areas. Encourage appropriate scale of growth and investment in Local Service Centres.”*

Target	Majority of growth to occur in Key Service Centres, with proportionate growth in the other Centres		
Progress towards Target	Number / proportion of permissions and completions for residential development:		
	<b>Settlement Hierarchy</b>	<b>21/22 Approvals (no. of units)</b>	<b>21/22 Completions (no. of units)</b>
	Key Service Centres (Rawtenstall, Bacup, Haslingden, Whitworth)	84 (22 from Housing Allocation H18 <sup>1</sup> and 1 from H55)	59 (12 from Housing Allocation H19, 6 from H23, 2 from H62, 17 from H10 and 4 from H9)
	Urban Local Service Centres (Waterfoot, Edenfield, Stacksteads, Crawshawbooth, Helmshore)	16 (2 from Housing Allocation H21)	48 (34 from Housing Allocation H55)
	Rural Local Service Centres (Loveclough / Goodshaw, Water, Weir, Whitewell Bottom, Broadley / Tonacliffe, Facit, Britannia, Stubbins, Newchurch, Rising Bridge, Shawforth)	0	10 (7 from Housing Allocation H14 and 3 from Housing Allocation H11)
	Other areas (smaller villages and substantially built-up frontages) (Acre, Chatterton, Cowpe, Ewood Bridge, Irwell Vale, Turn, Sharneyford, Lumb)	30 from Housing Allocation H64	0
	Other areas (countryside, Green Belt)	22	20

<sup>1</sup> For further information on Housing Allocations

<b>Trigger to Implement Contingencies</b>	<p>1. More development occurring outside of the Key Service Centres than inside</p> <p>2. Disproportionate amount of growth in the smallest centres or outside of centres</p>
<b>Trigger Met</b>	<p>55.3% of approvals for dwellings were on land within Key Service Centres in 21/22, therefore the trigger was not met for approvals.</p> <p>However, only 43% of completions took place within the Key Service Centres in 21/22. This can mainly be attributed to a large quantity of dwellings being delivered within the Urban Local Service Centre of Waterfoot where Housing Allocation H55 is being rapidly built out.</p>
<b>Contingencies</b>	<p>Continue to ensure that the majority of approvals are taking place within Key Service Centres or on Housing Allocations. If the majority of approvals begin to take place outside of these areas then it may be necessary to revise the data on the distribution / location of housing need and demand.</p>

## Policy SD2: Urban Boundary and Green Belt

*“To direct the majority of growth to land within the Urban Boundary; to ensure countryside development is only allowed where a countryside location is essential.”*

<b>Target</b>	<b>No applications granted permission which are contrary to national policy in relation to the Green Belt</b>		
<b>Progress towards Target</b>	<b>Number / % of dwellings approved on sites within the Urban Boundary (UB) / Countryside not designated as Green Belt (CS) / Green Belt (GB):</b>		
	<b>Urban Boundary</b>	<b>Countryside</b>	<b>Green Belt</b>
	129 / 84.9%	16 / 10.5%	7 / 4.6%
	<b>Number / % of dwellings completed on sites within UB / CS / GB:</b>		
	<b>Urban Boundary</b>	<b>Countryside</b>	<b>Green Belt</b>
	109 / 79.6%	26 / 18.9%	2 / 1.5%
	In 21/22 there was only recorded development on one application for residential development (2018/0611) on Green Belt land. This was solely on 1.48ha of Greenfield land.		
	<b>Number / % of commercial development (Class E) approved on sites within UB / CS / GB</b>		
	<b>Urban Boundary</b>	<b>Countryside Not Designated as Green Belt</b>	<b>Green Belt</b>
	21 / 95%	0 / 0%	1 / 5%

The majority (95%) of proposals involving a Class E (Commercial, Business and Services) component approved in 2021/22 were located within the Urban Boundary. One permission was granted at a farm location within the Green Belt (2021/0186).

**Number / % of commercial development (Class E) completed on sites within UB / CS / GB**

Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
10 / 86%	0 / 0%	0 / 0%

In 2021/22, all completions related to Class E were located within the Urban Boundary.

**Number / % of employment development (Class B2 and B8 only) approved on sites within UB / CS / GB**

Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
3 / 60%	0 / 0%	2 / 40%

Three applications related to B2 (General Industrial) or B8 (Storage and Distribution) approved in 2021/22 were located within the Urban Boundary, however two approvals were on land within the Green Belt (2021/0086 and 2021/0404).

**Number / % of employment development (Class B2 and B8 only) completed on sites within UB / CS / GB**

Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
2 / 67%	0 / 0%	1 / 33%

In 2021/22, 2 developments were completed within the Urban Boundary (2018/0437 and 2019/0266) and one was considered lawful within the Green Belt (2021/0404).

**Trigger to Implement Contingencies**

One or more applications granted contrary to national policy in relation to the Green Belt.

**Trigger Met**

3 applications for employment or commercial use (Class E, B2 or B8) were approved on Green Belt land in 2021/22. One related to the conversion of an agricultural building into an office space (2021/0186), another certified that the use of a land for storage and distribution was lawful due to the passage of time (2021/0404) and the third approved the change of use of a former coal yard into a storage for caravans. These approved developments were either in accordance to the national Green Belt policy or considered lawful due to the passage of time.

**Contingencies**

The trigger is not considered to have been met. New Green Belt boundaries have been adopted as part of the Local Plan in December 2021 drawing on information from Borough wide Green Belt Review undertaken in 2016.

## Policy SD3: Planning Obligations

*“To ensure new development contributes to infrastructure provision, where the development increases need.”*

<b>Target</b>	<b>Secure planning obligations on all applicable planning permissions</b>			
<b>Progress towards Target</b>	<b>In 2021 / 2022 s106 agreements were signed for 3 major developments:</b>			
	2020/0436 - Rear of 85 Grane Road			
	2020/0363 - Land at the Former Forest Mill, Henrietta Street			
	2019/0405 - Irwell Vale Mill Aitken Lane			
	<b>Financial s106 contributions were received for:</b>			
	<b>Planning Reference</b>	<b>Address</b>	<b>Type</b>	<b>Money</b>
	2003/451	Scout Moor (Wind farm)	Scout Moor Habitat Rehabilitation Fund	£13,370
	2016/0267	Land at Reedsholme Works	Refuse Bins	£9,700
	2016/0267	Land at Reedsholme Works	Public Open Space	£143,067
	<b>Financial s106 contributions were spent on:</b>			
<b>Planning Reference</b>	<b>Address</b>	<b>Type</b>	<b>Money</b>	
2004/012	Former Chapel York St Crawshawbooth	Bus Shelters	£4,110	
2004/401	Douglas Rd/Tong Lane Bacup	Landscaped Area Maintenance	£10,000	
2006/696	Land off Burnley Rd East, Whitewell Bottom	Public Open Space maintenance	£1,968	
2010/0667	Land at Orama Mill, Whitworth	Public Open Space	£19,221	
2016/0228	Land at Croft End Mill, Stubbins	Public Open Space	£7,024	
2018/0039	Horse & Jockey, 85 Market St, Edenfield	Upgrading Bus Stops	£5,000	
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Not meeting policy requirements for contributions.</li> <li>2. Limited / no annual payments received</li> </ol>			
<b>Trigger Met</b>	No.			
<b>Contingencies</b>	Continue to work proactively to secure developer contributions and allocate funds accordingly. More detail will be provided in the Council's Infrastructure Funding Statement			

# Chapter 3: Housing

This section will report on the progress made over the plan period (2019-2036) in working towards achieving the aim of each of the housing policies. These policies are assessed against targets which are established in the Local Plan.

Each policy is dealt with in turn and will set out what progress has been made towards achieving each of the relevant targets set out in the Local Plan and what has happened over the past 12 months.

This report will enable members of the public and organisations to monitor and assess how the area is developing as a whole, looking at all the relevant factors that could affect the delivery of the policy and the Local Plan as a whole.

## Strategic Policy HS1: Meeting Rossendale’s Housing Requirement

*“To address housing need and meet delivery targets and to provide an appropriate range of sizes and types of dwellings across the Borough.”*

<b>Target</b>	<b>208 dwellings delivered per annum years 2018/19 and 2019/20 and 185dpa years 2020/21 to 2035/36 (including 20% buffer); 3,191 dwellings to be delivered over Plan period 2019-36</b>								
<b>Progress towards Target</b>	<table border="1"> <thead> <tr> <th>Monitoring Period</th> <th>Net dwelling completions</th> </tr> </thead> <tbody> <tr> <td>2019/2020</td> <td>94</td> </tr> <tr> <td>2020/2021</td> <td>77</td> </tr> <tr> <td>2021/2022 (last financial year)</td> <td>137</td> </tr> </tbody> </table> <p>Net housing completions since the start of the Plan period is 308. This represents an undersupply of 293 dwellings when compared to the housing requirement over these three monitoring periods.</p> <p>Rossendale Borough Council can demonstrate a 7.6 year supply of housing against the housing requirement of 185 dwellings per annum, inclusive of the backlog and 20% buffer.</p> <p>The most recent 5-Year Housing Land Supply contains more detailed information: <a href="https://www.rossendale.gov.uk/downloads/file/17549/5_year_housing_land_supply_2022">https://www.rossendale.gov.uk/downloads/file/17549/5_year_housing_land_supply_2022</a></p>	Monitoring Period	Net dwelling completions	2019/2020	94	2020/2021	77	2021/2022 (last financial year)	137
Monitoring Period	Net dwelling completions								
2019/2020	94								
2020/2021	77								
2021/2022 (last financial year)	137								
<b>Trigger to Implement Contingencies</b>	Shortfall in 5-year supply greater than 1 year.								
<b>Trigger Met</b>	No, the 5 Year Housing Land Supply demonstrates a supply exceeding 5 years.								
<b>Contingencies</b>	The results of the Housing Delivery Test published in January 2022 show that Rossendale delivered less than 85% of the annual housing requirement (57% was delivered). As such, a 20% housing land supply buffer has been applied, as well as a presumption in favour of sustainable development. A Housing Action Plan has also been drafted which is available <a href="#">here</a> . However, the number of housing completions								



	has increased during 2021/22 with 137 dwellings delivered against a requirement of 185 dwellings (74% of the annual requirement).
<b>Target</b>	<b>30% of dwellings to be delivered on Previously Developed Land (PDL)</b>
<b>Progress towards Target</b>	<p><b>Net no. dwellings approved on PDL in last financial year</b></p> <p>91 dwellings were approved on PDL (60%)</p> <p>61 dwellings were approved on Greenfield land (40%)</p> <p><b>Net no. dwellings completed on PDL in 2021/2022</b></p> <p>88 dwellings were completed on PDL (64%)</p> <p>49 dwellings were completed on Greenfield land (36%)</p>
<b>Trigger to Implement Contingencies</b>	Less than 30% of dwellings delivered on PDL
<b>Trigger Met</b>	No, more than 30% of dwellings delivered were on PDL.
<b>Contingencies</b>	Continue to update and publicise the Brownfield Register in order to encourage the re-use of Previously Developed Land.

<b>Indicator</b>	<b>Number of detached / semi-detached / terrace / apartment approved / completed</b>																				
<b>Results</b>	<p>Approved 21/22:</p> <table border="1"> <thead> <tr> <th>House type</th> <th>Detached</th> <th>Semi</th> <th>Apartment</th> <th>Terrace</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>30</td> <td>7</td> <td>35</td> <td>41</td> </tr> </tbody> </table> <p>Completed 21/22:</p> <table border="1"> <thead> <tr> <th>House type</th> <th>Detached</th> <th>Semi</th> <th>Apartment</th> <th>Terrace</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>45</td> <td>55</td> <td>36</td> <td>3</td> </tr> </tbody> </table> <p>The total number of approvals / completions reported per house type may not reflect the total number of approvals / completions reported elsewhere due to losses of dwellings not being incorporated into the results for this section.</p>	House type	Detached	Semi	Apartment	Terrace	Number	30	7	35	41	House type	Detached	Semi	Apartment	Terrace	Number	45	55	36	3
House type	Detached	Semi	Apartment	Terrace																	
Number	30	7	35	41																	
House type	Detached	Semi	Apartment	Terrace																	
Number	45	55	36	3																	

<b>Indicator</b>	<b>Number of 1 / 2 / 3 / 4 / 5+ bed dwellings approved / completed</b>																								
<b>Results</b>	<p>Approved 21/22:</p> <table border="1"> <thead> <tr> <th>Number of bedrooms in dwelling</th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4 bed</th> <th>5+ bed</th> </tr> </thead> <tbody> <tr> <td>Number of dwellings</td> <td>36</td> <td>8</td> <td>48</td> <td>13</td> <td>11</td> </tr> </tbody> </table> <p>Completed 21/22:</p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4 bed</th> <th>5+ bed</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>27</td> <td>26</td> <td>54</td> <td>24</td> <td>9</td> </tr> </tbody> </table>	Number of bedrooms in dwelling	1 bed	2 bed	3 bed	4 bed	5+ bed	Number of dwellings	36	8	48	13	11	Number of bedrooms	1 bed	2 bed	3 bed	4 bed	5+ bed	Number	27	26	54	24	9
Number of bedrooms in dwelling	1 bed	2 bed	3 bed	4 bed	5+ bed																				
Number of dwellings	36	8	48	13	11																				
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Number	27	26	54	24	9																				

	The total number of approvals / completions reported per bedroom number may not reflect the total number of approvals / completions reported elsewhere due to losses of dwellings not being incorporated into the results for this section.		
<b>Indicator</b>	<b>No. of dwellings approved/completed specifically for; Older people, People with disabilities, Private rented sector, Self-build and custom build, and Student housing</b>		
<b>Results</b>	<b>Category</b>	<b>21/22 Approvals</b>	<b>21/22 Completions</b>
	Older People and People with disabilities (M4(2))*	M4(2) = 0  Elderly Care Facilities = 0	M4(2) = 0  Elderly Care Facilities = 0  A 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590)
	Private rented sector	Unknown	Unknown
	Self-build and custom build	2 (31/10/20 – 30/10/21)**	2
	Student housing	0	0
	*This relates to Optional Standards M4(2) of the Building Regulations		
	**This information will be updated as part of the annual return to DLUHC, you can find more information on this <a href="#">here</a>		
<b>Target</b>	<b>456 dwellings to be delivered in Edenfield Community Neighbourhood Plan (NP) Area</b>		
<b>Progress towards Target</b>	No dwellings have been delivered on any of the Edenfield Housing Allocations (H65 / H66 / H67)  No dwellings were recorded as being delivered within the Edenfield NP area in 21/22.		
<b>Trigger to Implement Contingencies</b>	None of the housing allocations within the Edenfield NP have full planning permission by Year 5 (23/24) of the Plan.		
<b>Trigger Met</b>	No		
<b>Contingencies</b>	Work with landowners and developers towards obtaining planning permission across the housing allocations in the Edenfield NP area.		
<b>Target</b>	<b>Reduction in no. of homes that have been empty for more than 2 years</b>		
<b>Progress towards Target</b>	As of 23/09/2022 there were 173 properties in Rossendale classed as vacant (unoccupied and unfurnished).		
<b>Trigger to Implement Contingencies</b>	There is a rise in the number of empty properties.		

<b>Trigger Met</b>	No, the target will be monitored in subsequent AMRs.
<b>Contingencies</b>	Identify problems and causes of vacancy and work with key partners to assist in bringing dwellings back into use targeting persistent long-term vacancies.

## Policy HS2: Housing Site Allocations

*“To direct housing development to appropriate locations and to maximised the re-development of brownfield land for housing.”*

<b>Target</b>	<b>75% of development to take place on allocated sites</b>
<b>Progress towards Target</b>	No. of completions on allocated sites, split by PDL and greenfield  In 21/22 there were 91 completions on allocated sites (66 on PDL / 25 on greenfield), representing 66% of the total completions There were 46 completions on unallocated sites (22 on PDL / 24 on greenfield), representing 34% of the total completions.
<b>Trigger to Implement Contingencies</b>	More than 25% of development on unallocated sites
<b>Trigger Met</b>	Yes, 34% of completions were on unallocated sites
<b>Contingencies</b>	Identify problems and potential causes of variants and identify measures to address them.

<b>Target</b>	<b>70% of sites on the brownfield register brought back into use</b>
<b>Progress towards Target</b>	No. of Completions on sites on the brownfield land register  On the 2021 Brownfield Register (last updated December 2021) there were 21 sites identified with a capacity to deliver approximately 356 dwellings. As of 31/03/2022 there had been no further completions on any of these 21 sites, however there are numerous permissions granted on the sites and some are marked as under construction.  You can find more details on the <a href="#">2021 Brownfield Register here</a> .
<b>Trigger to Implement Contingencies</b>	Less than 70% of sites on the brownfield register brought back into use over the Plan period.
<b>Trigger Met</b>	No
<b>Contingencies</b>	Continue to update and publicise the Brownfield Register to encourage the re-use of Previously Developed Land.

<b>Target</b>	<b>All applications of 50 or more dwellings accompanied by a masterplan</b>
<b>Progress towards Target</b>	No applications were approved for 50 or more dwellings in 2021/2022.
<b>Trigger to Implement Contingencies</b>	Anything less than 100%
<b>Trigger Met</b>	No.
<b>Contingencies</b>	Require a masterplan to accompany any applications for 50 or more dwellings.

## Policy HS3: Affordable Housing

*“To ensure provision of appropriate levels of affordable housing to meet identified needs.”*

<b>Target</b>	<b>75% of new housing completions on major sites meeting adopted policy on affordable housing</b>
<b>Progress towards Target</b>	In 2021/2022 there were 71 completions on major sites (permissions with 10 or more dwellings). 34 (48%) of which were affordable dwellings.  In 2021/2022 there were 2 major residential applications approved which were eligible for s106 contributions (2019/0405 & 2020/0436). The outline approval at Irwell Vale Mill (H64) agreed to provide 30% on-site affordable housing (2019/0405). Of the 2 major applications there are 43 dwellings approved, 9 of which are affordable, equating to a 21% average affordable dwelling contribution.
<b>Trigger to Implement Contingencies</b>	More than 25% of new housing completions not meeting the adopted policy on affordable housing
<b>Trigger Met</b>	No. Policy HS3: Affordable Housing details a requirement for major developments to provide 30% on-site affordable housing subject to site and development considerations.
<b>Contingencies</b>	Liaise with developers to understand why targets are not being met and identify barriers and potential ways of addressing the situation.
<b>Indicator</b>	<b>Amount of commuted sum payments toward affordable housing</b>
<b>Results</b>	No s106 contributions were received in 21/22 for off-site affordable housing.
<b>Indicator</b>	<b>Reasons to justify non provision of affordable housing</b>
<b>Results</b>	There were 4 major residential applications approved in 2021/2022. One was a prior approval (2021/0220) and as such was not eligible for a s106 contribution. The other application was a reserved matters application (2021/0158) with a s106 being agreed at outline stage and therefore will not be monitored for the 21/22 period. One other application at rear of 85 Grane Rd (2020/0436) did not provide affordable housing due to financial viability restrictions of developing the site. The site requires extensive land remediation and pilling costs. The major residential application to agree an element of affordable housing provision was application 2019/0405 (Irwell Vale Mill), as above.
<b>Indicator</b>	<b>No. of affordable dwellings delivered in rural areas</b>
<b>Results</b>	No affordable dwellings were delivered in 21/22 in Countryside areas.
<b>Indicator</b>	<b>No. of affordable / market dwellings completed that meet specific needs i.e. purpose-built accommodation for the elderly, housing suitable for disabled people</b>
<b>Results</b>	In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590).

## Policy HS4: Housing Density

*“To ensure the most efficient use of land and contribute to sustainable development.”*

<b>Target</b>	<b>Town centre locations to achieve at least 40dph</b>
<b>Progress towards Target</b>	In 21/22 there was only two dwellings delivered within a town centre location (2020/0132), amounting to a total of 66.7 dwellings per hectare.
<b>Trigger to Implement Contingencies</b>	10% of town centre completions being less than 40dph
<b>Trigger Met</b>	No, 100% of town centre completions exceeded 40dph.
<b>Contingencies</b>	Continue to monitor and, if necessary, identify problems and potential causes of variants and identify measures to address them.

