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| Subject: | Authority Monitoring Report for 2022 to 2023 incorporating the Local Development Scheme | Status: | For Publication |
| Report to: | Cabinet | Date: | 6 December 2023 |
| Report of: | Head of Planning | Lead Member: | Planning, Licensing and Enforcement |
| Key Decision: | <input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/> | General Exception <input type="checkbox"/> | Special Urgency <input type="checkbox"/> |
| Equality Impact Assessment: | Required: No | Attached: | No |
| Biodiversity Impact Assessment: | Required: No | Attached: | No |
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1. RECOMMENDATIONS

- 1.1 To note the contents of the Rosendale Authority Monitoring Report (AMR) for 2022-23, which reports on planning related data for the period 1 April 2022 to 31 March 2023, and will be published on the Council's website.
- 1.2 To agree the Local Development Scheme, which provides a timetable for additional guidance including Supplementary Planning Documents.
- 1.3 To note consideration to update the Statement of Community Involvement, unless changes proposed in the Government's planning reform indicate otherwise.
- 1.4 Minor changes to the Authority Monitoring Report, including the incorporated Local Development Scheme, to be delegated to the Lead Member and the Head of Planning.

2. EXECUTIVE SUMMARY

- This is the second AMR to report on the policies contained in the Rosendale Local Plan 2019-2036, adopted 15 December 2021, and the progress being made to implement this.
- The AMR considers initial trends to establish if any intervention is required.
- The Council has adopted two SPDs: [the Climate Change SPD](#) (December 2022) and [the Re-use and Re-development of Employment Land](#) (consulted on in spring, adopted in July 2023).
- More detailed guidance was issued on potential [Compensation Measures for Green Belt Release](#) in January 2023.
- The updated Childhood Obesity data shows that new hot food takeaways should still not be approved in accordance with [Local Plan Policy R5](#).
- A guidance note was issued on [Local Standards for Accessibility and Adaptability of New Housing](#) in November 2022, in accordance with Local Plan policy HS5 on Housing Standards.
- Documents included in the Local Development Scheme for preparation next year include: the Statement of Community Involvement; the Affordable Housing SPD; and the Open Spaces and Playing Pitches SPD. A masterplan is being prepared by the landowners/developers for the housing allocation at Edenfield (H66).
- Housing delivery exceeded the annual requirement for 2022/23, with 191 dwellings built against the requirement of 185, though completions remain below that required since the start of the plan period (in 2019). As housing delivery is less than that required by the Housing Delivery Test the presumption in favour of sustainable development applies.
- About 65% of housing delivery took place on previously developed land.
- 67 affordable dwellings were delivered; this is 46% of all dwelling completions on major sites.

- Employment land (including offices, research and development as well as light industrial) has declined, with a net loss of 0.01ha (or 1,059 sq.m) in 22/23.
- There has been a net loss of 'retail and other town centre uses' floorspace of 1,428 sq.m in the same period. Most of this loss occurred outside of town centres.
- Haslingden and Waterfoot have seen an increase in the number of vacant ground floor units, while the level of vacancies in Rawtenstall and Bacup town centres has decreased slightly.
- New renewable energy projects were delivered in the Borough including a new air source heat pump and two biomass boilers. Two applications were granted for solar panels.
- Planning permissions secured biodiversity net gain on and/or near 2 major development sites
- The Levelling Up and Regeneration Act (LURA) was published on 26 October 2023 and we are awaiting secondary legislation and further guidance.
- All secondary legislation and guidance will be published by the end of November to implement Biodiversity Net Gain, which was first introduced in the Environment Act in 2021. Developers will be required to deliver 10% "Biodiversity Net Gain" from January 2024 onwards when building major new housing, industrial or commercial developments. By law developers must deliver a net positive for the local environment, for example by creating new habitats and green spaces. Biodiversity Net Gain for small sites will still be applicable from April 2024

3. BACKGROUND

- 3.1 It is a requirement to publish at least annually the Authority Monitoring Report (AMR) to assess implementation of the policies contained in the Rossendale Local Plan and to provide an update on timescales for the preparation of key planning documents.
- 3.2 The Government has consulted on changes to plan-making in order to speed up the process. Currently Local Planning Authorities must consider to review their Local Plans within 5 years of adoption (so before December 2026 for Rossendale). The Levelling Up and Regeneration Act was issued on 26 October 2023 and further Regulations and guidance are expected, with changes to the National Planning Policy Framework will be announced 'in due course'. Changes are expected to result in the introduction of mandatory Borough-wide Design Codes, Infrastructure Levy, and national Development Management policies. Guidance is due imminently on Biodiversity Net Gain, which will become mandatory for eligible development in early 2024.
- 3.3 Key information in the AMR includes details of housing approvals and housing completions which inform the Housing Delivery Test (HDT) and the Council's 5-year housing land supply calculation. It also provides an analysis of the levels of employment land approved and completed. The AMR is supported by other documents including the annual 5-year Housing Land Supply (for the period to 31 March 2023, published on the Council's website), and the annual Infrastructure Funding Statement and the Brownfield Register, which will be updated later this year.
- 3.4 The AMR has been prepared to echo the chapters in the Local Plan, with policies having targets, and triggers to implement 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 almost two years ago, in December 2021. This AMR covers the period from 1 April 2022 through to 31 March 2023. 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. It should be noted that there may be some gaps in the data, trends have not been assessed and some data sources are no longer available.