## Policy HS5: Housing Standards

*“To ensure high quality design and meet the needs of specific groups.”*

<b>Indicator</b>	<b>Number / % of dwellings approved/completed and built to M4 (2) Standards</b>
<b>Results</b>	No dwellings were approved or completed to M4(2) standards in 21/22. We expect this figure to rise in subsequent monitoring periods following the adoption of the Local Plan in December 2021 allowing officers to assign greater weight to the Plan policies than before adoption.
<b>Indicator</b>	<b>Quality of new housing approved/completed - according to building for healthy life assessments</b>
<b>Results</b>	No new dwellings were approved or completed according to building for healthy life assessments.
<b>Indicator</b>	<b>Number / % dwellings approved/completed specifically for older people</b>
<b>Results</b>	In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590 / H19).

## Policy HS6: Open Space Requirements in New Housing Developments

*“To ensure the provision of / contribution towards an appropriate level of open space in new developments and to contribute to amenity, health and wellbeing.”*

<b>Target</b>	<b>All major housing developments approved in areas of deficiency to provide appropriate contribution towards open space</b>
<b>Progress towards Target</b>	Of the 2 major housing applications where associated s106 agreements were signed in 21/22, both provided financial open space contributions:  2020/0436 - Rear of 85 Grane Road - £17,758

	2019/0405 - Irwell Vale Mill, Aitken Lane - £40,980
<b>Trigger to Implement Contingencies</b>	Any major housing development in area of open space deficiency not providing appropriate contribution
<b>Trigger Met</b>	No, 100% of the applicable major housing development approvals in 21/22 have associated s106 agreements including contributions to open space.
<b>Contingencies</b>	Work is to begin in due course on an update to the Council's Open Space and Playing Pitch Supplementary Planning Document.
<b>Indicator</b>	<b>Hectares of new open space approved/created through development</b>
<b>Result</b>	No on-site open space was agreed via a s106 agreement in 21/22.
<b>Target</b>	<b>75% of major housing development approved in all areas to provide appropriate contribution towards open space</b>
<b>Progress towards Target</b>	Of the 2 major housing applications where associated s106 agreements were signed in 21/22, both provided financial open space contributions:  2020/0436 - Rear of 85 Grane Road - £17,758  2019/0405 - Irwell Vale Mill Aitken Lane - £40,980
<b>Trigger to Implement Contingencies</b>	25% of all major development not providing appropriate open space provision
<b>Trigger Met</b>	No, 100% of the applicable major housing applications approved in 21/22 supplied financial open space contributions.
<b>Contingencies</b>	Work is to begin in due course on an update to the Council's Open Space and Playing Pitch Supplementary Planning Document.
<b>Indicator</b>	Reasons cited for not providing open space
<b>Results</b>	None were given in 21/22.

## Policy HS7: Playing Pitch Requirements in New Housing Developments

*“To ensure the provision of / contribution to playing pitches.”*

<b>Target</b>	<b>All major housing developments approved in areas of deficiency to provide appropriate contribution</b>
<b>Progress towards Target</b>	No major housing developments approved in 21/22 provided a contribution towards playing pitches.
<b>Trigger to Implement Contingencies</b>	Any major housing development in area of deficiency not providing appropriate contribution
<b>Trigger Met</b>	N/A.
<b>Contingencies</b>	The Playing Pitch and Outdoor Sport Strategy Assessment Report and Action Plan were approved in March 2022.  The Council is also to produce a SPD to establish that, where there is a local need for playing pitches based on the Playing Pitch Strategy, appropriate financial contributions will be sought from new residential developments.
<b>Target</b>	<b>75% of major housing development approved in all areas to provide appropriate contribution</b>
<b>Progress towards Target</b>	No major housing developments approved in 21/22 provided a contribution towards playing pitches.
<b>Trigger to Implement Contingencies</b>	25% of all major development not providing appropriate provision
<b>Trigger Met</b>	Yes, more than 25% of all major developments did not provide a contribution towards playing pitches.
<b>Contingencies</b>	The Council is to produce a SPD to establish that, where there is a local need for playing pitches based on the Playing Pitch Strategy, appropriate financial contributions will be sought from new residential developments.

## Policy HS11: Rural Affordable Housing – Rural Exception Sites

*“To contribute to meeting the need for affordable housing in rural areas.”*

<b>Indicator</b>	<b>Number of permissions relating specifically to "rural exception" sites; percentage of affordable housing provided on these sites</b>
<b>Results</b>	No rural exception sites were approved or completed in 21/22.



## Policy HS14: Gypsies, Travellers and Travelling Showpeople

*“To meet the identified needs for these groups.”*

<b>Target</b>	<b>To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites)</b>
<b>Progress towards Target</b>	The 2016 Gypsy and Traveller and Travelling Showperson Accommodation Assessment reported that there were two permanent authorised pitches within Rossendale. There have been no recorded approvals or completions of new permanent of transit pitches or extensions to existing pitches within 21/22.
<b>Trigger to Implement Contingencies</b>	A reduction in available supply of pitches below 50% of need
<b>Trigger Met</b>	No, the supply of pitches has not changed in 21/22.
<b>Contingencies</b>	Bring forward Gypsy and Traveller site allocations in line with the identified need.
<b>Target</b>	<b>To minimise the number of illegal encampments and the need for enforcement action carried out</b>
<b>Progress towards Target</b>	Rossendale Borough Council keeps a record of encampments on Futures Park, Bacup and Rossendale Borough Council owned land. In 21/22 there were 3 illegal encampments. 1 of these required a Direction Notice and 1 required a Court Order for removal.
<b>Trigger to Implement Contingencies</b>	Significant increase in illegal encampments or need for enforcement action.
<b>Trigger Met</b>	No, this figure is consistent with previous figures.
<b>Contingencies</b>	Work is ongoing to create a Negotiated Stopping Policy that the Council can facilitate in future engagements.
<b>Target</b>	<b>To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites)</b>
<b>Progress towards Target</b>	The 2016 Gypsy and Traveller and Travelling Showperson Accommodation Assessment reported that there were two permanent authorised pitches within Rossendale. There have been no recorded approvals or completions of new permanent of transit pitches or extensions to existing pitches within 21/22.
<b>Trigger to Implement Contingencies</b>	A reduction in available supply of pitches below 50% of need
<b>Trigger Met</b>	No, the supply of pitches has not changed in 21/22.
<b>Contingencies</b>	Bring forward Gypsy and Traveller site allocations in line with the identified need.

<b>Target</b>	<b>To minimise the number of illegal encampments and the need for enforcement action carried out</b>
<b>Progress towards Target</b>	Rossendale Borough Council keeps a record of encampments on Futures Park, Bacup and Rossendale Borough Council owned land. In 21/22 there were 3 illegal encampments. 1 of these required a Direction Notice and 1 required a Court Order for removal.
<b>Trigger to Implement Contingencies</b>	Significant increase in illegal encampments or need for enforcement action.
<b>Trigger Met</b>	No, this figure is consistent with previous figures.
<b>Contingencies</b>	Work is ongoing to create a Negotiated Stopping Policy that the Council can facilitate in future engagements.

## Policy HS15: Specialist Housing

*“To provide for specialist housing need and increase the range of housing types.”*

<b>Target</b>	<b>To meet need for specialist accommodation identified in the SHMA / other housing need evidence</b>
<b>Progress towards Target</b>	In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590 / H19).
<b>Trigger to Implement Contingencies</b>	No new specialist accommodation provided / proposed in the Borough despite identified need
<b>Trigger Met</b>	No, housing allocation H19 was completed in 21/22, providing a 22 bedroom care facility.
<b>Contingencies</b>	Work with specialist providers to identify barriers and solutions.

## Policy HS16: Self-Build and Custom-Built Houses

*“To provide for self-build and custom-built housing need and increased the range of housing types.”*

<b>Target</b>	<b>Providing self-build/ custom-build opportunities on major housing sites</b>
<b>Progress towards Target</b>	No self-build dwellings were approved or delivered on sites of 50 dwellings or more. However, 2 self-build dwellings were approved and 2 self-build dwellings were completed on other sites between April 2021 and March 2022.
<b>Trigger to Implement Contingencies</b>	25% of relevant applications for housing not providing custom or self-build opportunities
<b>Trigger Met</b>	No, as no applications for 50 or more dwellings were approved in 2021/22.
<b>Contingencies</b>	Consider the availability of land, identify any potential land e.g. on housing allocations, in Council ownership etc.
<b>Indicator</b>	<b>No of individuals/groups on the self-build register</b>
<b>Results</b>	As of the 31 <sup>st</sup> March 2022 there were 44 individuals on the self-build register and no groups.
<b>Target</b>	To meet the requirements identified by the Self Build Register
<b>Progress towards Target</b>	The Local Planning Authority has 3 years to meet the demand on the register. As of 31 <sup>st</sup> October 2021, the Local Planning Authority had granted residential consent on enough plots of land to meet the demand on the register for the period 2017/18 (2 plots of land approved for 2 entries onto the register during that period). More information is available at <a href="https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/3">https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/3</a> .
<b>Trigger to Implement Contingencies</b>	Not meeting the number of approvals over the rolling year period.
<b>Trigger Met</b>	No, in October 2021, the Council was meeting the demand as identified on the Council's Self-Build Register in 2017/18.
<b>Contingencies</b>	Consider the availability of land, identify any potential land e.g. on housing allocations, in Council ownership etc.

# Chapter 4: Employment Growth and Employment

## Strategic Policy EMP1: Provision for Employment

*“To ensure enough land is provided to meet economic growth.”*

<b>Indicator</b>	<b>No. of approvals /completions or area (ha of new land provision or sq.m of new employment floorspace) for B1/ E(g), B2 and B8 land use class, split by greenfield/ previously developed land</b>
<b>Target</b>	27 ha of new employment land provision over the Plan period. Or approximately 1.8ha of new employment land provision per annum.
<b>Progress towards Target</b>	Permissions granted in 2021/22 amount to a net gain of 0.25 ha of employment land and 83% of these permissions are on previously developed land. During the same year, 4 permissions were completed resulting in 0.91 ha of land becoming in use for employment. Amongst these 4 permissions, 3 are on previously developed land. The amount of land approved and built out for employment use is falling below the target of 1.8 ha per year. Further information is provided below.
<b>Trigger to Implement Contingencies</b>	Not meeting the annual requirement during a 3 year period
<b>Trigger Met</b>	This is the first year of monitoring this new employment land target, it is therefore not possible to calculate the trigger.
<b>Contingencies</b>	Continue with the monitoring of new employment land provision.
<b>Indicator</b>	<b>No. of approvals /completions or area (ha of new land provision or sq.m of new employment floorspace) for B1/ E(g), B2 and B8 land use class, split by greenfield/ previously developed land</b>

In 2021/2022, 6 planning permissions were granted for an additional 0.44 ha of land (or 5,144 sq.m of floorspace) for use as employment such as E(g) (offices, research and development or light industrial), B2 (general industrial) and B8 (storage and distribution). However 0.19 ha of land (or 1,923 sq.m of floorspace) in use or last used as employment was also granted permission to change to residential use. This results in a net gain of 0.25 ha of employment land (or 3,221 sq.m of floorspace). Amongst the 12 permissions granted, the majority are on previously developed land (83%).

Table 1 below reports the number of planning permissions granted for new employment land or involving a loss of employment provision during the monitoring year (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022).

Planning application reference	Address	Proposal	Indicative Land Use Class	Area (ha)	Employment Floor space (sq.m) gains (=)and losses (-)	Greenfield/ Brownfield	Employment Site Allocation in Local Plan
2021/0003	18 Market Street Bacup, OL13 8EZ	Full: Conversion of empty shop on the ground floor with 7 bedsits above to a co working office space on the ground floor with 4 one bedroom apartments above	E(g)	0.01	+138	Brsownfield	N/A
2021/0086	Land South of Hugh Business Park, Cowpe Road, Cowpe, BB4 7EU	Full: Change of use of land from former coal yard to storage of caravans	B8	0.18	+1811	Brownfield	N/A
2021/0160	178 Burnley Road Bacup, OL13 8QE	Change of Use and conversion from part B1(c) to ground floor and part C3 use to first floor to full C3 (dwelling) use, including associated parking.	C3	0.04	-458	Brownfield	N/A
2021/0183	45 Bank Street Rawtenstall BB4 7QN	Prior Notification: Change of use of upper floors (first & second) from Offices (B1a) to 1 apartment with ground floor retained as existing	C3	0.01	-157	Brownfield	N/A
2021/0186	Slack Head Farm, Roundhill Lane, Haslingden, BB4 5TY	Full: Proposal to convert existing farm outbuildings into mixed-use of holiday lets and office space associated to existing fostering business, including associated works	C1 and E(g)	0.01	+120	Greenfield	N/A
2021/0189	Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom, BL0 ONT	Lawful Development Certificate: proposed completion of single storey factory extension (of 2,660m <sup>2</sup> ) and associated works, in line with planning permission 1993-518. Also to confirm that there are no restriction on hours of operation in the original planning permission.	B2	0.2	+2660	Brownfield	EE37 – Stubbins Vale Mill
2021/0220	41 Bury Road, Haslingden, BB4 6PG	Prior Approval - Offices to Residential: Change of use from Class B1(a) offices to 19 self-contained studios (Class C3 Use)	C3	0.09	-853	Brownfield	N/A
2021/0221	41 Bury Road, Haslingden, BB4 6PG	Prior Approval - Offices to Residential: Change of use from Class B1(a) offices to 18 self-contained studios (Class C3 Use)	C3	0.09	-853	Brownfield	N/A
2021/0404	Buckhurst Lodge Buckhurst Road, Ramsbottom, Bury	Lawful Development Certificate (Existing): use of land for B8 storage and distribution, including the storage of shipping containers.	B8	0.03	+299	Brownfield	N/A
2021/0474	John Streets Work, John Street, Haslingden, BB4 5QB	Change of use of redundant workshop including operation development to form one dwelling	C3	0.05	-455	Brownfield	N/A
2021/0629	Plantation Mill Market Street, Bacup	Full: Proposed ground and first floor extension to west elevation	B2	0.01	+116	Greenfield	EE2 – Henrietta Street
2021/0635	Land to the rear of 311-317 Market Street, Whitworth	Full: Change of use of building from Use Class B2 to retail use on ground floor and office use above (Class E)	B2	N/A	Neutral (no loss as ancillary use to B2)	Brownfield	N/A
<b>Land granted permission for new employment provision</b>			<b>Gain</b>	<b>0.44</b>	<b>5144</b>		
<b>Land granted permission for loss of employment provision (only one of the two permissions 2021/0220 and 2021/0221 is accounted for as only one of the two will be implemented)</b>			<b>Loss</b>	<b>0.19</b>	<b>1923</b>		
<b>Overall land granted permission for employment provision</b>			<b>Overall Net Gain</b>	<b>0.25</b>	<b>3221</b>		

Table 1 Planning permissions granted in relation to employment land

In terms of completions, new employment provision was completed on 0.91 ha of land (or 13,361 sqm of floor space), this is below the target of 1.8 ha of new employment land provision. In addition, amongst the 4 permissions built out 3 are on previously developed land (or 75% of the permissions completed).

Table 2 below shows the permissions completed during the monitoring year.

Planning application reference	Address	Proposal	Indicative Land Use Class	Area (ha)	Floor space (sqm) gains (+) and losses (-)	Greenfield/ Brownfield	Employment Site Allocation in Local Plan
2018/0437	Land Off New Hall Hey New Hall Hey Road Rawtenstall Rossendale Lancashire	Construction of 3 No. industrial buildings (1 no. B2 Use Class, and 2 no. B2 / B8 Use Class) with offices, service yard car parking and associated works.	B2/B8	N/A (counted previously)	+2643 (for the last unit)	Greenfield	EE24 – New Hall Hey
2019/0266	Former Bus Depot Knowsley Park Way Haslingden Rossendale Lancashire BB4 4RS	Change of use from bus depot (Sui Generis) to B2	B2	0.87	+10238	Brownfield	EE18 Knowsley Road Industrial Estate –
2019/0561	216 Newchurch Road Stacksteads Bacup Lancashire OL13 0TS	Change of use of a A1 shop and C3 flat to a three storey office building, including internal and external alterations and the rebuilding of the single storey rear extension at lower ground floor.	E(g)	0.01	+181	Brownfield	N/A
2021/0404	Buckhurst Lodge Buckhurst Road Ramsbottom Bury	Lawful Development Certificate (Existing): use of land for B8 storage and distribution, including the storage of shipping containers.	B8	0.03	+299	Brownfield	N/A
<b>New employment provision built in 2021/22</b>				<b>0.91</b>	<b>13,361</b>		

Table 2 Employment land completions in 2021/22

Indicator	Total no. of employee jobs, part time /full time												
<b>Results</b>	<p>The number of employee jobs has been obtained from the Nomis website. As of September 2022, no data was available for 2021 and 2022 so the information is displayed for 2019 and 2020, the first two years of the Local Plan period. The figures provided by the website are rounded estimates.</p> <table border="1"> <thead> <tr> <th></th> <th>2019</th> <th>2020</th> </tr> </thead> <tbody> <tr> <td>Employees</td> <td>20,000</td> <td>19,000</td> </tr> <tr> <td>Full-time employees (working more than 30 hours a week)</td> <td>13,000</td> <td>13,000</td> </tr> <tr> <td>Part-time employees (working 30 hours a week or less)</td> <td>6,000</td> <td>6,000</td> </tr> </tbody> </table> <p><a href="https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&amp;version=0&amp;data set=189">https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&amp;version=0&amp;data set=189</a></p> <p>There has been a reduction in the number of employee jobs in Rossendale between 2019 and 2020. This could be a consequence of the Covid-19 pandemic. The figures for 2021 and 2022 will be important to understand the trend in employment and will be provided in the next monitoring report if they become available.</p>		2019	2020	Employees	20,000	19,000	Full-time employees (working more than 30 hours a week)	13,000	13,000	Part-time employees (working 30 hours a week or less)	6,000	6,000
	2019	2020											
Employees	20,000	19,000											
Full-time employees (working more than 30 hours a week)	13,000	13,000											
Part-time employees (working 30 hours a week or less)	6,000	6,000											

## Policy EMP2: Employment Site Allocations

*“To provide sufficient new employment land in appropriate locations and protect existing employment land.”*

<b>Indicator</b>	<b>Number of approval/completions of employment land or floorspace provision on allocated employment sites</b>
<b>Target</b>	Net reduction in vacancy rates on identified employment sites
<b>Progress Towards Target</b>	<p>Two planning permissions for extensions of existing businesses within allocated employment sites were approved in 2021/22:</p> <ul style="list-style-type: none"> <li>- Stubbins Vale Mill (EE37);</li> <li>- Plantation Mill, Market Street within the Henrietta Street allocation (EE2).</li> </ul> <p>It is to be noted that these allocated sites were not considered to have any remaining areas available for development for new units. Therefore these extensions amount to approximately 0.21ha land (2,776 sqm of floorspace) of new employment provision that was not originally expected to come forward.</p> <p>In terms of completions, 2 developments were completed on allocated sites in 2021/22:</p> <ul style="list-style-type: none"> <li>- Third unit at New Hall Hey of 2,643 sqm on allocation EE24</li> <li>- Change of use from a bus depot to general industrial use in Haslingden within allocation EE18 (Knowsley Road Industrial Estate)</li> </ul> <p>The site area at New Hall Hey has been counted previously as the first two units were built before 2021/22, so only the floorspace provided by the third unit will be counted this year. Therefore, only 0.87 ha of employment land (or 12,881 sqm of floorspace) were delivered on allocated employment sites. The change of use at the former bus depot contributes to a reduction in the vacancy rate at Knowsley Road Industrial Estate by bringing more than 10,000 sqm of floorspace back into general industrial use.</p>
<b>Trigger to Implement Contingencies</b>	Land remains vacant for over 3 years
<b>Trigger met</b>	No information on vacancy rates within existing allocated employment sites has been collated.
<b>Contingencies</b>	Continue to monitor the economic value of employment sites in relation to occupation and vacancy levels. Ongoing monitoring will continue and discussions will take place with land owners and Economic Development colleagues to identify and resolve barriers to delivery of the employment allocations.

<b>Indicator</b>	<b>No of masterplans/development briefs approved for permissions on sites requiring one</b>
<b>Target</b>	All applications on sites requiring one to include a masterplan or development brief
<b>Progress Towards Target</b>	None of the permissions granted in 2021/22 were on new employment sites or mixed-use sites requiring a masterplan or development brief.

## Policy EMP3: Employment Site and Premises

*“To protect existing employment land but allow for suitable redevelopment where appropriate.”*

<b>Indicator</b>	<b>Sqm of employment floorspace lost to other uses (per type of use approved / completed) - total and on allocated sites</b>
<b>Target</b>	No net loss of employment floorspace
<b>Progress Towards Target</b>	There has been no net loss of employment floorspace for approvals (as the gains outweighed the losses) nor for completions.  It is to be noted that some losses of offices and workshops were approved in 2021/22 in locations outside of allocated employment or mixed-use sites. Please see table below for more information.
<b>Trigger to Implement Contingencies</b>	Net loss of employment floorspace over more than one year running
<b>Trigger met</b>	The trigger is not met as there has been no net loss of employment floorspace via approvals or actual completions.
<b>Contingencies</b>	Produce SPD setting out details of the policy criteria, including marketing and an assessment of the viability of employment use.

The table 3 below reports only on the employment floorspace estimated to be lost (not the gain) for approvals and completions in 2021/22.

Floorspace lost to other uses (sqm) from:	Approvals		Completions	
	Allocated Sites	Total	Allocated Sites	Total
<b>E(g) Offices, Research and Development and light industrial processes</b>	0	1923	0	0
<b>B2 General Industrial</b>	0	0	0	0
<b>B8 Storage and Distribution</b>	0	0	0	0

Table 3 Employment floorspace lost to other uses

## Policy EMP4: Development Criteria for Employment Generating Development

*“To support wider economic growth and increase jobs.”*

<b>Indicator</b>	<b>Number or floorspace (in sqm) approved / completed of non-employment land use class providing jobs, by use class type</b>
<b>Results</b>	The approvals and completions of uses under Class E (Commercial, Businesses and Services) except E(g) (Offices, Research and Development and Light Industrial) are reported here to assess the provision of other land uses generating employment.  During 2021/22, 14 applications were approved in relation to employment generating floorspace within Class E (except E(g)), leading to a net gain in floorspace of 1,805 sqm. In terms of completions, the Borough has seen a net gain of 436 sqm in floorspace for commercial, businesses and services uses (not including offices, research and development and light industrial).



The table 4 below reports gains and losses for planning approvals within land use Class E (Commercial, Businesses and Services), except E(g) which has already been reported in the previous section, during 2021/22. The information overlaps the one provided in the retail section with the difference that Sui Generis land use such as hot food takeaway, bars and pubs are not listed within this section, which focusses on Class E.

Planning Reference	Address	Proposal	Proposed Indicative Land Use Class	Estimated Class E Floorspace (in sqm) approved (gains (+) and losses (-))	Employment Site Allocation in Local Plan
2020/0363	Development site former Forest Mill, Henrietta Street, Bacup	Full: Erection of a foodstore with new vehicular access/egress to Henrietta Street, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping; alongside road widening works to Henrietta Street.	E(a)	+1856	EE2 – Henrietta Street
2021/0148	51 Deardengate Haslingden Rossendale Lancashire BB4 5QN	Full: Change of Use from A1 retail to Sui generis combining A1, A3, A5 - Bubble tea, Tea / Coffee and Hot food Takeaway and Cafe including the provision of an external flue to the rear and external alterations. First and second floor to be C3 residential apartment	E(a), E(b), Sui Generis and C3	No net gain or loss	N/A
2021/0166	96 Market Street Bacup Lancashire OL13 0AY	Single-storey Beer Store Extension to side	E(b)	+3	N/A
2021/0211	30 Kay Street Rawtenstall BB4 7LS	Change of use from retail to licensed cafe / bar (sui generis)	Sui Generis	-60	N/A
2021/0248	Commercial Hotel 318A Newchurch Road Stacksteads Bacup OL13 0UJ	Full: Change of use of former public house / hotel into two self contained dwellings including installation of roof skylights and replacement windows	C3	-155	N/A
2021/0343	2 Orama Point Cown Park Way South Whitworth Rossendale OL12 8BF	Full: Change of use from Garage to Hairdressing Salon (Retrospective)	E(a)	+20	N/A
2021/0377	383 Market Street Whitworth Rochdale OL12 8QL	Change of use of street level front room area from C3 residential to beauty therapy room with associated gift shop.	E(a)	+20	N/A
2021/0424	121 Broadway Haslingden Rossendale BB4 4EH	Full: Change of use to chocolate shop and 9m square infill extension	E(a)	+91	N/A
2021/0515	Unit 9 The Corn Exchange Roberts Street Rawtenstall BB4 8EU	Material change of use from Class F1 Education Centre to Class E Children's Play Centre with ancillary cafe and customer only parking	E(f)	+287	EE22 – Land at Robert Street
2021/0519	32 Deardengate Haslingden Rossendale BB4 5QJ	Prior notification: conversion and change of use from bank (A2) to form 3 no. one-bedroom apartments (C3), with associated internal works.	C3	-148	N/A
2021/0552	208 Newchurch Road, Stacksteads OL13 0TS	Change of use of a 3-storey, vacant furniture shop use class E(a) to create a mixed-use building with hairdressing and beauty salon use class E(c)(iii) and a hairdressing academy F1(a).	E(c) and F1	No net gain or loss	N/A
2021/0566	4-6 Union Street Bacup OL13 0AA	Existing vacant first floor retail space to 2 no. residential flats	C3	-109	N/A
2021/0585	4-6 Union Street Bacup OL13 0AA	Removal of current shop front, replacement of shop front and subdivision of ground floor to 3 retail units (Class E(a))	E(a)	No net gain or loss	N/A
2021/0630	44 Manchester Road Haslingden BB4 5ST	Conversion of upper floors of building into a seven-bedroom house in multiple occupation (HMO) and renovation of existing ground floor retail unit, with associated external alterations (including construction of a three-storey stepped rear extension, creation of a rear dormer, alterations to window and door layouts and creation of Juliet balconies)	E(a) and C4	No net gain or loss	N/A
<b>Net total floorspace (sqm) of Class E floorspace approved (excluding dwellings) in 2021/22</b>				<b>+1,805</b>	

Table 4 Class E gains and losses (except E(g)) for planning approvals in 2021/22

In terms of completion, 12 applications were completed between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 leading to a net increase of 436 sqm in employment generating Class E premises (excluding E(g)). Please see the table on the next page for a list of completions.

Planning Reference	Address	Proposal	Indicative Land Use Class	Estimated Class E Floorspace (sqm) gained (+) or lost (-)	Employment Site Allocation in Local Plan
2016/0605	17 Bank Street Rawtenstall BB4 6QS	Formation of covered external terrace / seating area	E(b)	+145	N/A
2017/0324	Craven Heifer, 264-266 Burnley Road, Rawtenstall	Change of use from Public House (A4) to Restaurant (A3) including extension to north side	A3/E(b)	+16 (extension)	N/A
2018/0011	Suite 9-3 Link 665 Todd Hall Road Haslingden Rossendale BB4 5JT	Change of use from office (A2) to pain therapy clinic (D1)	D1/E(e)	No net gain or loss	EE16 – Carrs Industrial Estate
2018/0160	12A Market Street Bacup	Change the use from bank to yoga and meditation studio	E(d)	No net gain or loss	N/A
2018/0214	13A Longholme Road Rawtenstall BB4 7NG	Change of use from religious building to A2 professional offices	A2/E(c)	+325	N/A
2019/0139	21-23 Burnley Road East Waterfoot	Part conversion and refurbishment resulting in one A1 retail unit and five residential units	A1/E(a)	-45 (reduction of retail unit floorspace)	N/A
2019/0185	Former Kar Kare Back Lane Rawtenstall BB4 7QZ	Change of use from retail to restaurant/cafe	A3/E(b)	+52 (extension)	N/A
2019/0393	28 Bury Road Rawtenstall BB4 6AA	Change of use from retail to micro-bar	Sui Generis	-100	N/A
2020/0003	15 Deardengate Haslingden Rossendale BB4 5QN	Change of use from A1 shop with flat above to A2/B1 office with flat above	A2/B1 (E(c)/E(g)(i))	No net gain or loss	N/A
2021/0166	96 Market Street Bacup OL13 0AY	Single storey beer store extension	E(b)	+3	N/A
2021/0343	2 Orama Point, Cowm Park Way South, Whitworth, OL12 8BF	Change of use from garage to hair dressing salon	E(a)	+20	N/A
2021/0377	383 Market Street, Whitworth, OL12 8QL	Change of use of street level front room area from C3 residential to beauty therapy room with associated gift shop.	E(a)	+20	N/A
<b>Net floorspace area for Class E use (except E(g)) built out in 2021/22</b>				<b>+436</b>	

Table 5 Class E completions (except E(g)) during 2021/22

## Policy EMP5: Employment Development in non-allocated employment areas

*“To support wider economic growth and provide a range of employment opportunities.”*

Indicator	Number of applications / sq.m. of new employment floorspace approved / completed outside allocated employment sites
Results	<p>Policy EMP5 supports the development of small scale employment development (Use Classes E(g), B2, B8 and E(c) (E(c) limited to under 100 sqm)) providing there will be no detriment to the local area in order to support small businesses.</p> <p>Based on the information reported above for the monitoring of Policy EMP1, 10 applications were granted in 2021/22 providing a net gain of just 445 sqm in Use Classes E(g), B2 and B8 outside of allocated employment sites. The approval to change the use of a retail unit E(a) to a new hair dressing and beauty salon E(c) (incorporating a hairdressing academy too) on Newchurch Road in Stacksteads (2021/0552) applies to a premises over 100 sqm and therefore has not be included.</p> <p>The approvals of 445 sqm additional employment floorspace outside allocated employment sites is below the approvals on allocated employment sites of 2,776 sqm.</p> <p>In terms of completions, 2 applications were implemented (or considered lawful) in 2021/22, outside of employment site allocations, providing a net gain of 480 sqm. There were also two completions for E(c) uses, one over 100 sqm at 13a Longholme Road in Rawtenstall (2018/0214) from a religious establishment and one below 100 sqm (for 77sqm) at 15 Deardengate in Haslingden (2020/0003) but from a Use Class E(g) so not providing any net gain.</p> <p>The completions of 480 sqm of employment floorspace outside employment areas is below the completions within allocated sites of 12,881 sqm.</p>

## Policy EMP6: Futures Park

*“To support economic growth and ensure well-designed, co-ordinated development.”*

Indicator	No. apps / Sqm of employment floorspace approved/completed by use class type at Futures Park and production of a masterplan
Target	Site completed with appropriate mix of uses by 2034. Masterplan addresses issues outlined in policy.
Progress Towards Target	No applications were approved or completed at Futures Park in 2021/22 and 2 plots of land of approximately 0.84 ha remain available for development on this site. A masterplan was produced and can be seen in the document <a href="#">EL8.015 Action 15.1 and 15.3 to 15.5 Mixed Use Sites</a> (page 16) on the Council’s website.
Trigger to Implement Contingencies	Lack of progress with development of site. Absence of masterplan or masterplan does not address identified issues.
Trigger Met	A new manufacturing unit and nursery have been approved and completed on the site in recent years demonstrating good progress towards the development of the site. A masterplan has been produced to guide development.
Contingencies	Review policy and site allocation

## Policy EMP7: New Hall Hey

<b>Indicator</b>	<b>Number of applications / sqm of employment floorspace approved/completed by use class type at New Hall Hey and production of a masterplan</b>
<b>Target</b>	Site completed with appropriate mix of uses by 2036. Masterplan addresses issues outlined in policy.
<b>Progress Towards Target</b>	No applications were approved or completed on the new employment site allocation NE4 at New Hall Hey in 2021/22 and no masterplan was produced.
<b>Trigger</b>	Lack of progress with development of site at 3, 5, 10 year periods. Absence of masterplan or masterplan does not address identified issues.
<b>Trigger Met</b>	Since the adoption of the Local Plan in December 2021, little progress has been made towards development of the site as of March 2022, however only 3 months have passed since the allocation of the site for employment use. The trigger has not yet been met.
<b>Contingencies</b>	Review policy and site allocation

# Chapter 5: Retail

## Strategic Policy R1: Retail and Other Town Centre Uses

*“To support the role and function of town and other centres.”*

<b>Indicator</b>	<b>No. of applications or floorspace (in sqm) approved or completed for town centre uses including Class E (Commercial, Business and Service), Sui Generis, F1 (Learning and Non-residential institution), F2 (c-d) (Local Community Uses) in centres, Primary Shopping Areas (PSA) and non-centres</b>																																																	
<b>Target</b>	Majority of town centre uses to be located in the identified centres																																																	
<b>Progress towards target</b>	<p>In 2021/22, 26 permissions were granted in relation to town centre uses. The majority (58%) were on land or premises located outside of town centres.</p> <table border="1"> <thead> <tr> <th>Approvals</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Outside of Centres</th> </tr> </thead> <tbody> <tr> <td>Number of town centre uses applications approved</td> <td>5 / 19%</td> <td>6 / 23%</td> <td>15 / 58%</td> </tr> </tbody> </table> <p>During the same period, 15 permissions were completed. The majority of them within town centres (53%).</p> <table border="1"> <thead> <tr> <th>Completions</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Outside of Centres</th> </tr> </thead> <tbody> <tr> <td>Number of town centre uses completed</td> <td>5 / 33%</td> <td>3 / 20%</td> <td>7 / 47%</td> </tr> </tbody> </table> <p>The town centres permissions approved in 2021/22 amount to a net loss of 292 sqm floorspace (499 sqm was lost within town centres and 207 sqm gained outside of centres). Please see table below for a break down of floorspace gained and lost per use class and location.</p> <table border="1"> <thead> <tr> <th>Floorspace (sqm) Approved</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Out of Centres</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Class E</td> <td>-60</td> <td>-571</td> <td>631</td> <td>0</td> </tr> <tr> <td>Sui Generis</td> <td>132</td> <td>0</td> <td>-137</td> <td>-5</td> </tr> <tr> <td>F1</td> <td>0</td> <td>0</td> <td>-287</td> <td>-287</td> </tr> <tr> <td>F2</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td><b>Total</b></td> <td><b>72</b></td> <td><b>-571</b></td> <td><b>207</b></td> <td><b>-292</b></td> </tr> </tbody> </table>				Approvals	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres	Number of town centre uses applications approved	5 / 19%	6 / 23%	15 / 58%	Completions	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres	Number of town centre uses completed	5 / 33%	3 / 20%	7 / 47%	Floorspace (sqm) Approved	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total	Class E	-60	-571	631	0	Sui Generis	132	0	-137	-5	F1	0	0	-287	-287	F2	0	0	0	0	<b>Total</b>	<b>72</b>	<b>-571</b>	<b>207</b>	<b>-292</b>
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In terms of completion, the net amount of floorspace gained for town centre uses in 2021/22 is 293 sqm. A net gain of 216 sqm (74% of the floorspace gained) occurred within town centres (the majority within the primary shopping areas) and 77 sqm (26%) of additional town centre uses took place outside of centres. Therefore the majority of new town centre uses occurred within town centres in 2021/22.

Floorspace (sqm) Built Out	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total
Class E	296	145	249	690
Sui Generis	100	0	-172	-72
F1	-325	0	0	-325
F2	0	0	0	0
<b>Total</b>	<b>71</b>	<b>145</b>	<b>77</b>	<b>293</b>

<b>Trigger</b>	Disproportionate amount of town centre uses approved / completed outside identified centres
<b>Trigger met</b>	Yes, partly, as during the monitoring period the majority of planning permission granted (58%) were for premises or land situated outside of town centres. However, the majority of permissions implemented were located within town centres (53%).
<b>Contingencies</b>	<p>Monitoring the health of the defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD.</p>

The table below lists the 26 applications approved for town centre uses between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022.

Planning Reference	Address	Proposal	Proposed Indicative Land Use Class	Estimated Town Centre Floorspace (in sqm) approved (gains (+) and losses (-))	Location (Town Centre, Primary Shopping Area or Out of Centre)
2020/0363	Development site former Forest Mill, Henrietta Street, Bacup	Full: Erection of a foodstore with new vehicular access/egress to Henrietta Street, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping; alongside road widening works to Henrietta Street.	A1/E(a)	+1856	Out of Centre
2021/0003	18 Market Street, Bacup, OL13 8EZ	Conversion of empty shop on the ground floor with 7 bedsits above to a co working office space on the ground floor with 4 one bedroom apartments above	E(g)	Loss of 138 sqm of E(a) and gain of 138 sqm E(g)	PSA
2021/0148	51 Deardengate Haslingden Rossendale Lancashire BB4 5QN	Full: Change of Use from A1 retail to Sui generis combining A1, A3, A5 - Bubble tea, Tea / Coffee and Hot food Takeaway and Cafe including the provision of an external flue to the rear and external alterations. First and second floor to be C3 residential apartment	A1/E(a), A3/E(b), A5 /Sui Generis and C3	No net gain or loss	PSA
2021/0160	178 Burnley Road, Bacup, OL13 8QE	Change of Use and conversion from part B1(c) to ground floor and part C3 use to first floor to full C3 (dwelling) use, including associated parking.	C3	-458	Out of Centre

Planning Reference	Address	Proposal	Proposed Indicative Land Use Class	Estimated Town Centre Use Floorspace (in sqm) approved (gains (+) and losses (-))	Location (Town Centre, Primary Shopping Area or Out of Centre)
2021/0166	96 Market Street Bacup Lancashire OL13 0AY	Single-storey Beer Store Extension to side	A3/E(b)	+3	Out of Centre
2021/0183	45 Bank Street Rawtenstall BB4 7QN	Prior Notification: Change of use of upper floors (first & second) from Offices (B1a) to 1 apartment with ground floor retained as existing	C3	-314	PSA
2021/0186	Slackhead Farm, Roundhill Lane, Haslingden, BB4 5TY	Full: Proposal to convert existing farm outbuildings into mixed-use of holiday lets and office space associated to existing fostering business, including associated works	C1 and E(g)(i)	+120	Out of centre
2021/0193	Land Adjacent to Buckhurst Lodge Buckhurst Road Ramsbottom Bury Lancashire	Retention of kiosk selling food and drink	Sui Generis	+18	Out of Centre
2021/0211	30 Kay Street Rawtenstall BB4 7LS	Change of use from retail to licensed cafe / bar (sui generis)	Sui Generis	Loss of 60sqm E(a) and gain of 60sqm Sui Generis	Town centre
2021/0220	41 Bury Road, Haslingden, Rossendale, BB4 6PG	Prior Approval – Offices to Residential: Change of use from Class B1(a) offices to 19 self-contained studios (Class C3 use)	C3	-853	Out of centre
2021/0221	41 Bury Road, Haslingden, Rossendale, BB4 6PG	Prior Approval - Offices to Residential: Change of use from Class B1(a) offices to 18 self-contained studios (Class C3 Use)	C3	-853	Out of centre
2021/0248	Commercial Hotel 318A Newchurch Road Stacksteads Bacup OL13 0UJ	Full: Change of use of former public house / hotel into two self contained dwellings including installation of roof skylights and replacement windows	C3	-155	Out of Centre
2021/0337	3 Bank Street Rawtenstall Rossendale BB4 6QS	Full: Change of use from retail to ground-floor hot food takeaway (with internal flue), and offices/storage above, entailing formation of additional door to rear, and associated works.	Sui Generis, E(g)(i)	Loss of 264sqm E(a) and gain of 132sqm Sui Generis and 132sqm E(g)	Town centre
2021/0343	2 Orama Point Cown Park Way South Whitworth Rossendale OL12 8BF	Full: Change of use from Garage to Hairdressing Salon (Retrospective)	E(a)	+20	Out of Centre
2021/0377	383 Market Street Whitworth Rochdale OL12 8QL	Change of use of street level front room area from C3 residential to beauty therapy room with associated gift shop.	E(a)	+20	Out of Centre
2021/0424	121 Broadway Haslingden Rossendale BB4 4EH	Full: Change of use to chocolate shop and 9m square infill extension	E(a)	+91	Out of Centre
2021/0474	John Street Works, John Street, Haslingden, BB4 5QB	Change of use of redundant workshop including operation development to form one dwelling	C3	-455	Out of centre
2021/0502	7 Market Street Edenfield Bury BL0 0JQ	Change of use of existing ground floor from take away to living accommodation to extend existing first floor dwelling	C3	-60	Town centre
2021/0515	Unit 9 The Corn Exchange Roberts Street Rawtenstall BB4 8EU	Material change of use from Class F1 Education Centre to Class E Children's Play Centre with ancillary cafe and customer only parking	E(f)	Loss of 287sqm F1 and gain 287sqm E	Out of Centre
2021/0519	32 Deardengate Haslingden Rossendale BB4 5QJ	Prior notification: conversion and change of use from bank (A2) to form 3 no. one-bedroom apartments (C3), with associated internal works.	C3	-148	PSA
2021/0552	208 Newchurch Road, Stacksteads OL13 0TS	Change of use of a 3-storey, vacant furniture shop use class E(a) to create a mixed-use building with hairdressing and beauty salon use class E(c)(iii) and a hairdressing academy F1(a).	E(c) and F1	Loss of 225sqm E(a) and gain of 225sqm E(c) and F1	Town centre
2021/0566	4-6 Union Street Bacup OL13 0AA	Existing vacant first floor retail space to 2 no. residential flats	C3	-109	PSA

Planning Reference	Address	Proposal	Proposed Indicative Land Use Class	Estimated Town Centre Use Floorspace (in sqm) approved (gains (+) and losses (-))	Location (Town Centre, Primary Shopping Area or Out of Centre)
2021/0585	4-6 Union Street Bacup OL13 0AA	Removal of current shop front, replacement of shop front and subdivision of ground floor to 3 retail units (Class E(a))	E(a)	No net gain or loss	PSA
2021/0630	44 Manchester Road Haslingden BB4 5ST	Conversion of upper floors of building into a seven-bedroom house in multiple occupation (HMO) and renovation of existing ground floor retail unit, with associated external alterations (including construction of a three-storey stepped rear extension, creation of a rear dormer, alterations to window and door layouts and creation of Juliet balconies)	E(a) and C4	No net gain or loss	Out of Centre
2021/0635	Land to the rear of 311-317 Market Street Whitworth	Full: Change of use of building from Use Class B2 to retail use on ground floor and office use above (Class E)	E(a) and E(g) uses are ancillary to B2 use	No net gain or loss	Out of Centre
<b>Net total floorspace (sqm) of town centre uses approved in 2021/22</b>				<b>-292 sqm</b>	

*Table 6 Retail and other Town Centre uses approvals in 2021/22*

In terms of completions, 15 applications were completed between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 leading to a net increase of 293 sqm of town centre uses. The table on the next page lists the permissions built out for town centre uses.