Planning Application Data

4.2 For context, planning application statistics have been reported on. Between 1st April 2022 and 31st March 2023 the Council received 657 applications and 553 were determined. This includes all types of applications including full applications (138 determined), outline applications, reserved matters, listed buildings, works to trees, prior approvals and pavement licences etc. As usual, the greatest number of applications determined were for householder applications (including larger home extensions). In addition the Council received 41 Pre-Applications between January and December 2022

| Year | No. of applications determined |
|-----------|--------------------------------|
| 2022-2023 | 553 |
| 2021-2022 | 692 |
| 2020-2021 | 619 |
| 2019-2020 | 573 |

Adoption of More Detailed Planning Guidance

4.3 The Rossendale Local Plan was adopted in December 2021. Only about 35% of local planning authorities have adopted a local plan in the last 5 years¹. 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 to be determined in accordance with the Local Plan unless other material considerations indicate otherwise.

4.4 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 the **Climate Change SPD** was the first SPD to be adopted and 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. Detailed guidance has been issued in the **Re-use and Re-development of Employment Land SPD**; this focuses on information required for applications to change the use of employment land, focussing on marketing arrangements and viability issues.

4.5 **Compensation Measures for Green Belt Release**, outlines where compensation may be spent from development on land removed from the Green Belt, so as to improve access to the remaining Green Belt. This was published in spring 2023. More detail in relation to **Policy HS5 on Housing Standards**, meeting higher accessibility and adaptability standards

¹ [Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-consultation-on-implementation-of-plan-making-reforms)

under the Building Regulations (known as M4(2)) was issued in November 2022. Childhood obesity rates remain higher than the figure set out in Policy R5 of the Local Plan² and so no new hot food take-aways will be approved until this figure drops, set out in the policy note issued in January 2023.

- 4.6 The AMR contains the Local Development Scheme, a timetable showing likely progress of the other listed Supplementary Planning Documents. The documents expected to be progressed in 2023/24 include the Affordable Housing SPD and the Open Space and Playing Pitches SPD.

The Statement of Community Involvement

- 4.7 The Statement of Community Involvement (SCI) identifies how and when the community, businesses and other stakeholders can engage in the processes for plan-making and development management decision-making. The preparation of an SCI is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended), re-emphasised in the Localism Act 2011. The SCI is a Local Development Document and once adopted it will become a statutory part of the Council's Development Plan framework.

The Statement of Community Involvement was adopted by Council on [27 February 2019](#) and should be reviewed within 5-years of adoption. A note was issued on 7 August 2020 during the Local Plan examination which considered that The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 did not necessitate a need to modify the SCI as we were still able to involve the community in accordance with its existing provisions.

It is expected that a light touch refresh of the document will be needed. Should further information be published by DLUHC in particular on the changes to plan-making, it might be necessary to provide a more substantial review. The SCI is expected to be taken to Council for approval in the new year. Consultation on the SCI is not required.

Neighbourhood Plans

- 4.8 [Edenfield Neighbourhood Community Forum](#) (ENCF) is progressing a Neighbourhood Plan, and consulted on an initial (Regulation 14) draft, incorporating a Design Code. The 6-week consultation finished on Monday 17 April 2023 and the next iteration, under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012, is expected soon with formal submission to the Council for publication and independent examination. [Bacup and Stacksteads](#) also has a designated Neighbourhood Forum. It had been included in the Government's Design Code Pathfinder Programme but had to withdraw from this. No further timelines are available.

Monitoring Local Plan policies

4.9 Housing

Housing completions continue to increase and, for the first time since the start of the plan period (2019), exceeded the Local Plan housing requirement (191 completions against the annual requirement of 185 dwellings). Of these 141 were on allocated housing sites. Completions though are still below the cumulative requirement by almost 300 units. The Government introduced the Housing Delivery Test which assesses the number of completions against the requirement over a 3-year period. The latest figures published by DLUHC in January 2022 show that completions were 57% of the 3-year requirement and so

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

the principle in favour of sustainable development applies. Most completions and approvals were on brownfield land (65% and 53% respectively).