Planning Reference	Address	Proposal	Indicative Land Use Class	Estimated Town Centre Use Floorspace (sqm) gained (+) or lost (-)	Location (Town Centre, Primary Shopping Area (PSA), Out of Centre)
2016/0605	17 Bank Street Rawtenstall BB4 6QS	Formation of covered external terrace / seating area	E(b)	+145	Rawtenstall Future PSA extension
2017/0324	Craven Heifer, 264-266 Burnley Road, Rawtenstall	Change of use from Public House (A4) to Restaurant (A3) including extension to north side	A3/E(b)	Gain of +16sqm Class E (extension)	Out of Centre
2018/0011	Suite 9-3 Link 665 Todd Hall Road Haslingden Rossendale BB4 5JT	Change of use from office (A2) to pain therapy clinic (D1)	D1/E(e)	No net gain or loss	Out of Centre
2018/0160	12A Market Street Bacup	Change the use from bank to yoga and meditation studio	E(d)	No net gain or loss	PSA
2018/0214	13A Longholme Road Rawtenstall BB4 7NG	Change of use from religious building to A2 professional offices	A2/E(c)	Gain of 325 sqm Class E and loss of 325 sqm F1	Town Centre
2019/0139	21-23 Burnley Road East Waterfoot	Part conversion and refurbishment resulting in one A1 retail unit and five residential units	A1/E(a)	-45 (reduction of retail unit floorspace)	Town Centre
2019/0185	Former Kar Kare Back Lane Rawtenstall BB4 7QZ	Change of use from retail to restaurant/cafe	A3/E(b)	Loss of 150sqm retail and gain of 202sqm restaurant (+52 sqm extension)	Town Centre
2019/0393	28 Bury Road Rawtenstall BB4 6AA	Change of use from retail to micro-bar	Sui Generis	Gain of 100sqm Sui Generis and loss of 100sqm Class E	Town Centre
2019/0477	Golf Rossendale Driving Range Newchurch Road Rawtenstall BB4 7SN	Extension and alterations to driving range building, including ancillary café and retail	F2 (café and retail remain ancillary to the main use)	No net gain or loss	Out of Centre
2019/0561	216 Newchurch Road, Stacksteads, Bacup, OL13 0TS	Change of use of A1 shop and C3 flat to a three storey office building B1	Loss of A1/E(a) to B1(a)/E(g)(i)	+64	Town Centre
2020/0003	15 Deardengate Haslingden Rossendale BB4 5QN	Change of use from A1 shop with flat above to A2/B1 office with flat above	A2/B1 (E(c)/E(g)(i)) and C3	No net gain or loss	PSA
2021/0166	96 Market Street Bacup OL13 0AY	Single storey beer store extension	E(b)	+3	Out of Centre
2021/0193	Land adjacent to Buckhurst Lodge, Buckhurst Road, Ramsbottom	Retention of kiosk selling food and drink	Sui Generis	+18	Out of Centre
2021/0343	2 Orama Point, Cowm Park Way South, Whitworth, OL12 8BF	Change of use from garage to hair dressing salon	E(a)	+20	Out of Centre
2021/0377	383 Market Street, Whitworth, OL12 8QL	Change of use of street level front room area from C3 residential to beauty therapy room with associated gift shop.	E(a)	+20	Out of Centre
<b>Net floorspace area for town centre use completed in 2021/22</b>				<b>+293</b>	

Table 7 Retail and other town centre uses completions in 2021/22

<b>Indicator</b>	<b>Sqm of retail lost to other uses in centres, primary shopping areas and other areas (broken down by type of use for approved /completed)</b>																				
<b>Target</b>	N/A																				
<b>Progress towards target</b>	<p>Looking at changes of use from shops (Class E(a)) into other uses, 5 applications were approved for a loss of 664 sqm (2021/0003; 2021/0211; 2021/0337; 2021/0552 and 2021/0566). The majority of this loss (63%) happened in town centres (outside of primary shopping areas).</p> <table border="1"> <thead> <tr> <th></th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Out of Centres</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Retail (E(a)) floorspace lost Approved (sqm)</td> <td>-417 / 63%</td> <td>-247 / 37%</td> <td>0 / 0%</td> <td>-664 / 100%</td> </tr> </tbody> </table> <p>During the same period, 5 permissions were implemented in town centres leading to approximately 489 sqm of retail floorspace lost. The majority of the losses occurred in town centres outside of primary shopping areas (412 sqm or 84%).</p> <table border="1"> <thead> <tr> <th></th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Out of Centres</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Retail (E(a)) floorspace lost Implemented (sqm)</td> <td>-412 / 84%</td> <td>-77 / 16%</td> <td>0 / 0%</td> <td>-489 / 100%</td> </tr> </tbody> </table> <p>Further information about the proposed and implemented type of use is provided below.</p>		Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total	Retail (E(a)) floorspace lost Approved (sqm)	-417 / 63%	-247 / 37%	0 / 0%	-664 / 100%		Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total	Retail (E(a)) floorspace lost Implemented (sqm)	-412 / 84%	-77 / 16%	0 / 0%	-489 / 100%
	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total																	
Retail (E(a)) floorspace lost Approved (sqm)	-417 / 63%	-247 / 37%	0 / 0%	-664 / 100%																	
	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total																	
Retail (E(a)) floorspace lost Implemented (sqm)	-412 / 84%	-77 / 16%	0 / 0%	-489 / 100%																	
<b>Trigger</b>	Net loss of retail in identified centres																				
<b>Trigger met</b>	Overall, changes of use approved in 2021/22 from retail (Class E(a)) into other uses result in a net loss of 664 sqm retail floorspace within town centres. In terms of completions, 489 sqm of retail floorspace was lost to other uses in 2021/22. The trigger has been met. However, more time is needed to understand the effect of Policy R1, as the Local Plan has recently been adopted in December 2021. It is to be noted though that it is possible to change use within Class E without the need to apply for a planning permission. Therefore, the Local Plan has no control on the change of use from retail to other uses within Class E if no external alterations are proposed.																				
<b>Contingencies</b>	<p>Monitoring the health of the defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD.</p>																				

The table below lists the planning permissions involving the loss of retail floorspace.

Planning Reference	Address	Proposal	Indicative Land Use Class Proposed	Estimated retail Floorspace (sqm) gained (+) or lost (-)	Location (Town Centre, Primary Shopping Area (PSA), Out of Centre)
2021/003	18 Market Street, Bacup	Conversion of empty shop on the ground floors with 7 bedsits above to a co-working office space on the ground floor with 4 one bedroom apartments above	E(g) and C3	-138	PSA
2021/0211	30 Kay Street, Rawtenstall	Change of use from retail to licensed café / bar	Sui Generis	-60	Town Centre
2021/0337	3 Bank Street, Rawtenstall	Change of use from retail to ground floor hot food takeaway and offices/storage above	Sui Generis and E(g)(i)	-132	Town Centre
2021/0552	208 Newchurch Road, Stacksteads	Change of use of a 3-storey, vacant furniture shop use class E(a) to create a mixed-use building with hairdressing and beauty salon use class E(c)(iii) and a hairdressing academy F1(a).	E(c)(iii) and F1(a)	-225	Town Centre
2021/0566	4-6 Union Street, Bacup	Existing vacant first floor retail space to 2 no. residential flats	C3	-109	PSA
<b>Floorspace of retail (E(a)) approved to change into other uses in 2021/22</b>				<b>-664 sqm</b>	

Table 8 Permissions involving the loss of retail floorspace in 2021/22

Following the implementation of planning permissions, 489 sqm of retail (land use class E(a)) was lost to other uses in 2021/22. The applications are listed below.

Planning Reference	Address	Proposal	Indicative Land Use Class	Estimated retail Floorspace (sqm) gained (+) or lost (-)	Location (Town Centre, Primary Shopping Area (PSA), Out of Centre)
2019/0139	21-23 Burnley Road East Waterfoot	Part conversion and refurbishment resulting in one A1 retail unit and five residential units	A1/E(a)	-45 (reduction of retail unit floorspace)	Town Centre
2019/0185	Former Kar Kare Back Lane Rawtenstall BB4 7QZ	Change of use from retail to restaurant/cafe	A3/E(b)	-150	Town Centre
2019/0393	28 Bury Road Rawtenstall BB4 6AA	Change of use from retail to micro-bar	Sui Generis	-100	Town Centre
2019/0561	216 Newchurch Road, Stacksteads, Bacup, OL13 0TS	Change of use of A1 shop and C3 flat to a three storey office building B1	Loss of A1/E(a) to B1(a)/ E(g)(i)	-117	Town Centre
2020/0003	15 Deardengate Haslingden Rossendale BB4 5QN	Change of use from A1 shop with flat above to A2/B1 office with flat above	A2/B1 (E(c)/E(g)(i))	-77	PSA
<b>Floorspace of retail (E(a)) lost to other uses in 2021/22</b>				<b>-489</b>	

Table 9 Completions involving the loss of retail floorspace in 2021/22

<b>Indicator</b>	<b>No. of vacant retail frontages / sqm of vacant floorspace in retail centres</b>
<b>Target</b>	<b>Net reduction in vacancy rates</b>
<b>Progress towards Target</b>	<p>The number of vacant ground floor units was assessed during town centres surveys carried out in July and August 2022. The findings of this assessment is compared in the table below with the level of vacancies in 2016 as reported in the <a href="#">Town Centre, Retail, Leisure and Tourism Study</a>.</p> <p>There has been an increase in the number of vacant units in Haslingden, Crawshawbooth and Edenfield while the number of vacant units has reduced in Bacup, Waterfoot, Stacksteads and Facit centres. In other centres such as Rawtenstall, Whitworth and Helmshore the number of vacant units has remained stable.</p> <p>The reduction in vacancies in Bacup could be a positive result of the shop fronts and buildings renovation works carried out as part of the High Street Heritage Action Zone project.</p>
<b>Trigger</b>	Sites / buildings continue to remain vacant for over 3 years
<b>Trigger Met</b>	No specific sites or buildings have been assessed. The trigger should be revisited after a period of 3 year following the adoption of the Local Plan.
<b>Contingencies</b>	<p>Monitoring the health of the defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD.</p>

The number of vacant retail frontages and ground floor areas (in sqm) within town centres is provided in the table below.

<b>Retail Hierarchy</b>	<b>Location</b>	<b>No. of Vacant Units in Centres (2016)</b>	<b>No. of Ground Floor Vacant Units in Centres (2022)</b>	<b>Changes in vacant units between 2016 and 2022</b>
Town Centre	Rawtenstall	12	12	Stable
District Centres	Bacup	31	22	Reduction
	Haslingden	11	22	Increase
Local Centres	Crawshawbooth	3	6	Increase
	Waterfoot	16	15	Slight Reduction
	Whitworth	2	2	Stable
Neighbourhood Parades	Edenfield	1	2	Increase
	Helmshore	0	0	Stable
	Stacksteads	9	5	Reduction
	Facit	4	0	Reduction

<b>Indicator</b>	<b>Town Centre Health checks including Vacancy Rates</b>
<b>Target</b>	<b>Net reduction in vacancy rates</b>
<b>Progress towards Target</b>	Please see the information below as well as maps of town centre health checks in <a href="#">Appendix 2</a> .
<b>Trigger</b>	N/A
<b>Trigger Met</b>	N/A
<b>Contingencies</b>	<p>Monitoring the health of the defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD.</p>

The table below shows the 2016 and 2022 vacancy rates. It is to be noted though that the boundaries of existing centres have changed since 2016 and so direct comparison of vacancy level is not always possible. Also, residential properties have been included in the vacancy rate in 2022 leading to a higher number of total units which can explain reduction in the vacancy rates despite similar number of vacant units.

<b>Retail Hierarchy</b>	<b>Location</b>	<b>Vacancy Rate per number of units (2016)</b>	<b>Vacancy Rate per number of units (2022)</b>	<b>Health Check</b>
Town Centre	Rawtenstall	8.7%	4.4%	The vacancy rate has decreased in Rawtenstall Town Centre although the number of vacant units has been stable (12 units in 2016 and 2022). The vacancy rate is low but a notable cluster is present on Bacup Road between the gyratory and new bus station. Planning permission has been granted at the Heritage Arcade and adjoining building for 42 apartments in January 2021 but works have not yet started. The Town Centre offers a wider range of services to the local and nearby communities including a good level of independent shops. It includes 3 large convenience supermarkets (Asda, Tesco and Lidl) and a large comparison retailer (B&M). A varied provision of retail and other financial services are also provided, mainly along Bank Street. It has a number of leisure services including restaurants, cafés and bars as well as hot food takeaways. Health provision includes a pharmacy and dental clinics. The health centre, however, is situated just outside of the Town Centre boundary. The centre is easily accessible with a new bus station present at its core and several car parks available within the centre. The quality of the environment is pleasant and the historic character has been preserved as most of the centre is within a

				conservation area. The town square has benefitted from recent landscaping works including new planting and lawn.
District Centres	Bacup	26.3%	12.2%	The vacancy rate has improved between 2016 and 2022 although the number of vacant units has remained stable (30 in 2016 and 31 in 2022). The centre offers a wide range of services with a large supermarket and other smaller convenience stores, several comparison shops, retail services (hairdressers, optician, tailors etc.) as well as other financial and professional services (estate agents, solicitors etc.) and health provision (health centre and pharmacy). The leisure services include an escape room, pubs, a restaurant and cafés as well as hot food takeaways. The quality of the buildings and shopfronts has benefitted and continues to benefit from the Bacup High Street Heritage Action Zone. The centre is easily accessible by bus and offers car parking spaces within the centre, at the local supermarket and also just adjoining its boundary near the health centre.
	Haslingden	10.3%	10.4%	The vacancy rate has remained stable in Haslingden however the number of vacant units has doubled between 2016 and 2022 (from 11 to 22 vacant units). The district centre provides a wide range of convenience and comparison shops (mainly bargain shops and charity shops) as well as retail and other professional services. Its weaknesses are its high level of vacancies and large amount of hot food takeaways (18 units) which impact on the vitality of the centre as most of the takeaway units are closed during the day. Some of the vacant units are in a poor state of repairs. However, restoration works have been carried out for some premises including the former Royal British Legion which has a positive impact on the quality of the environment (even if the units are yet to be occupied). The National Lottery Heritage Fund – Big Lamp project is to provide grants for up to 19 priority buildings on Higher Deardengate (more information can be found at ENV2). The centre is easily accessible by bus and offers car parking spaces at different locations (e.g. behind the library and at the Co-operative supermarket).
Local Centres	Crawshawbooth	9.1%	11.8%	The vacancy rate has increased in Crawshawbooth between 2016 and 2022. The number of vacant units has doubled (from 3 to 6 units). The centre provides a limited range of services to the community including two convenience stores and a butchers, but it has quite a diverse range of non-food shopping offer (e.g. clothes shops, florist, jewellers). The centre also provides retail services including hairdressers, beauty salons and a travel agent. There is a local leisure offer comprising a restaurant, pub and café as well as 4 hot food takeaways. The centre is accessible by bus although not serviced by a frequent route. In addition, there is no car parking available within or near the centre. The Local Plan identifies a car parking allocation to the east of Burnley Road, between York Street and Hill Street.

	Waterfoot	21.9%	13.5%	The number of vacant units in Waterfoot has slightly reduced between 2016 and 2022 (16 units). The level of vacancy is still high and impacts on the vitality of the local centre. Nonetheless it offers local services to the community including convenience shops, non-food shops and retail services (hairdressers, beauty salons). There are also financial and professional services present in the centre (assessors, offices) with some leisure offer including a theatre, art gallery, restaurant, pub, cafés and hot food takeaways. The number of hot food takeaways is very high (8 in use and 2 closed). The centre is easily accessible by bus and car with a car park available along its eastern boundary.
	Whitworth	8%	5.4%	The vacancy rate in Whitworth Local Centre has slightly reduced between 2016 and 2022. The number of vacant units is actually the same (just 2) but the difference can be explained by the change in the total number of units. Whitworth provide a range of services to the local community for convenience shopping (two supermarkets) and other non-food local shops. A range of other retail services are present (e.g. florist, hairdressers, dry cleaning) as well as health services including a pharmacy and doctor surgery. There are leisure offers too comprising cafés, a drinking establishment and hot food takeaways. The centre is vibrant with few vacancies and is accessible by bus and car. There are car parking spaces associated with the local supermarkets and the doctors' surgery but this is fairly limited.
Neighbourhood Parades	Edenfield	7.7%	5.3%	Edenfield Neighbourhood Parade has a low rate of vacancies. The majority of the buildings are in residential use, however there are 3 convenience stores (two bakeries and a butcher), 4 leisure units (including two hot food takeaways) and other services including a pharmacy and dermatological clinic. Car parking is limited to on-street parking. The parade is also accessible by bus services. The parade lacks services such as a post-office, a doctor surgery and a convenience store providing essential day-to-day items. The quality of the environment is at a high standard with well-maintained buildings and public realm.
	Helmshore	0%	0%	Helmshore Neighbourhood Parade had no vacancies in 2016 and summer 2022. It is to be noted that the boundary of the parade has changed since 2016, as it now only includes premises along Broadway and Helmshore Road. The parade provides essential items to local residents via two convenience stores (one containing a post-office) as well as retail services such as a pharmacy, hairdresser and travel agent. There is also one leisure offer by a café located on Broadway. The quality of the environment is of a high standard with good accessibility by car and public transport.
	Stacksteads	28.1%	7%	Stacksteads Neighbourhood Parade comprises a linear row of units facing Newchurch Road. Its vacancy rate has significantly reduced between 2016 and 2022. The

				majority of the premises are in use as residential but the parade does offer essential service to the local community including seven convenience units (local stores, bakers and butchers), retail services (hairdressers and beauty salons) as well as other professional services (HR and financial services). 3 takeaways and a public house contribute to the leisure offer and local night time economy. The parade is accessible by bus and by car with a large car park situated near the public house.
	Facit	30.8%	0%	Facit Neighbourhood Parade had no vacancies in 2022 which is an improvement from the situation in 2016 where one unit was vacant. However, it is to be noted that the name and boundary of the neighbourhood parade has changed since 2016 from Shawforth to Facit and from 10 units to 6 units (only the northern section of the parade has been retained). The parade offers local services such as a butchers, hairdresser and bakers. Two leisure services, a public house and hot food takeaway are also present and contribute to the local night time economy. The parade is a pleasant environment accessible via public transport and by car. There is a car park adjoining the parade.

Table 10 Vacancy rates in designated centres and neighbourhood parades



## Policy R2: Rawtenstall Town Centre Extension

*“To support the redevelopment of this key town centre site.”*

<b>Target</b>	<b>Site completed with appropriate mix of uses by 2036</b>
<b>Progress towards Target</b>	<p><b>Sq.m of floorspace approved by type of use in identified area</b></p> <p>No floorspace has been approved in the Rawtenstall town centre primary shopping area extension shown on the Policies Map accompanying the Local Plan. However, the restaurant extension into an external seating area was fully implemented in this area in 2021/22.</p> <p><b>Production of a masterplan</b></p> <p>In 2015, an indicative public realm masterplan was produced to accompany the planning application (2015/0476) for the re-development of the town square into a new bus station including retail / café units and associated car parking, landscaping. Later on, in 2017, a second application was submitted for a mixed use development comprising leisure, hotel, housing and commercial uses as well as an area of public space to the north of the new bus station (Spinning Point Phase 2). A new masterplan was submitted for this Phase 2 proposals outlining the location of the proposed units and indicative landscaping adjoining the new bus station.</p> <p>Following the decision by the Council not to pursue the Phase 2 development, preparation works to enhance the public realm on the remaining part of the town square begun. As a result, a plan setting out the public space enhancement was produced in August 2020 (<a href="https://www.rossendale.gov.uk/downloads/download/11449/rawtenstall_town_square_tender_%E2%80%93_main_contractor">https://www.rossendale.gov.uk/downloads/download/11449/rawtenstall_town_square_tender_%E2%80%93_main_contractor</a>). The public realm works have recently been completed.</p>
<b>Trigger to Implement Contingencies</b>	Lack of progress with development of site at 3, 5, 10 year periods.
<b>Trigger Met</b>	The development of the site should be reviewed within 3 years.
<b>Contingencies</b>	As Phase 1 of Spinning Point is complete and Phase 2 is no longer going ahead this Target will no longer be monitored in subsequent AMRs.

## Policy R3: Development and Change of Use in District and Local Centres

*“To support the role and function of centres.”*

<b>Indicator</b>	<b>No. of applications / sq.m. (E(a, b, c) SG) approved / completed within identified centres</b>
<b>Results</b>	In 2021/22, 11 applications were approved in relation to shops (E(a)), restaurants/ cafes (E(b)), financial, professional and other services appropriate in a town centre location (E(c)) and drinking establishments or pubs (Sui Generis). These applications if implemented would amount to a net gain in 1398 sqm. This high figure is partly explained by the approval

of a new retail unit of approximately 1856 sqm in Bacup and by the exclusion of the offices falling under class E(g) which have been approved to change into other uses.

Use Class	Number of Applications Approved (gains or losses)	Net Floorspace Approved (sqm)
E(a) - Shops	9	+1323
E(b) – food and drinks mostly consumed on the premises but excluding drinking establishments	1	+3
E(c) – financial, professional and any other services appropriate in a commercial, business or service locality	2	+77
Sui Generis (use appropriate in town centres)	5	-5
<b>Total</b>	<b>11 (applications for change of use relating to two use classes are reported in 2 rows)</b>	<b>+ 1398</b>

In 2021/22, 13 applications were implemented in relation to the gain or loss of floorspace in shops, restaurants / cafes, financial, professional and other services appropriate in town centres as well as bars /pubs (Sui Generis) resulting in a net gain of 208sqm.

Use Class	Number of Applications Completed	Net Floorspace Gained or Lost (sqm)
E(a) - Shops	8	-304
E(b) – food and drinks mostly consumed on the premises but excluding drinking establishments	3	411
E(c) – financial, professional and any other services appropriate in a commercial, business or service locality	4	101
Sui Generis (use appropriate in town centres)	3	-72
<b>Total</b>	<b>13 (applications for change of use relating to two use classes are reported in 2 rows)</b>	<b>+208</b>

## Policy R4: Existing Local Shops

*“To protect local shops where they provide a valuable community resource.”*

<b>Indicator</b>	<b>Sqm of approved/completions involving loss of E(a) or F2(a) retail to other uses outside identified centres .</b>
<b>Results</b>	No floorspace for retail E(a) or F2(a) was lost to other uses outside of identified centres.

## Policy R5: Hot Food Takeaways

*“To improve health and protect amenity.”*

<b>Target</b>	<b>Reduction in childhood obesity levels</b>
<b>Progress towards Target</b>	<p><b>Hot food takeaways approved / completed within 400m of a secondary school that is outside a designated town or district centre</b></p> <p>No hot food takeaways were approved or completed within 400m of a secondary school located outside of designed centres in 2021/22.</p> <p><b>Of these permissions, how many have conditions restricting the opening hours to outside lunchtime/school closing time</b></p> <p>Not applicable.</p> <p><b>Approvals or completions in wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese by the Office for Health Improvement and Disparities</b></p> <p>For the period 2017/18 to 2019/20, all wards within Rossendale had a prevalence of obesity in Year 6 children above the Local Plan policy R5 threshold of 15%. In addition, 6 wards also had a prevalence of obesity in reception year children above the threshold of 10%. Two permissions were approved in 2021/22 for hot food takeaways (reference 2021/0193 and 2021/0337) and one was completed in the same year as it was a retrospective application (2021/0193).</p>
<b>Trigger to Implement Contingencies</b>	<p>Increase in approvals for takeaways in identified wards</p> <p>No reduction in childhood obesity levels in identified wards</p>
<b>Trigger Met</b>	The Local Plan policy R5 adding restrictions to proposals for hot food takeaways has been adopted in December 2021. Therefore, the effect of the policy will be better assessed in the next monitoring years. No contingencies should yet be carried out.
<b>Contingencies</b>	Produce a Supplementary Planning Document to provide additional guidance on Sui Generis uses and planning for health

## Policy R6: Shopfronts

*“To enhance amenity and ensure good design.”*

<b>Indicator</b>	<b>No. of applications in conservation areas involving change to shop fronts</b> <b>Of these, how many involved consideration of design / quality of shopfront?</b>
<b>Results</b>	<p>In 2021/22, there were 8 applications approved in conservations areas for alterations to shopfronts. One in Haslingden conservation area (2020/0584), 3 in Rawtenstall conservation area (2021/0321, 2021/0652 and 2021/0695) and 4 in Bacup conservation area (2021/0550, 2021/0551, 2021/0585 and 2021/0588). Most of the shopfront works in Bacup were proposed as part of the High Street Heritage Action Zone funding.</p> <p>The design and quality of the shopfront were a consideration for all applications and comments from the heritage advisor (Growth Lancashire) were also sought. The majority of schemes proposed in Bacup involved the re-instatement of traditional shopfronts made of timber frame.</p>
<b>Contingencies</b>	Update Supplementary Document on Shopfront design

# Chapter 6: Environment

## Strategic Policy ENV1: High Quality Development in the Borough

*“Ensure high quality design throughout the Borough.”*

<b>Target</b>	<b>All large scale developments (100+ dwellings) to be accompanied by appropriate Design Brief / code and HIA</b>
<b>Progress towards Target</b>	No large scale application was accompanied in 21/22 by a specific Development Brief, Design Code or used the Building by Design methodology and none included an HIA. It is to be noted that only one application for over 100 dwellings was received in 2021/22 (2021/0623).
<b>Trigger to Implement Contingencies</b>	50% of large scale development not being accompanied by appropriate briefs / assessments
<b>Trigger Met</b>	Yes, the only large scale development received in 2021/22 was not accompanied by specific design briefs / assessments.
<b>Contingencies</b>	The Council is expected to begin work on a Design Code SPD in 2023, with the aims of implementing this SPD to achieve high levels of design across the borough.
<b>Target</b>	<b>Approval of at least one design awards or referrals achieved</b>
<b>Progress towards Target</b>	No development received a design award or referral from the Civic Trust awards, BURA awards, RTPI awards or CABE awards in 2021/22.
<b>Trigger to Implement Contingencies</b>	Failure to deliver design award targets over five year intervals
<b>Trigger Met</b>	No, five years has not passed since the Plan start date.
<b>Contingencies</b>	Work with developers to seek opportunities to improve the quality of design.
<b>Target</b>	<b>100% of appeal decisions won on design grounds</b>
<b>Progress towards Target</b>	Of the 19 appeals decided by the Planning Inspectorate in Rossendale in 21/22, 6 were allowed. 4 of these were initially refused by the Council, at least in part, on design grounds. The other 13 appeals were dismissed on a number of grounds.
<b>Trigger to Implement Contingencies</b>	25% of appeals lost on design grounds
<b>Trigger Met</b>	No, only 21% of appeals were lost on design grounds.
<b>Contingencies</b>	Where necessary, look to provide additional guidance to support relevant policies to encourage more acceptable design.

<b>Target</b>	<b>Approval of at least one exemplar energy scheme</b>
<b>Progress towards Target</b>	No recorded exemplar energy schemes were approved or completed in 21/22.
<b>Trigger to Implement Contingencies</b>	Failure to deliver energy and design award targets over five year intervals
<b>Trigger Met</b>	No, five years has not passed since the Plan start date.
<b>Contingencies</b>	Work is taking place on producing a Climate Change SPD, with a public consultation taking place between the 13 <sup>th</sup> July 22 to 24 <sup>th</sup> August 22. The draft version of the SPD contains guidance on improving the energy efficiency of dwellings.

## Strategic Policy ENV2: Heritage Assets

*“To conserve and enhance the historic environment.”*

<b>Target</b>	<b>Removal of assets from Heritage at Risk (HAR) Register, or progress made in addressing issues with them</b>
<b>Progress towards Target</b>	As of the 31 <sup>st</sup> of March 2022 there were 7 entries within Rossendale on the 2021 HAR Register: <ul style="list-style-type: none"> <li>• Bacup Town Centre - improving</li> <li>• Rawtenstall Town Centre - deteriorating</li> <li>• Church of St Thomas, Haslingden – no change since last year</li> <li>• Church of St Bartholomew, Whitworth – no change</li> <li>• Church of St James, Haslingden – no change</li> <li>• Church of St John the Evangelist, Crawshawbooth – no change</li> <li>• Grane Mill, Haslingden – no change</li> </ul>
<b>Trigger to Implement Contingencies</b>	No change in numbers of heritage assets on the HAR Register
<b>Trigger Met</b>	Yes, there has been no change in the number of entries on the HAR Register from the previous year.
<b>Contingencies</b>	Continue supporting the Bacup High Street Heritage Action Zone and National Lottery Heritage Fund Big Lamp, Haslingden projects and engage with relevant landowners to protect and improve those assets listed on the HAR Register.
<b>Target</b>	<b>Removal of listed buildings from local Buildings at Risk Register</b>
<b>Progress towards Target</b>	This information is not available.

<b>Trigger to Implement Contingencies</b>	No change in numbers of listed buildings on the local Buildings at Risk Register
<b>Trigger Met</b>	Unknown
<b>Contingencies</b>	Continue supporting the Bacup High Street Heritage Action Zone and National Lottery Heritage Fund Big Lamp, Haslingden projects and engage with relevant landowners to protect and improve those assets listed on the HAR Register.
<b>Indicator</b>	<b>No. of heritage-led regeneration projects managed by the Council (operating or applied for)</b>
<b>Results</b>	<p>Good progress is being made on the Bacup High Street Heritage Action Zone and National Lottery Heritage Fund Big Lamp, Haslingden, the below is a progress report from the Economic Development department at the Council:</p> <p><b>Bacup High Street Heritage Action Zone</b> - £1.1million 4 year project – 20 grants to individual building owners to undertake repairs and restoration works to their buildings, including one Grade 2 Listed building, public realm enhancements and artwork at the Hempstead memorial gardens and a diverse range of fun and education community engagement events and training opportunities. The main objectives of the project are to preserve and restore historic fabric, re-engage resident and visitors with their historic high street and to help build resilience and capacity within the engagement activities and training opportunities. The project is the second project of its type to be delivered in Bacup town centre (previously the Bacup THI Heritage Lottery Fund project 2013-2019) and forms part of the wider Bacup 2040 Vision &amp; Masterplan.</p> <p><b>National Lottery Heritage Fund Big Lamp</b> – a 5 year, £2.3 million project focussed on Higher Deardengate, Haslingden. The first project to be delivered as part of the wider Haslingden 2040 Vision &amp; Masterplan. The project has grants for up to 19 priority buildings on Higher Deardengate, a significant public realm scheme to introduce a focussed community events square to the north of Deardengate, improved pedestrian safety and the introduction of trees and flora to improve urban biodiversity. The project will also redevelop one large vacant building and bring it back into viable commercial use. In addition there is an extensive community engagement programme, a training programme for heritage skills and crafts and also a community micro grants budget to help community groups and voluntary organisations deliver their own mini projects. The main objectives of the project are to create a vibrant, resilient and thriving town centre, improve footfall, introduce a dedicated events space and to enable the community to better understand and engage with heritage and Haslingden’s history.</p>

## Policy ENV3: Landscape Character and Quality

*“To protect the distinctive landscape character of the Borough, and to conserve and enhance the natural and built environment.”*

<b>Target</b>	<b>No net loss of landscape character or visual amenity</b>
<b>Progress towards Target</b>	<p><b>Area of land protected from development for their intrinsic landscape character or visual amenity value</b></p> <p>Rossendale is part of the South Pennines Park which is a non-statutory upland landscape. However, Rossendale does not have any areas designated for their landscape value.</p> <p>There was no major housing applications approved within the enclosed uplands or moorland landscape character types in the Borough in 2021/22.</p>
<b>Trigger to Implement Contingencies</b>	Any loss of landscape character or visual amenity
<b>Trigger Met</b>	The trigger has not been met.
<b>Contingencies</b>	Where necessary, identify the problems and measures to address them.

## Policy ENV4: Biodiversity, Geodiversity and Ecological Networks

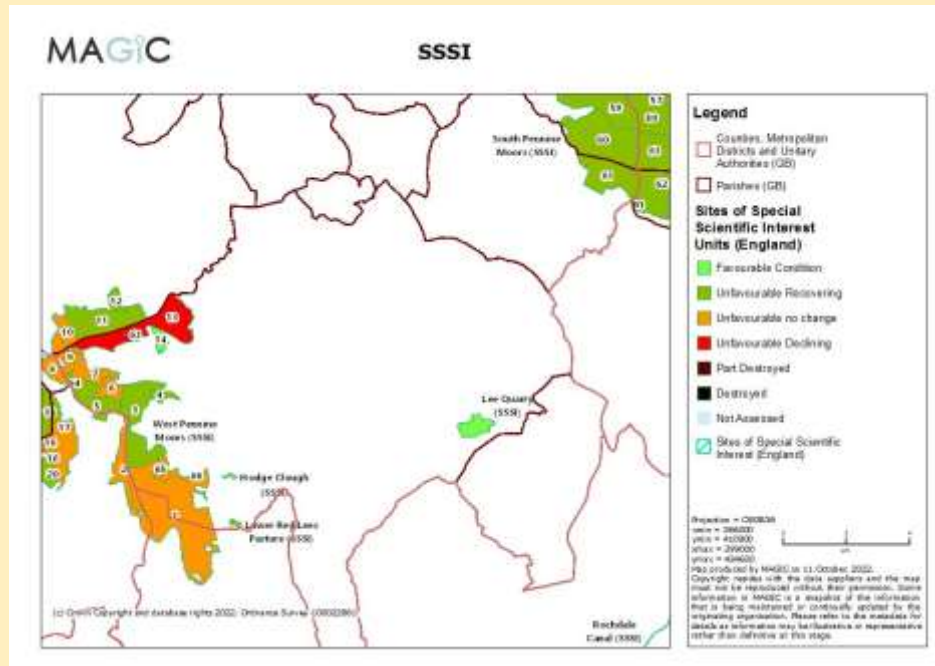
*“To protect biodiversity, geodiversity and ecological networks and to achieve net gain in biodiversity.”*

<b>Target</b>	<b>Maintain number of SSSIs within the district</b>
<b>Progress towards Target</b>	<p><b>No. of SSSIs within or partly within the Borough</b></p> <p>There are 4 Site of Special Scientific Interest located within or partly within the Borough:</p> <ul style="list-style-type: none"> <li>- Lower Red Lees Pasture;</li> <li>- Lee Quarry;</li> <li>- Hodge Clough and</li> <li>- West Pennine Moors</li> </ul>
<b>Trigger to Implement Contingencies</b>	Year on year reduction in the number of SSSIs
<b>Trigger Met</b>	The number of SSSI within or partly within the Borough has remained stable.
<b>Contingencies</b>	Not applicable
<b>Target</b>	<b>Improve % of SSSIs recorded as being in favourable condition</b>
<b>Progress towards Target</b>	<p>% of SSSIs units assessed as being in favourable or unfavourable condition</p> <p>The information on the status of the SSSI available on the Magic Map website as of October 2022 is as follows:</p>



- Lower Red Lees Pasture – unfavourable recovering
- Lee Quarry – favourable condition
- Hodge Clough – favourable condition
- West Pennine Moors – 1 unit in favourable condition, 7 units within or partly within the Borough in unfavourable condition with no change and 1 unit in unfavourable condition declining.

Overall, 25% of the SSSI units within or partly in The Borough are in favourable conditions and 75% are in unfavourable conditions. Please see map below for further information.



<b>Trigger to Implement Contingencies</b>	Year on year reduction in the condition of SSSIs
<b>Trigger Met</b>	Since February 2022, there has been no changes in the status of the SSSIs units.
<b>Contingencies</b>	N/A
<b>Target</b>	<b>No net loss of land within ecological networks</b>
<b>Progress towards Target</b>	<p>Due to issues that the Council is currently experiencing with the internal mapping system it is unable to monitor the progress towards the following targets for the 21/22 monitoring period within this Authority Monitoring Report:</p> <ul style="list-style-type: none"> <li>• Location and extent of existing ecological corridors / networks</li> <li>• No. of development proposals which result in the loss (and extent/% of loss) of areas recognised as being part of the ecological corridors/networks and natural features which provide local distinctiveness</li> </ul> <p>The above monitoring targets should be reported on for the 21/22 period and the 22/23 monitoring period during the next Authority Monitoring Report.</p>

<b>Trigger to Implement Contingencies</b>	Year on year reduction in the condition and extent of ecological corridors / networks
<b>Trigger Met</b>	Unknown
<b>Contingencies</b>	An SPD is to be produced to set out elements within and the role of Ecological Networks.
<b>Target</b>	<b>No net loss of designated areas for their environmental value</b>
<b>Progress towards Target</b>	<p><b>Creation of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</b></p> <p>No new areas were designated for their environmental value in 2021/22 in the Borough.</p> <p><b>Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</b></p> <p>No areas designated for their environmental value were lost in 2021/22.</p>
<b>Trigger to Implement Contingencies</b>	Any loss of land of biodiversity importance
<b>Trigger Met</b>	The trigger has not been met.
<b>Contingencies</b>	The Council will work with Natural England, Lancashire Wildlife Trust and other partners to address problems.
<b>Target</b>	<b>Net gains in biodiversity</b>
<b>Progress towards Target</b>	<p><b>Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost</b></p> <p>No land or biodiversity gain were approved via a Section 106 agreement in 2021/22.</p> <p><b>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</b></p> <p>The monitoring of gain /loss of biodiversity can be monitored via the gain in biodiversity units approved through a Section 106 agreement. In 2021/22, no biodiversity net gain was agreed within Section 106 agreements.</p> <p>No applications were approved on ancient woodland.</p>
<b>Trigger to Implement Contingencies</b>	<p>Any loss of land of biodiversity importance</p> <p>Year on year reduction in mature trees, ancient woodland, hedgerows and ponds</p>
<b>Trigger Met</b>	The trigger is not considered to have been met.
<b>Contingencies</b>	Work with developers to seek opportunities where ecological corridors / networks could be extended.