The supply of housing continues to exceed the 5-year supply (at 5.7 years compared to 7.6 years at March 2022), taking account of the backlog and the required 20% buffer. In total 152 dwellings were approved in 2022/23; of these 41% were on small sites (i.e. for fewer than 5 dwellings). Two major planning applications for housing were approved in 2022/23; one was for 100% affordable housing (the former Slingco site) and the other provided almost 15% on-site (allocation H22, Blackwood Road).

No off-site contributions for affordable housing were required. More detail will be published in the Infrastructure Funding Statement, published in December. Approvals for housing predominantly have been granted in the urban boundary (85%), with 3 dwellings (net) approved in the Green Belt on previously developed land or a barn conversion. No applications were approved for self-build homes on sites for 50 or more dwellings. The Council is meeting the need for approving self-build units. 5 dwellings were approved to M4(2) standards, exceeding the current Building Regulations.

4.10 **Employment**

The approval (in April 2022) of the former Slingco site in Whitworth from employment use to affordable housing has contributed to an overall net loss of employment land. Discussions are taking place to ensure the delivery of the employment allocations although this will take time. The adopted SPD on the Re-use and Re-development of Employment Land (adopted in July 2023) seeks to ensure planning applications that will affect employment land are accompanied by detailed supporting information.

4.11 **Retail**

Over the monitoring period 2022/23 more than 60% of planning approvals for 'main town centre' uses were located outside the Borough's town centres, continuing the trend shown in last year's AMR. This requires further assessment to identify if the policy is working or if there were additional matters for these specific applications, such as the Government's introduction of flexible uses. At the same time 679sqm of floorspace was lost within town centres from /main town centre uses' (such as Class E use class and pubs) to other uses. Likewise there has been a net loss in terms of completed development. Most of this is attributable to changes into residential use.

Health checks were carried out in the summer of 2023 by the Council's Town Centre Regeneration Officers. Ground floor vacancies have decreased in Rawtenstall and Bacup, but Haslingden has seen an increase of 9 vacant premises (31 units compared to 22 recorded in the summer of 2022). Of the other centres, only Waterfoot, designated as a Local Centre, was monitored this year. This has seen an increase in the number of vacant units recorded from 15 in 2022 to 21 in 2023. The situation will continue to be monitored and discussed with colleagues in Economic Development.

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. A Masterplan has been submitted for the large housing allocation in Edenfield (H66) by the landowners and several iterations have been consulted on. No date has yet been set for when this document will be taken to members. It is expected that in time Borough-wide Design Codes will become mandatory, but we are still awaiting Government guidance.

In addition the Climate Change SPD is expected to encourage more sustainable development.

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 is unchanged. The Council is assisting Growth Lancashire’s work preparing a Local List.

The state of the Borough’s SSSIs (Site of Specific Scientific Interest) has been logged. Generally the SSSI’s status is good apart from Lower Red Lees Pasture which is shown on Natural England’s MAGIC map as being unfavourable recovering, and the West Pennine Moors where only 1 unit out of 8 is in a favourable condition. Overall, 25% of the SSSI units within (or partly within) the Borough are in favourable conditions and 75% are in unfavourable conditions. There is no change in the conditions of the SSSI since last year.

Government guidance relating to mandatory Biodiversity Net Gain (BNG) is expected imminently where eligible developments will be required to demonstrate a 10% increase in biodiversity. We expect the forthcoming Regulations to extend the current Biodiversity Duty placed on local authorities to include monitoring BNG, and the Council is looking at how BNG can be delivered to improve biodiversity in Rossendale, subject to the forthcoming legislation and guidance. The two major planning applications approved during the monitoring year have provided biodiversity enhancements including the creation of an acid grassland, native hedgerow planting, provision of a pond/wetland and contributions towards habitat enhancement at Stacksteads Countryside Park.

The Local Plan allows for an SPD to be prepared in due course to address ecological networks.

Air quality in the main appears to be improving. The two Air Quality Management Areas (AQMAs) in Rawtenstall and Haslingden have been revoked but a new AQMA has been designated along Grane Road.

Renewable energy - No new wind turbines were approved though other projects were consented, e.g. for solar panels, biomass boilers and an air source heat pump.

Flooding – No applications were granted contrary to the advice of the Environment Agency or the Lead Local Flood Authority (LLFA). The EA objected to a housing application at Grane/Birtwistle Mill on Grane Rd which was later refused. Following the EA’s withdrawal of its objection, Bridge Mills (2022/0116) was approved. The Council is working proactively with the County Council in its role as LLFA, monitoring how their comments are being addressed. The LLFA’s comments have been addressed in all relevant applications determined in this monitoring year.

4.13 **Tourism and Leisure**

Unfortunately STEAM data relating to tourism for the period 2022/23 is not yet available. No planning applications for overnight accommodation or tourist-specific facilities were granted during this period. A commercial swim school in Whitewell Bottom received planning consent and St Mary’s Football Club’s application was approved to redevelop the club to provide a replacement artificial pitch, extension to the clubhouse plus other associated improvements. Losses to existing community facilities took place with the petrol filling station completed at the former Bacup Hub, the change from a social club to retail and housing in Haslingden and from a community centre to housing in Whitworth.

4.14 **Transport**

The Borough and County Councils received grant funding and so RBC continues to pursue a commuter service on the East Lancashire Railway line and improvements to the

Rawtenstall Gyratory. Cycling facilities and cycleways are being created, and the Council is assisting LCC with the Local Cycling and Walking Infrastructure Plan, highlighting opportunities.

4.15 **Summary**

As noted, this is the second AMR to be produced that reports on the policies in the adopted Local Plan. The Report also highlights the progress made on the preparation of neighbourhood plans and supplementary planning documents, and explains in brief the expected changes to both plan-making and development management decision-taking.

5. **RISK**

5.1 There are no specific risk issues for members to consider arising from this report. However, regular monitoring will continue and another Report brought back to members next year covering the period to 2023/24. This will 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, but a review is expected to be necessary given the changes being proposed. By next year there should be more certainty about the changes being considered for plan-making.

6. **FINANCE**

6.1 There are no additional financial implications arising from this report.

7. **LEGAL**

7.1 There are no legal implications arising from this report

8. **POLICY AND EQUALITIES IMPLICATIONS**

8.1 There are no policy or equality issues arising from this Report.

9. **REASON FOR DECISION**

9.1 It is still considered too early to identify trends that may indicate the planning policies are not being implemented effectively or failing to meet their intended outputs. Work will continue with colleagues particularly in Economic Development to keep the review of the Local Plan policies under review.

9.2 The Forward Planning team will continue to progress the related documents and additional policy guidance as set out in this Report and consider the implications of the forthcoming changes in national planning policy.

9.3 The AMR for 2023/24 will be brought back to be considered by members next year.

9.4 The Local Development Scheme will be kept under review, in light of the changes proposed by DLUHC, and will be reviewed accordingly in time,

9.5 The Council is legally required to review the Statement of Community Involvement within five years of it being adopted. Given that further changes are expected to come forward, especially promoting digitalisation within planning, it is considered that a light-touch review will be undertaken initially with other changes addressed later.

| Background Papers | |
|--|---------------------|
| Document | Place of Inspection |
| Rossendale Authority Monitoring Report 2022-23 | attached |

Authority Monitoring Report (AMR)

2022/2023

Produced by **Forward Planning** – October 2023



Contents Page

| | |
|---|-----------|
| Contents Page | 2 |
| Introduction | 4 |
| Executive Summary | 5 |
| Chapter 1: Progress According to the Adopted Planning Policy Timetable (LDS) | 10 |
| Chapter 2: Spatial Strategy | 17 |
| Strategic Policy SS: Spatial Strategy | 17 |
| Policy SD2: Urban Boundary and Green Belt..... | 18 |
| Policy SD3: Planning Obligations | 20 |
| Chapter 3: Housing | 21 |
| Strategic Policy HS1: Meeting Rossendale’s Housing Requirement..... | 21 |
| Policy HS2: Housing Site Allocations..... | 24 |
| Policy HS3: Affordable Housing..... | 25 |
| Policy HS4: Housing Density..... | 26 |
| Policy HS5: Housing Standards..... | 26 |
| Policy HS6: Open Space Requirements in New Housing Developments | 27 |
| Policy HS7: Playing Pitch Requirements in New Housing Developments | 28 |
| Policy HS11: Rural Affordable Housing – Rural Exception Sites | 29 |
| Policy HS14: Gypsies, Travellers and Travelling Showpeople | 29 |
| Policy HS15: Specialist Housing..... | 30 |
| Policy HS16: Self-Build and Custom-Built Houses | 30 |
| Chapter 4: Employment Growth and Employment | 32 |
| Strategic Policy EMP1: Provision for Employment | 32 |
| Policy EMP2: Employment Site Allocations | 34 |
| Policy EMP3: Employment Site and Premises | 36 |
| Policy EMP4: Development Criteria for Employment Generating Development..... | 37 |
| Policy EMP5: Employment Development in non-allocated employment areas..... | 37 |
| Policy EMP6: Futures Park..... | 38 |
| Policy EMP7: New Hall Hey..... | 38 |
| Chapter 5: Retail | 39 |
| Strategic Policy R1: Retail and Other Town Centre Uses | 39 |
| Policy R2: Rawtenstall Town Centre Extension | 47 |
| Policy R3: Development and Change of Use in District and Local Centres..... | 47 |
| Policy R4: Existing Local Shops | 48 |