<b>Indicator</b>	<b>Progress towards visitor management plan for South Pennines SPA</b>
<b>Results</b>	Natural England has published their findings of The People and Nature Survey for England in October 2022 <sup>2</sup> which is at the country wide scale. No surveys on visitor numbers specifically to the South Pennines SPA appear to have been undertaken. A planning officer group for Local Authorities in the South Pennines is being reignited to discuss regional matters such as the impact of development on the South Pennine Moors Phase 2 SPA and SAC.
<b>Indicator</b>	Hectares of new greenspace habitats created as part of new development proposals
<b>Results</b>	No on-site greenspace habitats were agreed via a s106 agreement in 21/22.

## Policy ENV5: Green Infrastructure networks

*“To protect green infrastructure networks and to achieve net gain in biodiversity.”*

<b>Target</b>	<b>No net loss of green infrastructure</b>
<b>Progress towards Target</b>	<p>Due to issues that the Council is currently experiencing with the internal mapping system it is unable to monitor the progress towards the following targets for the 21/22 monitoring period within this Authority Monitoring Report:</p> <ul style="list-style-type: none"> <li>• Additional hectares of green infrastructure per approvals / completions</li> <li>• Loss of hectares of green infrastructure</li> </ul> <p>The above monitoring targets should be reported on for the 21/22 period and the 22/23 monitoring period during the next Authority Monitoring Report.</p>
<b>Trigger to Implement Contingencies</b>	Net loss of land of green infrastructure importance within the district
<b>Trigger Met</b>	Unknown
<b>Contingencies</b>	An SPD is to be produced to set out elements within and the role of Ecological Networks.
<b>Target</b>	<b>Net gains in biodiversity</b>
<b>Progress towards Target</b>	<p><b>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</b></p> <p>No net gain in biodiversity (either measured in biodiversity value units or hectares of land) was agreed in Section 106 agreements during 2021/22.</p>
<b>Trigger to Implement Contingencies</b>	Any loss of land of biodiversity importance
<b>Trigger Met</b>	The trigger is not considered to have been met.

<sup>2</sup> <https://www.gov.uk/government/statistics/the-people-and-nature-survey-for-england-year-2-annual-report-data-and-publications-april-2021-march-2022-official-statistics-main-findings/the-people-and-nature-survey-for-england-year-2-annual-report-data-and-publications-april-2021-march-2022-official-statistics-main-findings>

<b>Contingencies</b>	Work with developers to seek opportunities where ecological corridors / networks could be extended.
<b>Indicator</b>	<b>Mitigation measures adopted</b>
<b>Results</b>	Two major housing sites were approved on land designated as Green Infrastructure before the adoption of the Local Plan in December 2021. Conditions have been applied to these permissions including the production of a Construction Environmental Management Plan (2020/0436 – land rear of 85 Grane Road, Haslingden) and the provision of biodiversity net gain at the Reserved Matters stage (2019/0405 – Irwell Vale Mill).

## Policy ENV6: Environmental Protection

*“To prevent, reduce or mitigate against pollution or land instability.”*

<b>Target</b>	<b>Improvements in air quality levels</b>
<b>Progress towards Target</b>	<p><b>Current air quality level:</b></p> <p>The 2021 Air Quality Annual Status Report for Rossendale dated September 2021 states that main local air quality issue “continues to be Nitrogen Dioxide (NO<sub>2</sub>) caused by road vehicle emissions”. There was a reduction in NO<sub>2</sub> in the Air Quality Management Areas (AQMA) due to Covid lockdowns. A new Air Quality Management Area could be declared along Grane Road, Haslingden based on the level of NO<sub>2</sub> at this location.</p>
<b>Trigger to Implement Contingencies</b>	Year on year worsening of air quality levels
<b>Trigger Met</b>	The trigger has not been met as there has been an improvement in AQMAs in 2020 as a result of the Covid lockdowns.
<b>Contingencies</b>	Where necessary, work with relevant agencies and partners to address potential problems.
<b>Target</b>	<b>Removal of Air Quality Management Areas (AQMA’s)</b>
<b>Progress towards Target</b>	<p><b>No. of AQMA’s</b></p> <p>There are two AQMAs declared at Rawtenstall and Haslingden. However, a new AQMA could be declared along Grane Road in Haslingden due to high level of NO<sub>2</sub>.</p>
<b>Trigger to Implement Contingencies</b>	Year on year worsening of air quality levels
<b>Trigger Met</b>	The trigger has not been met as there has been an improvement in air quality in 2020. However, a new AQMA is likely to be declared to address high level of NO <sub>2</sub> at a location along Grane Road, Haslingden.
<b>Contingencies</b>	Where necessary, work with relevant agencies and partners to address potential problems.

## Policy ENV7: Wind Turbines

*“To support renewable energy whilst protecting valuable assets.”*

<b>Indicator</b>	<b>Amount of wind energy capability approved / generated</b>
<b>Results</b>	No new wind turbines applications were approved in 2021/22. However an EIA screening opinion was requested for an additional turbine at Reaps Moss, Todmorden Moor.  According to our records, no new wind turbines were installed in 2021/22.

## Policy ENV8: Other forms of Energy Generation

*“To support renewable energy provision.”*

<b>Indicator</b>	<b>Amount of other renewable energy capability approved / generated</b>
<b>Results</b>	In 2021/22, there were 2 applications approved for biomass boilers and one for a heat pump.  An agricultural building to contain a biomass boiler has been built on the land at Bamford Road in Ramsbottom in 2021/22 (reference 2021/0375). Also, a large heat pump system has been confirmed as completed at the Fisherman’s Retreat (reference 2019/0558) and a smaller domestic one in Rawtenstall in 2021/22.

## Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality

*“To avoid flooding, surface water or drainage issues.”*

<b>Target</b>	<b>Reduction in homes built in Flood Zone 2</b>
<b>Progress towards Target</b>	<b>No. of dwellings approved in areas at risk of flooding:</b>  Out of the 3 planning applications to which the EA originally objected in 2021/22, two were refused and one was approved. The application approved (2021/0487) relates to an access road to an existing dwelling.
<b>Trigger to Implement Contingencies</b>	Increased incidents of major flood events
<b>Trigger Met</b>	No major flood incidents have been recorded in 2021/22.
<b>Contingencies</b>	Continue to work with partners to manage flood risk.
<b>Target</b>	<b>Sustainable Drainage Systems (SuDS) provided where necessary for development</b>
<b>Progress towards Target</b>	Amongst the 33 comments that the Lead Local Flood Authority provided in 21/22 on planning applications (including re-consultation comments), conditions related to SuDS were attached to 3 permissions (2021/0270 – Whitworth High School; 2021/0454 – Hawthorn House and 2021/0022 – Land at the end of Meadow Edge Close, Cloughfold).

	In addition, a condition of the outline planning permission granted at Irwell Vale Mill in 2021/22 requires further information on SuDS provision at the Reserved Matters stage (the LLFA commented on this outside of the monitoring period).
<b>Trigger to Implement Contingencies</b>	Reduction in SuDS provision.
<b>Trigger Met</b>	The trigger has not been met.
<b>Contingencies</b>	Continue to monitor the provision of SuDS
<b>Indicator</b>	<b>No of planning permissions granted contrary to EA advice on flooding and water quality grounds</b>
<b>Results</b>	The Environment Agency initially objected to 3 applications in 2021/22: two residential (2021/0320, 2021/0487) and one agricultural (2021/0376). The Environment Agency advice was followed in all 3 instances <sup>3</sup> therefore no permissions were granted contrary to EA advice.

## Policy ENV10: Trees and Hedgerows

*“To protect trees and woodland and ensure provision of new planting.”*

<b>Indicator</b>	<b>No. of Arboricultural Implications Assessments (AIA) submitted for development involving the loss of trees or woodland</b>
<b>Results</b>	Of the 4 majors residential dwelling applications approved in 21/22, 3 applications provided tree surveys. The one application which did not provide a tree survey was a Prior Approval application.
<b>Indicator</b>	<b>No. of trees subject to a Tree Preservation Order (TPO) lost</b>
<b>Results</b>	Approval was granted for the felling of 36 trees and 4 groups of trees which were subject to a TPO in 21/22. 16 replacement trees were required as part of these approvals.
<b>Trigger met</b>	Based on the number of TPO trees felled and replaced there has been a reduction of 20 trees.
<b>Contingencies</b>	Some of the permissions would have been granted prior to the adoption of the Local Plan in December 2021. Monitoring of the target in the next year (2022/23) will provide further information on the implementation of Policy ENV10 which require 2 trees to be planted for any tree lost.

<sup>3</sup> <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

# Chapter 7: Leisure and Tourism

## Policy LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities

*“To protect existing playing pitches, open space, sport and recreation to support the role they play in health, well-being and amenity.”*

Indicator	Levels of Visitor Numbers attracted to the District				
<b>Results</b>	Data relating to Rossendale’s Visitor Economy was published by <a href="#">Marketing Lancashire for 2021</a> , based on STEAM data, which is a tourism specific economic impact model. This shows the effect that Covid-19 has had on visitor numbers and on the economy.				
		<b>2018</b>	<b>2020</b>	<b>2021</b>	<b>2018 vs 2021</b>
	Total Visitor Numbers (millions)	1.44	0.37	0.95	-34%
	Day Visitors (millions)	1.30	0.31	0.86	-34%
	Staying Visitors (millions)	0.14	0.06	0.09	-36%
	Total Visitors Days (millions)	1.65	0.47	1.09	-34%
	Visitor Days – staying visitors (millions)	0.35	0.15	0.23	-34%
<p>Prior to the pandemic Lancashire was experiencing steady growth in its visitor economy sector. Although still not at the 2018 levels, the sector is improving though visitor numbers are down by 17 million people, economic impact reduced by almost £900m, and job numbers down by almost 20,000 FTEs (full-time equivalents).</p>					
<p>Of all the 14 districts in Lancashire, Rossendale still records the lowest figures in terms of key statistics relating to tourism.</p>					
<p>Rossendale has the smallest share of recorded visitor numbers (at 2% of the total number visiting Lancashire as a whole).</p>					
<p>STEAM data also records the share of economic impact being 1% of the county’s share (at £44.7m).</p>					
<p>Employment is measured in full-time equivalent jobs; 517 jobs were recorded in 2021, a loss of 100 FTE jobs since 2018.</p>					
<p><b>The Council’s Economic Development team estimate the following numbers to key destinations in Rossendale:</b></p>					
<p><b>The Whitaker</b> – predicted 55-60,000 visitors this year.</p>					

**Rawtenstall Market** – Approximately 6,000 people at events / Foodie Fridays. Market days attracting 1000-1500 people per day.

**Ski Rossendale** – estimate approximately 25,000 visitors.

When information is available from the footfall counters this will be included in future Reports and inform the health checks.

Indicator	Number of approvals for cultural and leisure facilities (per type of proposals)		
Results	<b>Planning Ref</b>	<b>Description of Development</b>	<b>Address</b>
	2020/0458	Change of use .... to a mixed use of sui generis and residential use to enable events such as a farmers' market, a gallery and music concerts ....	St John The Evangelist Burnley Road Bacup Lancashire OL13 8AB
	2021/0082	Engineering operations, viewing shelter and overspill car park for adventure golf	Golf Rossendale
	2021/0116	Single storey extension to clubhouse to form new cellar	Bacup Cricket Club Greensnook Lane Bacup Lancashire OL13 9BT
	2021/0693	Creation of new pump track and related works.	Playground And Recreation Area, Exchange Street, Edenfield

<b>Target</b>	<b>Increase in provision of open space, recreation and sports facilities where a deficit or need has been identified</b>		
<b>Progress towards Target</b>	No major housing applications were approved on existing open space, recreation or sports land in 21/22.		
	<b>Planning Ref</b>	<b>Description of Development</b>	<b>Address</b>
	2021/0270	Part demolition and re-development of school including .....new grass pitches	Whitworth High School
<b>Trigger to Implement Contingencies</b>	Year on year reduction in open space, recreation, leisure and sports facilities		
<b>Trigger Met</b>	There has been no reduction in provision.		
<b>Contingencies</b>	Should community facilities, which are demonstrably valuable to the communities they serve, be lost, then consideration should be given as to whether further protection is necessary in the Local Plan process.		





## Policy LT2: Community Facilities

*“To protect valued facilities and ensure continued sustainability of communities.”*

<b>Target</b>	<b>No loss in community facilities</b>		
<b>Progress towards Target</b>	No. of approvals / completions of new community facilities		
	No. of approvals / completions involving the loss of existing community facilities		
	<b>Application Ref</b>	<b>Description of Development</b>	<b>Address</b>
	2021/0284	Change of use from Community Centre to 1 x Dwelling with rear parking and bin storage	515 Market Street Whitworth Rochdale Lancashire OL12 8QN
<b>Trigger to Implement Contingencies</b>	Year on year reduction in reported community facilities		
<b>Trigger Met</b>	There was a loss of a community facility in Whitworth; further losses will need to be monitored in future years to assess if there is a trend and assess potential deficits for local communities.		
<b>Contingencies</b>	Ongoing monitoring		

## Policy LT3: Tourism

*“To support the economic benefits gained from tourism.”*

<b>Target</b>	<b>Increase in tourism related facilities, in line with the Tourism Strategy</b>
<b>Progress towards Target</b>	No. of approvals/completions involving new tourism related facilities
	No approvals for tourist-specific facilities have been granted. Please see details of other approvals relating to community or leisure facilities, which are recorded in this section of the AMR.
<b>Trigger to Implement Contingencies</b>	No or net loss of tourist facilities
<b>Trigger Met</b>	N/A
<b>Contingencies</b>	N/A

## Policy LT4: Overnight Visitor Accommodation

*“To improve the tourism offer.”*

Target	Increase in high quality visitor accommodation in appropriate areas																																			
<b>Progress towards Target</b>	<p>No. of approval / completions of overnight tourism accommodation</p> <p>Location of approvals / completions involving overnight visitor accommodation</p> <p>Data provided by STEAM 2021 shows there have been year on year increases in non-serviced accommodation (e.g. holiday lets), and a decline in the serviced accommodation stock (e.g. hotels). This has resulted in an overall loss of bed spaces in the Borough, which was already experiencing lower levels of overnight accommodation than surrounding areas.</p> <table border="1"> <thead> <tr> <th></th> <th>2018</th> <th>2020</th> <th>2021</th> <th>2018-2021</th> </tr> </thead> <tbody> <tr> <td><b>Accommodation Stock (bed spaces)</b></td> <td>267</td> <td>245</td> <td>252</td> <td>-5.6%</td> </tr> <tr> <td><b>Serviced Accommodation Stock</b></td> <td>179</td> <td>145</td> <td>148</td> <td>-17.0 %</td> </tr> <tr> <td><b>Non-serviced accommodation stock</b></td> <td>88</td> <td>100</td> <td>104</td> <td>+18.0%</td> </tr> </tbody> </table> <p>The table below shows the planning applications relating to the provision of additional bed spaces for overnight accommodation; all relate to non-serviced accommodation.</p> <table border="1"> <thead> <tr> <th>Application Ref</th> <th>Description of Development</th> <th>Address</th> </tr> </thead> <tbody> <tr> <td>2021/0281</td> <td>Lawful Development Certificate: Proposed change of use from an annexe to a holiday let</td> <td>208 Burnley Road Bacup Lancashire OL13 8QE</td> </tr> <tr> <td>2021/0386</td> <td>Full: Change of use from bed and breakfast accommodation (Class C1) to dwelling house (Class C3)</td> <td>Hindle Pastures Highgate Lane Whitworth Rochdale Lancashire OL12 0TS</td> </tr> <tr> <td>2021/0396</td> <td>Full: Change of Use of land to accommodate 2no. glamping huts, 1no. plant hut and associated septic tank.</td> <td>Gindles Lodge Sales Lane Ramsbottom Bury Lancashire BL9 6TH</td> </tr> <tr> <td>2021/0449</td> <td>Full: construction of 5 no. glamping pods and amenity block, with associated works.</td> <td>Hey Meadow Farm Coal Pit Lane Whitewell Bottom Rossendale BB4 9SB</td> </tr> </tbody> </table>		2018	2020	2021	2018-2021	<b>Accommodation Stock (bed spaces)</b>	267	245	252	-5.6%	<b>Serviced Accommodation Stock</b>	179	145	148	-17.0 %	<b>Non-serviced accommodation stock</b>	88	100	104	+18.0%	Application Ref	Description of Development	Address	2021/0281	Lawful Development Certificate: Proposed change of use from an annexe to a holiday let	208 Burnley Road Bacup Lancashire OL13 8QE	2021/0386	Full: Change of use from bed and breakfast accommodation (Class C1) to dwelling house (Class C3)	Hindle Pastures Highgate Lane Whitworth Rochdale Lancashire OL12 0TS	2021/0396	Full: Change of Use of land to accommodate 2no. glamping huts, 1no. plant hut and associated septic tank.	Gindles Lodge Sales Lane Ramsbottom Bury Lancashire BL9 6TH	2021/0449	Full: construction of 5 no. glamping pods and amenity block, with associated works.	Hey Meadow Farm Coal Pit Lane Whitewell Bottom Rossendale BB4 9SB
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2020/0458	Construction of a new stand-alone 1-bedroom apartment for use as a holiday let.	St John The Evangelist Burnley Road Bacup Lancashire OL13 8AB
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One application was approved for the loss of a bed and breakfast/holiday let, comprising three double bedrooms.

Application Ref	Description of Development	Address
2021/0386	Change of use from bed and breakfast (C1) to dwelling house (Class C3)	Hindle Pastures, Highgate Lane, Whitworth, OL12 0TS

**Trigger to Implement Contingencies**

No increase or net loss of visitor accommodation

**Trigger Met**

Although the STEAM data reports a loss in terms of number of bed spaces, overall in respect of planning applications and approvals there has been an increase, particularly for non-serviced accommodation such as glamping pods.

**Contingencies**

Work with Economic Development / other bodies to address issues.

# Chapter 8: Transport

## Strategic Policy TR1: Strategic Transport

*“To enhance connectivity, support economic growth while improving air quality and tackling climate change.”*

Target	Delivery of infrastructure as described in the Infrastructure Delivery Plan (IDP)						
Progress towards Target	Implementation of necessary transport infrastructure as identified in IDP						
	This will be provided in the Infrastructure Funding Statement 2021 to 2022 which will be available on the Council’s website at <a href="https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/4">https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/4</a> by the end of the year.						
	<a href="#">Infrastructure Delivery Plan 2019 update   Rossendale Borough Council</a>						
	Ref	Location	Scheme	Priority (H/M/L)	Lead Delivery Agency	Potential Delivery Mechanism	Stats Update – Marc 2022
	T1	Junctions identified in T2-T7	Monitoring	H	LCC	LCC/RBC	Ongoing
T2	A681 Corridor Rawtenstall to Bacup (and other locations as identified)	Corridor improvements (including potential improvement schemes identified at Waterfoot roundabout improvements and Toll Bar Roundabout, Stacksteads, Tup Bridge Rawtenstall, Staggered crossroads on Burnley Road Booth Fold, St James Square, Bacup)	M	LCC	LCC/RBC/s106	Submission of LUF bid for funding to target some key locations	
T3	Rawtenstall	Gyratory Improvements	M	LCC	LCC, DfT, Local Prosperity Fund, HIF (or replacement, s106)	Submission of LUF bid for funding	
T4	Haslingden	Haslingden Roundabout / Tesco Roundabout	M	LCC / RBC	As above	Under review	

T5	Rising Bridge	A56 Roundabout	M	HE / LCC / RBC	As above	Under review
T6	Haslingden	Grane Road / Holcombe Road Junction	M	LCC / RBC	As above	Planning application identifies measures
T7	Haslingden	Grane Road / A56 junctions	M	LCC / RBC	As above	Under review
T8	Edenfield	Rochdale Road / Market St Roundabout	M	LCC / RBC	As above	Under review, being considered as part of development of housing allocation H66
T9	X41 / X43 Bus services	Reliability and journey time improvements	L	Unknown	Unknown	Under review
T10	Strategic Road Network A682 / A56 SB	A682 / A56 SB Merge	L	HE - now National Highways	Dft RIS 04 (2030 onwards)	Under review
T11	NCR6 Valley of Stone to NCR6 link	NCR6 Complementary route	L	LCC / HE	RIS 02	Under review through the LCWIP (Local Cycling Walking Infrastructure Plan) study, being undertaken with LCC.
T12	NCR6 to Haslingden town centre	NCR6 Complementary route	L	LCC	Unknown	
T13	NCR6 Valley of Stone to Bacup town centre	NCR6 Complementary route	L	LCC	Unknown	
T14	NCR6 Rawtenstall railway station to New Hall Hey retail park	NCR6 Complementary route	L	LCC	s106	
T15	NCR6 Rawtenstall to Dunnockshaw	NCR6 Complementary route	L	LCC	Unknown	
T16	East Lancashire Railway Line	Valley City Railway Link	L	TfGM / LCC / Network Rail / Valley City Link Steering Group	DfT, TfGM	SOBC being prepared to advance this scheme.
T17	Ewood Bridge	Park and Ride	L	RBC	DfT / RBC / LCC	Under review

\*Cost estimates for highway transportation schemes based on Highway Capacity Study (2018). Estimated costs are exclusive of land acquisition, land compensation (part 1 claims), alteration to statutory undertakers' infrastructure, changes or provision of structures, earthworks over and above typical excavation or other unforeseen construction requirements and are subject to detailed highway, signal and drainage design. Cost estimates are provided for illustrative purposes only. Cycle scheme estimated costs based on Rossendale IDP 2018.