| | |
|--|-----------|
| Policy R5: Hot Food Takeaways..... | 49 |
| Policy R6: Shopfronts | 49 |
| Chapter 6: Environment..... | 50 |
| Strategic Policy ENV1: High Quality Development in the Borough..... | 50 |
| Strategic Policy ENV2: Heritage Assets | 51 |
| Policy ENV3: Landscape Character and Quality..... | 53 |
| Policy ENV4: Biodiversity, Geodiversity and Ecological Networks..... | 53 |
| Policy ENV5: Green Infrastructure networks | 56 |
| Policy ENV6: Environmental Protection..... | 57 |
| Policy ENV7: Wind Turbines | 58 |
| Policy ENV8: Other forms of Energy Generation | 58 |
| Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality | 58 |
| Policy ENV10: Trees and Hedgerows..... | 59 |
| Chapter 7: Leisure and Tourism | 60 |
| Policy LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities..... | 60 |
| Policy LT2: Community Facilities | 63 |
| Policy LT3: Tourism | 64 |
| Policy LT4: Overnight Visitor Accommodation..... | 64 |
| Chapter 8: Transport | 66 |
| Strategic Policy TR1: Strategic Transport | 66 |
| Policy TR2: Footpaths, Cycleways and Bridleways..... | 68 |
| Strategic Policy TR4: Parking..... | 68 |
| Appendices..... | 70 |
| Appendix 1: List of Housing Allocations..... | 70 |
| Appendix 2: Town Centre Health Check Maps..... | 76 |

Introduction

Welcome to the Authority Monitoring Report (AMR). This AMR covers the period from 1st April 2022 up to 31st March 2023.

The Rossendale Local Plan 2019 to 2036, which this document monitors, was formally adopted by the Council on the 15th 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 or ring 01706 252412 / 252415 / 252418.

Executive Summary

This document includes information on implementation of the Rossendale Local Plan 2019 to 2036 for the period 2022/2023.

This AMR covers the 12-month period starting 1 April 2022 and so it is the first AMR observing a monitoring period where the Rossendale Local Plan 2019 to 2036 was the adopted Local Plan throughout the entire duration.

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 surpassed the requirement for 22/23, delivering 191 houses against an annual requirement of 185.
- About 65% of housing delivery occurred on previously developed land.
- 67 affordable dwellings were delivered within the borough in 22/23, accounting for 46% of all dwelling completions on major sites.
- There was a net loss of employment land delivered (including offices, research and development as well as light industrial) of 0.01ha (or 1,059 sqm) in 22/23. Most of the losses related to the change of use of offices or light industrial units into other uses and loss of general industrial units.
- The Nomis website reported an increase in the number of employees in full and part-time jobs in Rossendale between 2020 and 2021.
- There has been a net loss of retail and other town centre uses floorspace of 1,428 sqm in the same period. Most of this loss occurred outside of town centres.
- There has been a sharp increase in the number of vacant ground floor units in Haslingden town centre, while the level of vacancies in Rawtenstall and Bacup town centres has decreased slightly.
- New renewable energy projects were delivered in the Borough including a new air source heat pump and two biomass boilers. Also two applications were granted for solar panels that could generate over 78kW.
- Planning permissions have secured biodiversity net gain on and/or near development sites for two major residential schemes on the former Slingco site in Whitworth and on the land south of Blackwood Road in Stacksteads.

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 and on the data.gov.uk website.

The Council has also maintained 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 31st March 2023 there were 46 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 2022/2023 Rossendale Borough Council delivered more dwellings than its annual requirement (103% or 191 dwellings delivered against a requirement of 185 dwellings).

Planning Applications Overview

Between 1st April 2022 and 31st March 2023 – 553 planning applications were determined for a whole range of different types of development. This included 138 Full Applications, 57 Applications in relation to Planning Conditions, 51 Lawful Development Certificates and 44 applications for works to trees subject to Tree Preservation Orders or within a Conservation Area.