<b>Trigger to Implement Contingencies</b>	Year on year failure to meet timescales identified within the IDP
<b>Trigger Met</b>	This is the start of the plan period and this target will be kept under regular review and reported on in future AMRs.
<b>Contingencies</b>	Continue to liaise with infrastructure providers to ensure that provision is made, where this cannot be achieved consider how barriers can be removed.

## Policy TR2: Footpaths, Cycleways and Bridleways

*“To support recreation, health and well-being.”*

<b>Indicator</b>	<b>Kilometres of existing and new / enhanced walking / cycle routes</b>
<b>Results</b>	<ul style="list-style-type: none"> <li>• Valley of Stone – 15.14 km</li> <li>• National Cycle Route 6 – 9.61 km</li> <li>• Regional Cycle Route 91 – 40.65 km</li> <li>• South of Rawtenstall section (proposed) – 9.77 km</li> <li>• Rawtenstall to Dunnockshaw section (proposed) – 6.28 km</li> </ul>
<b>Indicator</b>	<b>Amount of investment in routes</b>
<b>Results</b>	<p>Rossendale Borough Council and Lancashire County Council are actively working together on the Lancashire Cycling and Walking Infrastructure Project (LCWIP) to secure improvements to routes throughout Rossendale.</p> <p>A planning application was approved in 21/22 for a new Aldi food store in Bacup (2020/0363) and makes a provision for a shared cycling and walking route into and from the store.</p>

## Strategic Policy TR4: Parking

*“To provide for appropriate levels of car parking and encourage the use of electric vehicles.”*

<b>Target</b>	<b>75% of new dwellings granted approval by 2036 to be fitted with electric vehicle (EV) recharging points</b>
<b>Progress towards Target</b>	<p>No major residential planning applications were approved or completed in 21/22 which included EV charging points.</p> <p>One major retail planning application (2020/0363) approved in 21/22 provides 4 EV charging points.</p>
<b>Trigger to Implement Contingencies</b>	Failure to condition 75% of new dwelling permissions within the reported year

<b>Trigger Met</b>	No major residential planning applications were approved or completed with EV charging points in 21/22. We expect this figure to rise in subsequent monitoring periods following the adoption of the Local Plan in December 2021 allowing officers to assign greater weight to the Plan policies than before adoption.
<b>Contingencies</b>	Work with developers and LCC Highways to identify potential barriers to the provision of electric vehicle charging points.



# Appendices

## Appendix 1: List of Housing Allocations

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
<b>Rawtenstall, Crawshawbooth, Goodshaw and Loveclough</b>									
H1	Magistrates Court, Rawtenstall	0.02	11	550	Years 1-5	Brownfield	Housing	HS2	
H2	Land at former Oakenhead Resource Centre	0.69	19	28	Years 1-5	Brownfield	Housing	HS2	
H3	Turton Hollow, Goodshaw	0.87	26	30	Years 6-10	Mixed but largely greenfield	Housing	HS2	
H4	Swinshaw Hall, Loveclough	1.72	47	26	Years 1-5	Greenfield	Housing	HS2	Yes
H5	Land south of 1293 Burnley Road, Loveclough	0.19	5	26	Years 6-10	Greenfield	Housing (Self Build)	HS20	
H6	Land Adjacent Laburnum Cottages, Goodshaw	0.31	10	32	Years 6-10	Greenfield	Housing	HS2	Yes
H7	Oak Mount Garden, Rawtenstall	0.29	9	31	Years 6-10	Greenfield	Housing	HS2	Yes
H8	Land at Bury Road, Rawtenstall	0.25	7	28	Years 6-10	Greenfield	Housing	HS2	Yes
H9	The Hollins, Hollin Way	2.62	70	27	Years 1-15	Greenfield	Housing	HS2	
H10	Reedsholme Works, Rawtenstall	2.19	110	50	Years 1-15	Brownfield	Housing	HS2	
H11	Loveclough Working Mens Club and land at rear and extension	3.2	94	29	Years 1-10	Mixed	Housing	HS2	

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
H12	Hall Carr Farm, off Yarraville Street	1.07	26	24	Years 6-10	Greenfield	Housing	HS2	
H13	Land East of Acrefield Drive	0.61	18	30	Years 11-15	Greenfield	Housing	HS2	
H14	Land south of Goodshaw Fold Road	0.23	7	30	Years 1-5	Greenfield	Housing	HS2	
H15	Carr Barn and Carr Farm	1.24	25	20	Years 6-10	Greenfield	Housing	HS2	Yes
H16	Land off Lower Clowes Road, New Hall Hey	0.27	7	26	Years 11-15	Greenfield	Housing	HS2	
<b>Bacup, Stacksteads, Britannia and Weir</b>									
H17	Old Market Hall, Bacup	0.16	16	100	Years 6-10	Brownfield	Housing	HS2	Yes
H18	Reed Street, Bacup	0.42	22	52	Years 1-5	Brownfield	Housing	HS2	
H19	Former Bacup Health Centre	0.2	12	60	Years 1-5	Brownfield	Housing (Specialist Housing)	HS19	
H20	Glen Mill, 640 Newchurch Road, Stacksteads	0.17	9	53	Years 1-5	Brownfield	Housing	HS2	
H21	The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road	0.04	7	175	Years 1-5	Brownfield	Housing	HS2	
H22	Land at Blackwood Road, Stacksteads	1.37	41	30	Years 6-10	Mixed	Housing	HS2	Yes
H23	Land off Greensnook Lane, Bacup	1.43	26	18	Years 1-10	Greenfield	Housing	HS2	
H24	Land off Fernhill Drive, Bacup	0.15	5	33	Years 6-10	Greenfield	Housing	HS2	
H25	Sheephouse Reservoir, Britannia	2.1	63	30	Years 1-5	Greenfield	Housing	HS2	Yes
H26	Land off Pennine Road, Bacup	2.8	71	30	Years 1-10	Greenfield	Housing	HS2	Yes
H27	Tong Farm, Bacup	1.7	51	30	Years 6-10	Greenfield	Housing	HS2	
H28	Lower Stack Farm	0.32	10	31	Years 6-10	Greenfield	Housing	HS2	Yes

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
H29	Booth Road/Woodland Mount, Brandwood	0.35	14	40	Years 1-5	Greenfield	Housing	HS2	
H30	Land off Rockcliffe Road and Moorlands Terrace, Bacup	3.22	63	20	Years 1-10	Greenfield	Housing	HS2	
H31	Land at Higher Cross Row, Bacup	0.53	10	32	Years 6-10	Greenfield	Housing	HS2	Yes
H32	Hare and Hounds Garage, Newchurch Road, Stacksteads	0.15	9	60	Years 6-10	Brownfield	Housing	HS2	
H33	Land off Gladstone Street, Bacup	2.1	63	30	Years 6-10	Mixed	Housing	HS2	Yes
H34	Land off Burnley Road and Meadows Avenue, Bacup	0.13	6	46	Years 1-5	Greenfield	Housing	HS2	
H35	Land off Cowtoot Lane, Bacup	3.13	94	30	Years 1-10	Greenfield	Housing	HS2	Yes
H36	Land off Todmorden Road, Bacup	2.98	53	18	Years 1-10	Greenfield	Housing	HS2	Yes
H37	Land south of The Weir Public House	1.77	52	29	Years 6-10	Greenfield	Housing	HS2	
H38	Land West of Burnley Road, Weir	0.46	10	22	Years 6-10	Greenfield	Housing	HS2	
H39	Irwell Springs, Weir	2.48	46	19	Years 1-5	Greenfield	Housing	HS2	
<b>Haslingden and Rising Bridge</b>									
H40	Former Haslingden Police Station, Manchester Road	0.12	8	67	Years 1-5	Brownfield	Housing	HS2	
H41	1 Laburnum Street	0.04	8	200	Years 6-10	Brownfield	Housing	HS2	
H42	Land at Kirkhill Avenue, Haslingden	0.74	22	30	Years 6-10	Greenfield	Housing	HS2	Yes
H43	Land Off Highfield Street	0.45	13	29	Years 6-10	Greenfield	Housing	HS2	

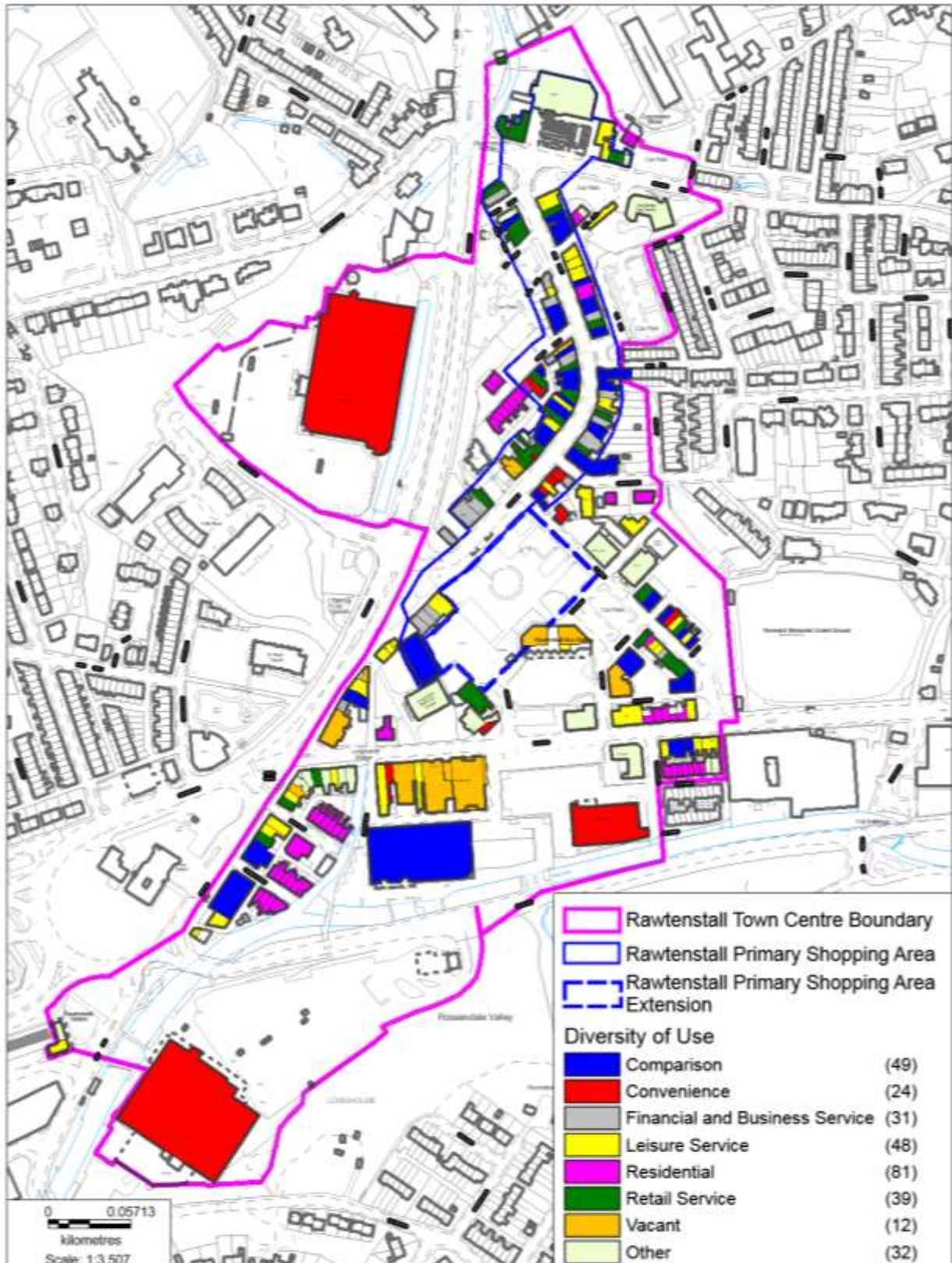
Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
H44	Land adjacent 53 Grane Road	0.15	5	33	Years 6-10	Greenfield	Housing	HS2	
H45	Land Adjacent Park Avenue/Criccieth Close	1	30	30	Years 1-5	Greenfield	Housing	HS2	Yes
H46	Land to side and rear of Petrol Station, Manchester Road	0.16	6	38	Years 6-10	Brownfield	Housing	HS2	Yes
H47	Haslingden Cricket Club Land, off Private Lane	0.74	30	41	Years 1-5	Greenfield	Housing	HS2	Yes
<b>Waterfoot, Lumb, Cowpe and Water</b>									
H48	Waterfoot Primary School	0.4	21	53	Years 1-5	Brownfield	Housing (Specialist Housing)	HS19	
H49	Land at Ashworth Road, Water	0.06	6	100	Years 1-5	Brownfield	Housing	HS2	
H50	Carr Mill and Bolton Mill, Cowpe	0.07	11	157	Years 6-10	Brownfield	Housing	HS2	
H51	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	0.06	5	83	Years 6-10	Brownfield	Housing	HS2	
H52	Foxhill Drive	0.22	7	32	Years 1-5	Greenfield	Housing	HS2	Yes
H53	Land off Lea Bank	0.31	9	29	Years 6-10	Greenfield	Housing (Self Build)	HS20	Yes
H54	Land Adjacent Dark Lane Football Ground	1.95	95	48	Years 1-10	Mixed	Housing	HS2	
H55	Johnny Barn Farm and land to the east, Cloughfold	4.55	80	18	Years 1-10	Greenfield	Housing	HS2	Yes
H56	Hareholme, Staghills	0.33	9	27	Years 6-10	Greenfield	Housing (Self Build)	HS20	Yes
H57	Land off Peel Street, Cloughfold	0.28	8	29	Years 6-10	Greenfield	Housing	HS2	Yes

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
H58	Hargreaves Fold Lane, Chapel Bridge, Lumb	0.75	23	31	Years 6-10	Greenfield	Housing	HS2	Yes
<b>Whitworth, Facit and Shawforth</b>									
H59	Albert Mill, Whitworth	1.14	85	74	Years 1-10	Brownfield	Housing	HS2	
H60	Land North Of King Street	0.17	5	29	Years 6-10	Greenfield	Housing	HS2	
H61	Land Behind Buxton Street	0.41	28	68	Years 1-5	Greenfield	Housing (Specialist Housing)	HS2	
H62	Former Spring Mill (land off eastgate and westgate)	3.7	119	32	Years 1-10	Brownfield	Housing	HS2	
H63	Cowm Water Treatment Works, Whitworth	0.68	10	15	Years 1-5	Mixed	Housing	HS2	
<b>Edenfield, Helmshore, Irwell Vale and Ewood Bridge</b>									
H64	Irwell Vale Mill	1.43	30	21	Years 1-5	Mixed	Housing	HS2	Yes
H65	Land East of Market Street, Edenfield	0.31	9	29	Years 6-10	Brownfield	Housing	HS2	Yes
H66	Land West of Market Street, Edenfield	13.74	400	29	Years 1-15	Greenfield	Housing	HS2	Yes
H67	Edenwood Mill, Edenfield	0.99	47	50	Years 1-5	Mixed	Housing	HS2	Yes
H68	Grane Village, Helmshore	4	139	35	Years 1-10	Mixed but largely greenfield	Housing	HS2	Yes
<b>Mixed-use including residential</b>									
M1	Waterside Mill, Bacup	0.09	39	433	Years 6-10	Brownfield	Mixed-use	EMP2	Yes
M3	Isle of Man Mill, Water	0.54	16	30	Years 6-10	Mixed	Mixed-use	EMP2	Yes

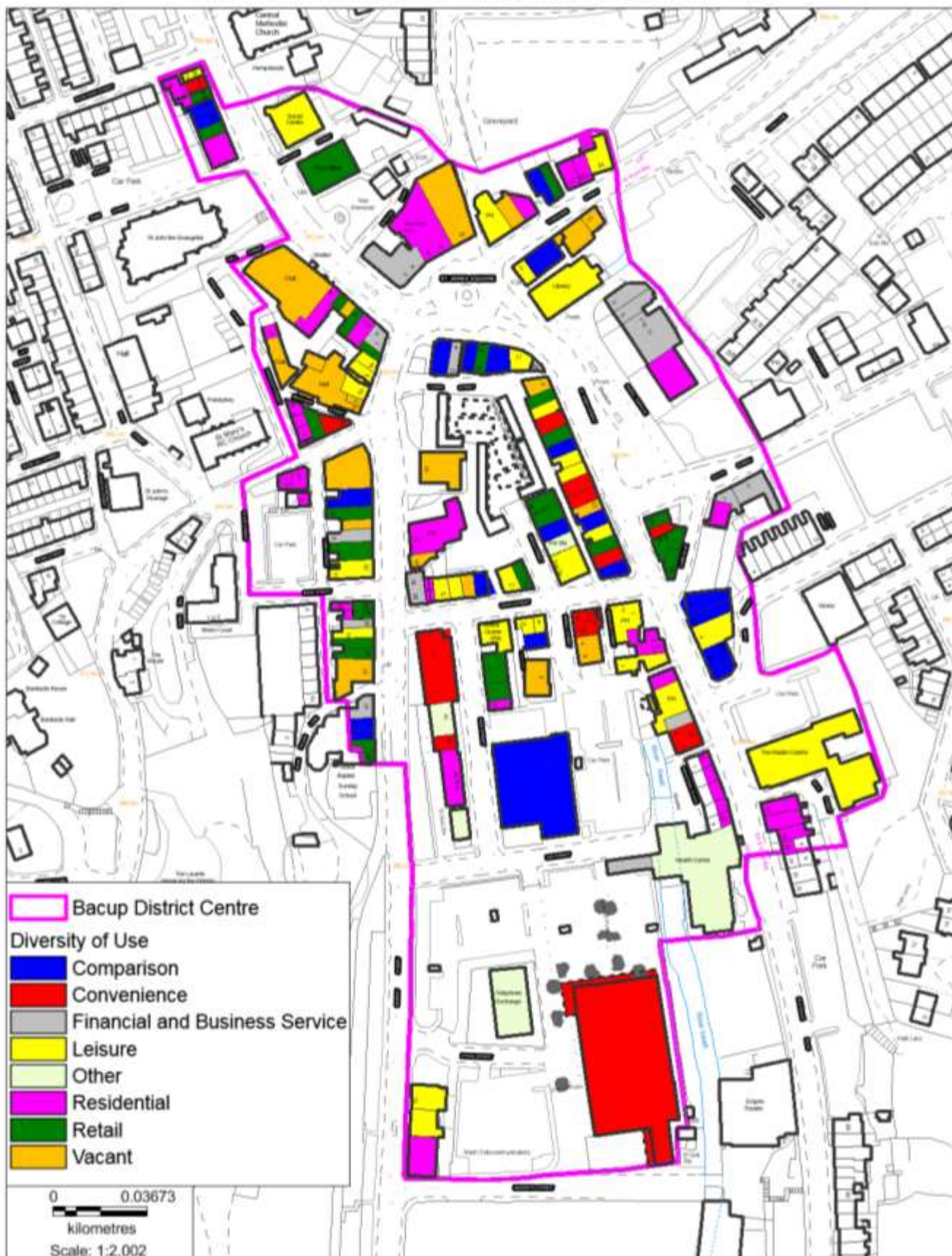
## Appendix 2: Town Centre Health Check Maps