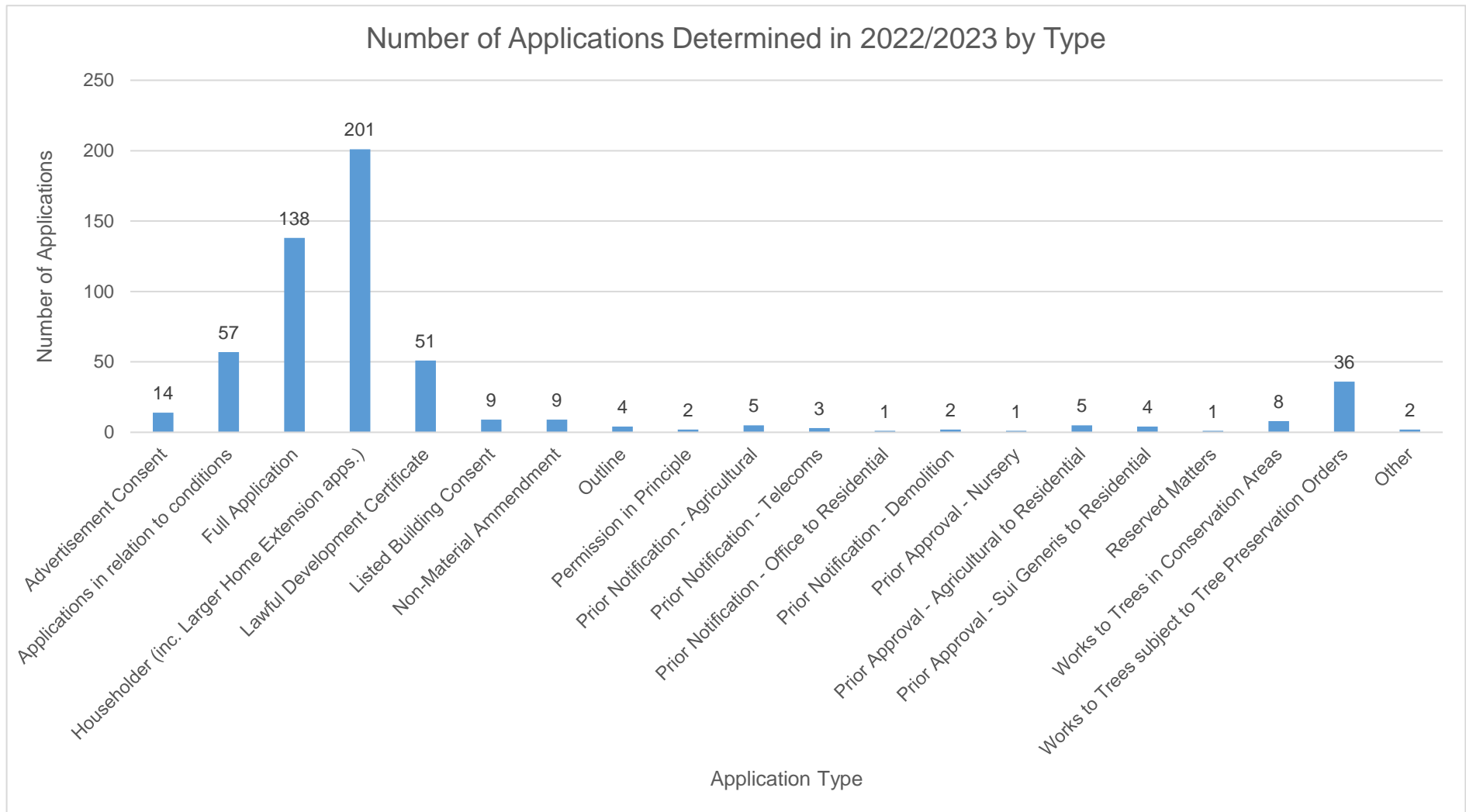
In total 553 planning applications were determined in 2022/23. Over the same period the Council received 657 applications. This includes all types of applications including full applications, outline applications, listed buildings, works to trees, prior approvals and pavement licences etc. For the period 2021 to 2022 the Council determined 692 Planning Applications. 619 applications were determined in 2020/21 and 573 applications were determined in 2019/20.

The most frequently determined applications were for Householder Planning Consent with 195 applications being decided in 22/23.

There were also 41 Pre-Applications submitted to the Council between January and December 2022.

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. |

| | |
|--------------------------------|--|
| Permission in Principle | An alternative way of obtaining permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development |
| 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 |
| Technical Details Consent | Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed |
| 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)

Local Development Scheme

A Local Development Scheme is required under [section 15 of the Planning and Compulsory Purchase Act 2004](#) (as amended).

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 resolve by December 2026 if the Local Plan should be reviewed. Produce further planning guidance (e.g. SPDs). The Government is looking to reform the plan-making system. If implemented, it is likely that these proposed changes will make it more likely that a review will be required. Timelines may change as a result. |

Stages in grey text have already taken place.

The Council has an up-to-date Local Plan in place, adopted two years ago. The Government is keen that development plans remain up-to-date and legislation requires that the Rossendale Local Plan 2019-2036 should be reviewed to assess whether it needs to be updated at least once every five years (no later than December 2026), taking into account changing circumstances affecting the area, or any relevant changes in national policy¹.

The Levelling-Up and Regeneration Act (LURA) was enacted on 26 October 2023². Reforms to the plan-making system are being considered³ and we are awaiting secondary legislation and further guidance to implement these changes. It is expected that the commitment to reviewing Local Plans at least every five years will remain, and possibly strengthened. The intention of the reform is to ensure that new local plans are simpler, shorter and more visual to encourage engagement whilst reducing the time and resources needed for preparation. The new system is expected to commence in autumn 2024. Hence, Rossendale’s Local Plan review would be prepared and examined under the new system.

The Forward Planning team’s priorities are to take forward the SPDs which are listed in the Local Plan. Progress is reported in Table 3 below and this forms the up-to-date Local Development Scheme 2023 for Rossendale..

Community Infrastructure Levy for Rossendale⁴

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

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

¹ [The Town and Country Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2017 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

² [Levelling-up and Regeneration Act 2023 - Parliamentary Bills - UK Parliament](https://www.parliament.uk)

³ [Plan-making reforms: consultation on implementation - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

⁴ A decision has not yet been taken by the Council in respect to the Community Infrastructure Levy. However, recent legislation has introduced the Infrastructure Levy which is expected to be mandatory rather than optional as at present. We await details of the regulatory framework to introduce this.

It should be noted that the Government has proposed introducing a mandatory infrastructure levy as a replacement for the community infrastructure levy and section 106 agreements, charged as a percentage of the value of the property at completion. This is to improve effectiveness and transparency. However, common feedback is that these changes will add complexity and be more resource-intensive than the current system, and will not necessarily increase revenue, nor help the delivery of affordable housing. We await further guidance from DLUHC.

Table 3: Supplementary Planning Documents (SPDs) and other guidance

The Council has adopted two SPDs: [the Climate Change SPD](#) (December 2022) and [the Re-use and Re-development of Employment Land](#) (consulted on in February/March 2023 and adopted in July this year).

In addition, more detailed guidance was issued on potential [Compensation Measures for Green Belt Release](#) in January 2023. The updated Childhood Obesity data shows that new hot food takeaways should still not be approved in accordance with [Local Plan Policy R5](#). A guidance note was issued on [Local Standards for Accessibility and Adaptability of New Housing](#) in November 2022, in accordance with Local Plan policy HS5 on Housing Standards.

Work is ongoing currently in preparing the Affordable Housing SPD and the Open Space and Playing Pitch SPD, with consultation is expected in 2023 / 2024. As Biodiversity Net Gain is set to become mandatory in January 2024 some preliminary work has been undertaken and this may inform the Biodiversity, Geodiversity and Ecological Networks SPD, although no formal work has been started.

| Document Name | Related policy in emerging Plan | New or update to existing? | Likely content | Progress |
|-----------------------------------|---------------------------------|----------------------------|--|---|
| Adopted Climate Change SPD | ENV1 / ENV9 | New | <p>The Climate Change SPD focuses on 4 principles:</p> <ul style="list-style-type: none"> • 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 | <p>Consultation took place July / August 2022.</p> <p>The SPD was adopted by Cabinet in December 2022</p> |

| | | | | |
|--|-----------|---|--|--|
| Adopted The Re-use and Re-development of Employment Land SPD | EMP3 | New | Further guidance on the criteria, including marketing and viability assessment, which proposals for the change of use / redevelopment from employment to another use will be assessed against. | Consultation took place February / March 2023. The SPD was adopted by Cabinet in July 2023. |
| Affordable Housing SPD | HS3 | New | Introduction of a cap to the price of affordable homes considering the affordability ratio and incomes in Rossendale and setting out eligibility criteria. | Drafting commenced in 2023 Consultation expected in 2023 /2024 |
| Open Space and Playing Pitches SPD | 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 | Drafting commenced summer 2023. Consultation expected 2024 |
| Update on Alterations and Extensions to Residential Properties SPD | 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. This may be replaced by a Borough-wide Design Code. | Consider if necessary - 2024/25 |
| Update on Conversion and Re-Use of Rural Buildings in the Countryside SPD | 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. This may be replaced by a Borough-wide Design Code | Consider if necessary - 2024/25 |
| Viability and Vitality of Town Centres SPD | 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. | Consider if necessary - 2024/25 |
| Hot Food Takeaways Amended Guidance Note | 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 | Consider if necessary - 2024/25 |