### Town Centre

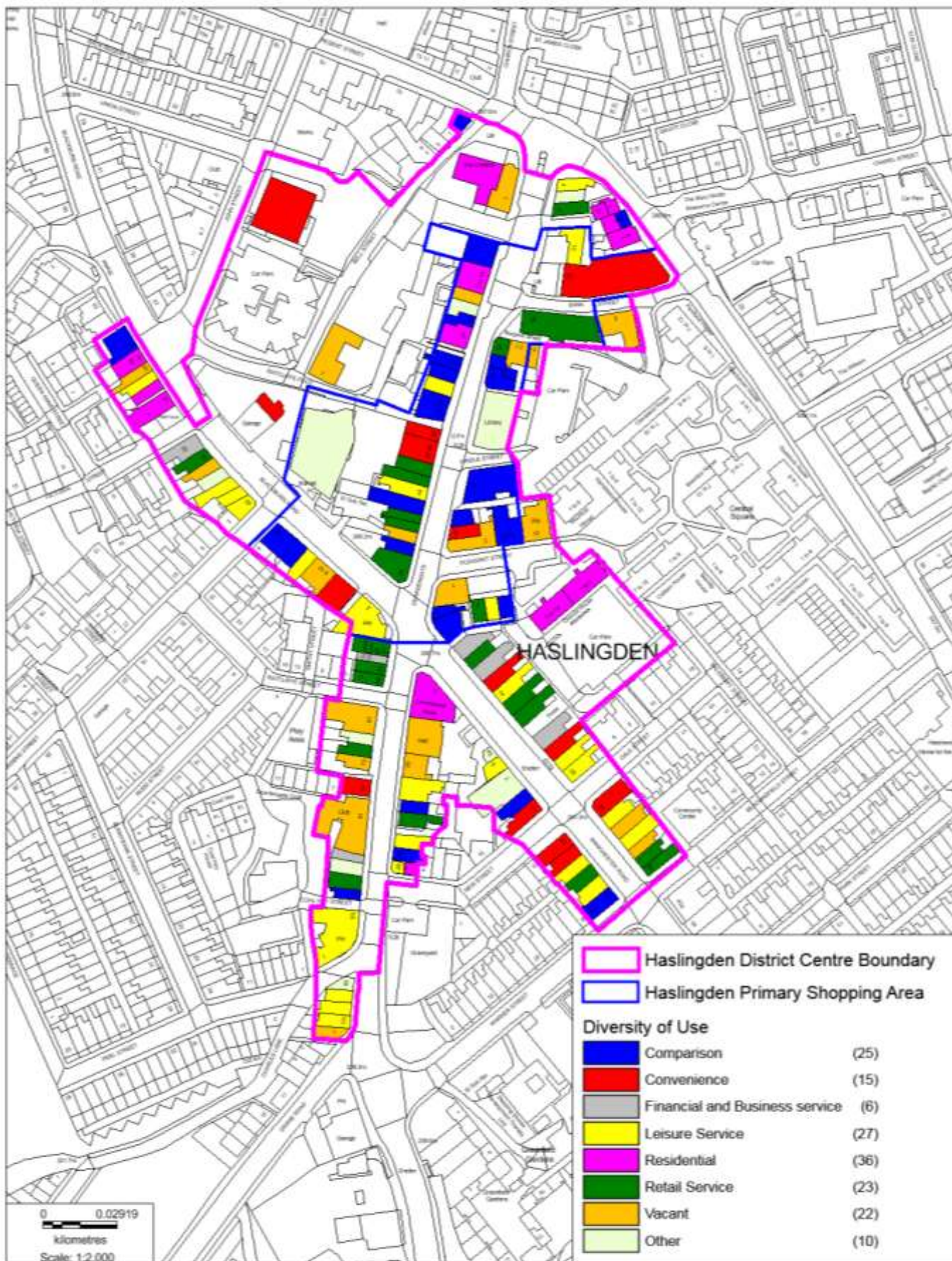
#### RAWTENSTALL TOWN CENTRE - DIVERSITY OF USE



### BACUP DISTRICT CENTRE - DIVERSITY OF USE



# HASLINGDEN DISTRICT CENTRE - DIVERSITY OF USE





# Local Centres

## CRAWSHAWBOOTH LOCAL CENTRE - DIVERSITY OF USE 2022

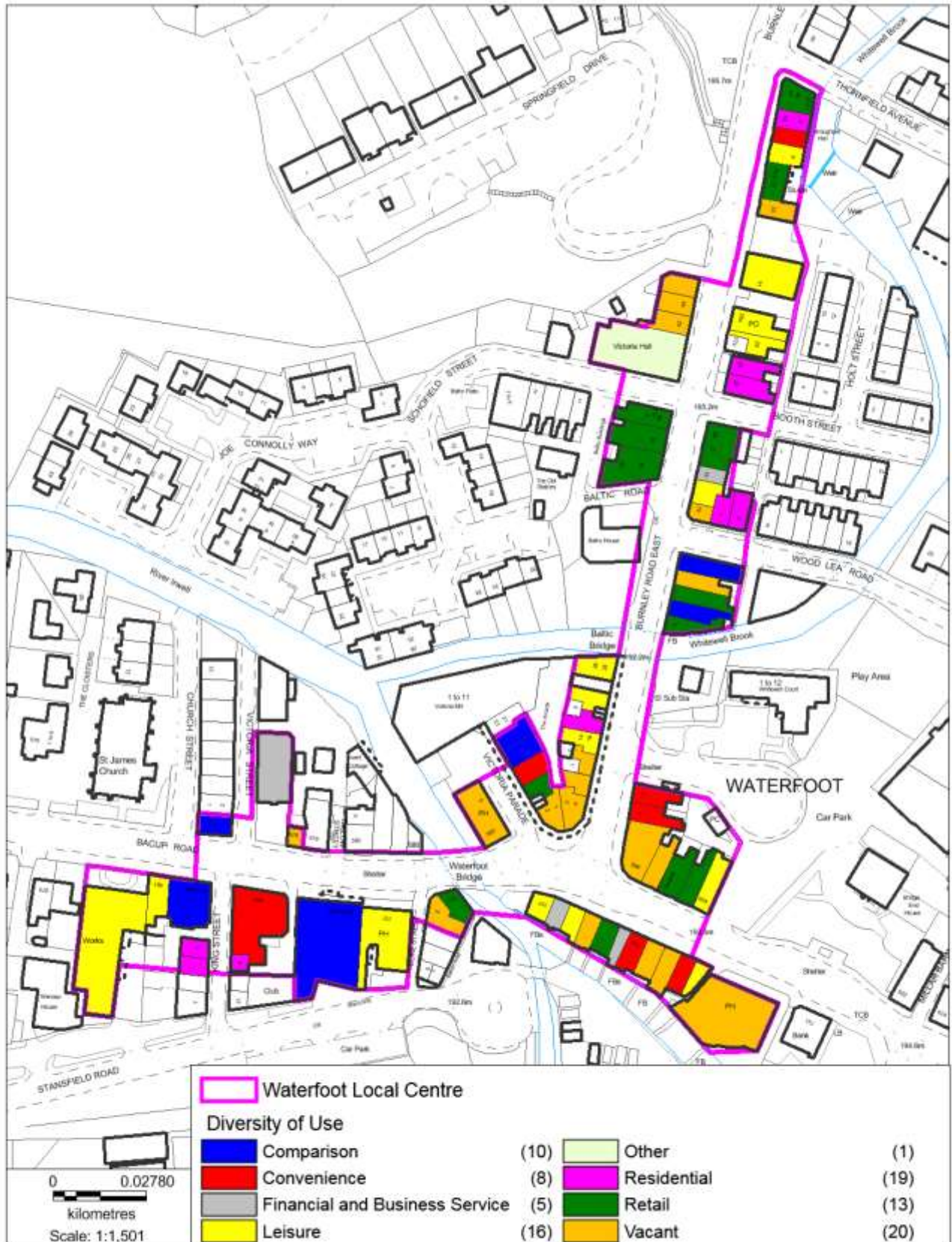


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# WATERFOOT LOCAL CENTRE - DIVERSITY OF USE 2022



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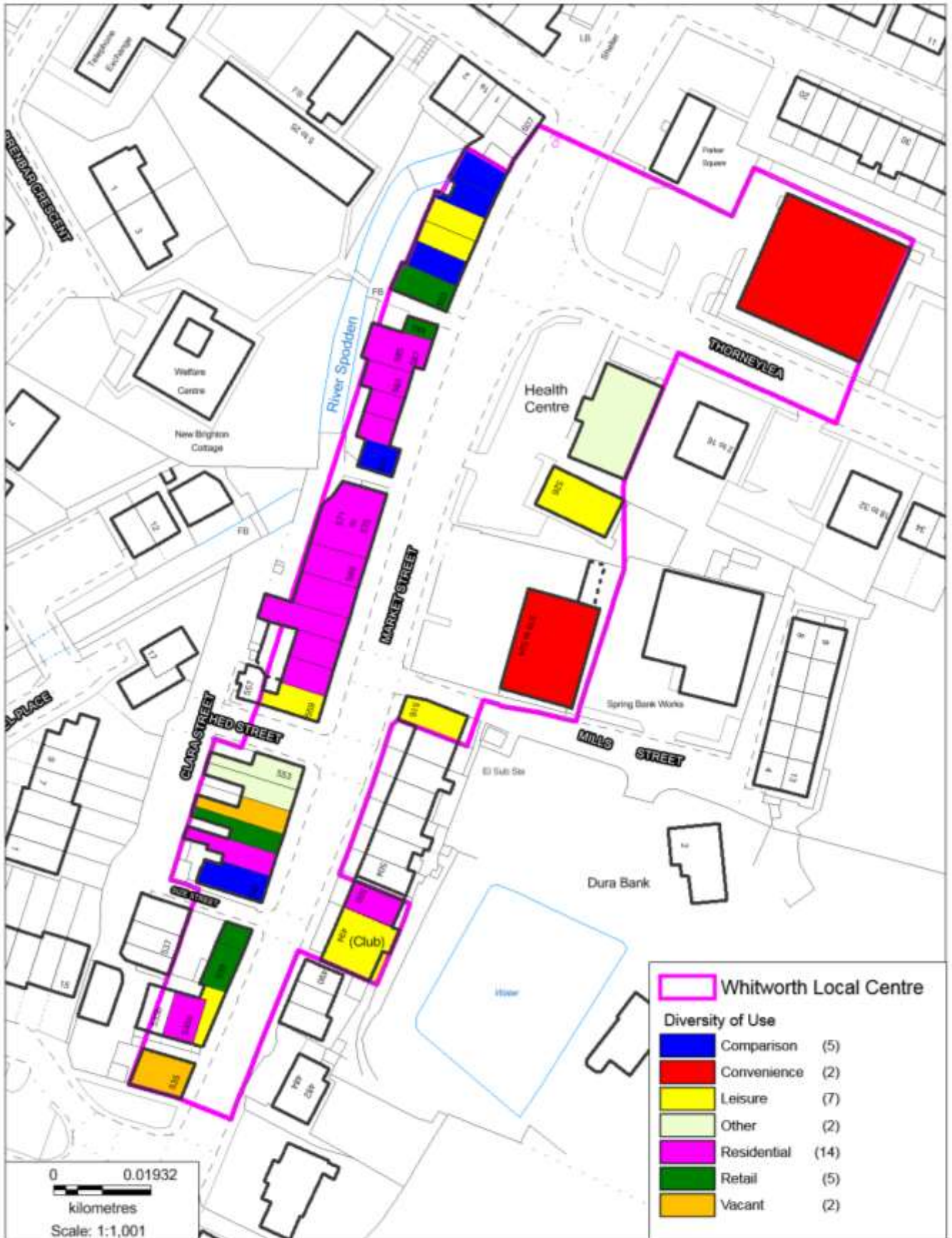
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# WHITWORTH LOCAL CENTRE - DIVERSITY OF USE (2022)



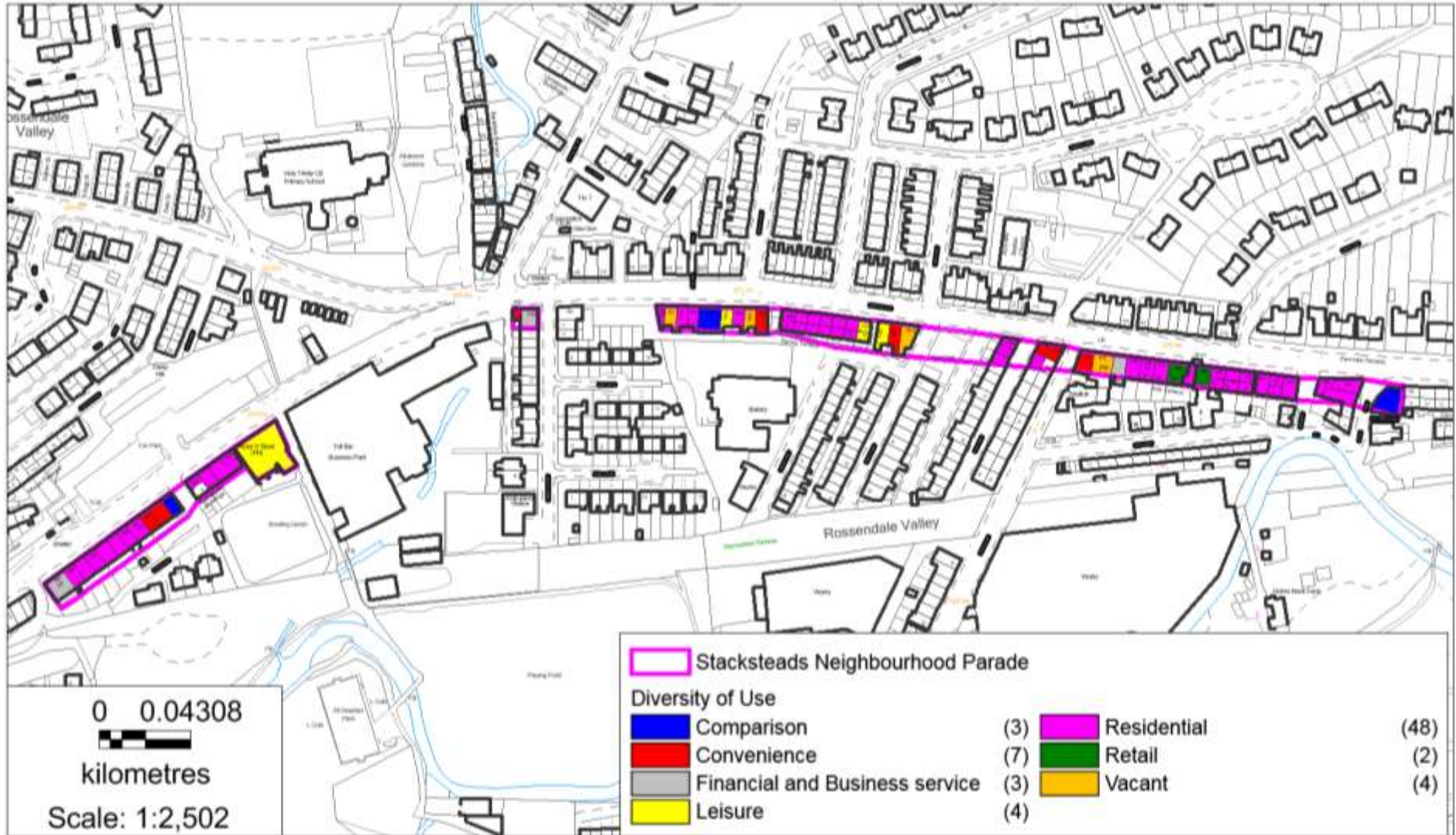
**EDENFIELD NEIGHBOURHOOD PARADE - DIVERSITY OF USE**



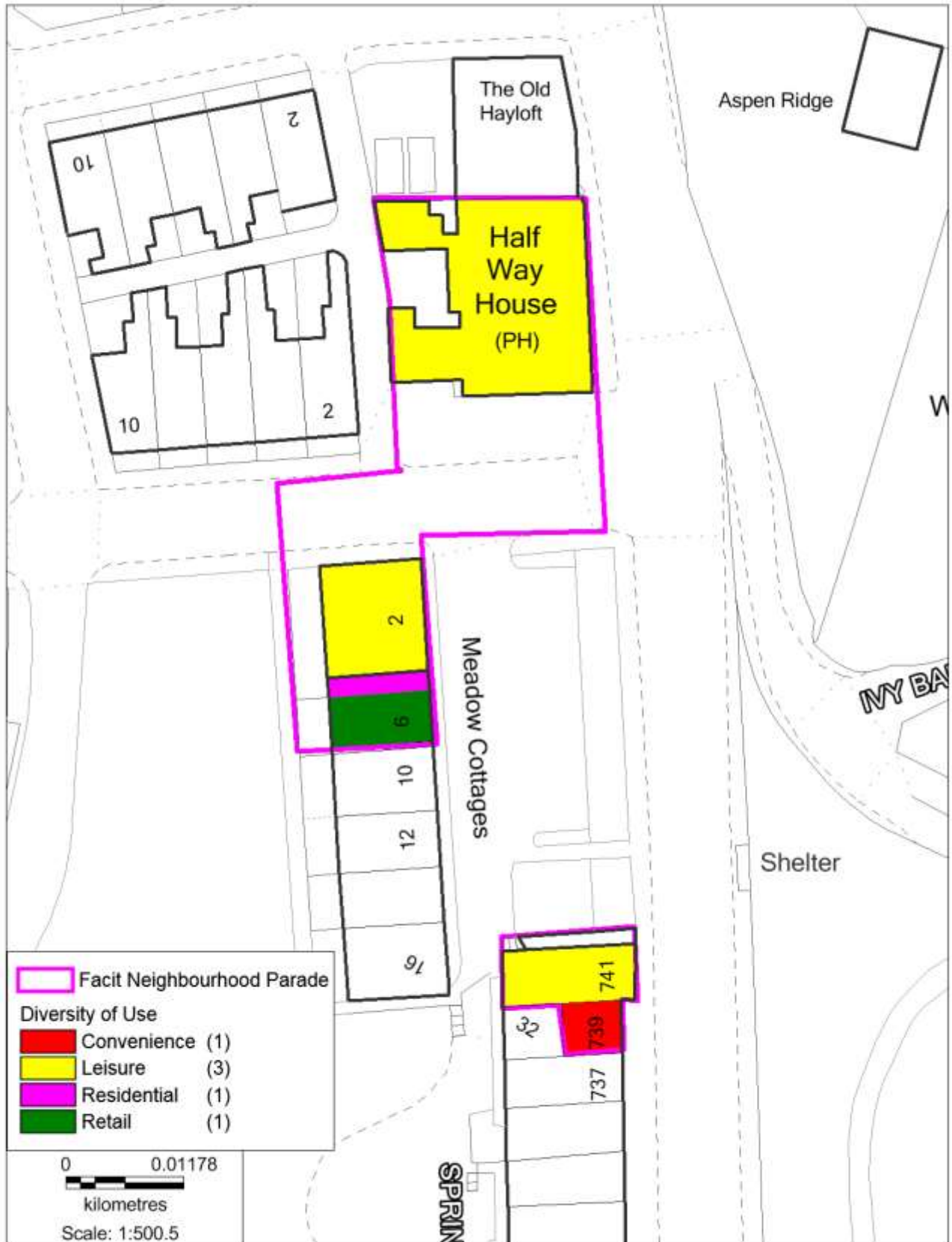
# HELMSHORE NEIGHBORHOOD PARADE - DIVERSITY OF USE



## STACKSTEADS NEIGHBOURHOOD PARADE - DIVERSITY OF USE 2022



# FACIT NEIGHBOURHOOD PARADE - DIVERSITY OF USE 2022



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