| | | | | |
|---|------|----------------------|--|--|
| | | | Hot Food Takeaway applications. Updated figures are due imminently. | |
| 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. This may be replaced by a Borough-wide Design Code | Consider if necessary - 2024/25 |
| Biodiversity, Geodiversity and Ecological Networks SPD | ENV4 | New | Further details on Rossendale's ecological network to supplement the existing map. The Council is awaiting the Regulations on mandatory Biodiversity Net Gain (due November 2023 but postponed until January 2024) before drafting this SPD | Consider if necessary - 2024/25 |
| 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. | Ongoing. Drafting commenced Spring 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. | It is expected that the Government will make Borough-wide Design Codes mandatory through the plan-making reforms, and the Council is awaiting further details. |
| Amended Green Belt Compensation Note | SD4 | New | Guidance on Green Belt Compensation Measures and the highlighting of several schemes which could be funded via Green Belt Compensation Payments. | Published Spring 2023 |
| Edenfield Masterplan | H66 | New | This Masterplan is being prepared by the landowners for this allocated housing site. | Drafts for consultation issued |
| Statement of Community Involvement | | Refresh/Review | The SCI should be updated every 5 years. The current SCI was adopted in February 2019, with a note published in August 2020 to take consideration of The | The SCI will be reviewed and taken to Council in the new year, unless further guidance |

| | | | | |
|--|--|--|--|--|
| | | | Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020. | suggests waiting for further guidance. |
|--|--|--|--|--|

Statement of Community Involvement

The SCI explains how the Council will engage with communities and others in preparing planning policy documents, such as the Local Plan and in dealing with planning applications. The Council is required to review the SCI every 5 years from the date of adoption according to Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. The last SCI was adopted on 28 February 2019 and a Note was published in August 2020 to take account specifically of the implications of The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020, which were introduced whilst the examination of the Local Plan was paused pending further work. The SCI will need to be reviewed to ensure it meets national legislation, the needs of the community and the Council's corporate objectives.

It should be noted that the Government is proposing changes to plan-making reform. These were set out in the White Paper "Planning For The Future" published in August 2020 and then in the Levelling Up and Regeneration Bill 2022 (LURB). More recently consultation commenced on 25 July 2023 "*Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms*". This may have implications for consultation going forward. As such we will await confirmation and further guidance from DLUHC which will determine if a light-touch refresh is undertaken, or a more detailed review is needed, taking account of future changes to plan-making and development management decision-taking.

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 originally designated on 22 April 2018 to prepare the Neighbourhood Plan for Edenfield, shown on the Map of the Area. As 5 years was due to elapse, under the Regulations, the Forum had to apply for re-designation. This was approved by the Council, following a 6-week consultation which ended 1 March 2023. Edenfield Community Neighbourhood Forum has now been re-designated for the Edenfield Neighbourhood Area for a further period of 5 years; this will end on 18 April 2028.

The Forum is making progress on preparing the Neighbourhood Plan and Design Code and consulted formally on the Regulation 14 version for 6-weeks in early 2023, finishing on 17 April 2023. The next stage will be submission for examination but no dates are known for this as yet. 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 had been preparing a Design Code, having been awarded £30,000 from DLUHC (Department for Levelling Up, Housing and Communities) in March 2022. However, unfortunately the Forum has had to withdraw from the pathfinder programme. No timescales for consultation are yet known. Further information is available at www.bsnf.org.uk
[| Bacup and Stacksteads Neighbourhood Forum](#)

Chapter 2: Spatial Strategy

This section reports on the progress made during 2022/23 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: | | |
| | Settlement Hierarchy | 22/23 Approvals (no. of units) | 22/23 Completions (no. of units) |
| | Key Service Centres (Rawtenstall, Bacup, Haslingden, Whitworth) | 37 / 25% | 70 / 37% |
| | Urban Local Service Centres (Waterfoot, Edenfield, Stacksteads, Crawshawbooth, Helmshore) | 4 / 3% | 15 / 8% |
| | Rural Local Service Centres (Loveclough / Goodshaw, Water, Weir, Whitewell Bottom, Broadley / Tonacliffe, Facit, Britannia, Stubbins, Newchurch, Rising Bridge, Shawforth) | 37 / 25% | 96 / 50% |
| | Other areas (smaller villages and substantially built-up frontages) (Acre, Chatterton, Cowpe, Ewood Bridge, Irwell Vale, Turn, Sharneyford, Lumb) | 45 (including H22) / 31% | 0 / 0% |
| | Other areas (countryside, Green Belt) | 23 / 16% | 10 / 5% |
| Trigger to Implement Contingencies | <ol style="list-style-type: none"> 1. More development occurring outside of the Key Service Centres than inside 2. Disproportionate amount of growth in the smallest centres or outside of centres | | |

| | |
|----------------------|--|
| Trigger Met | <p>Only 25% of approvals for dwellings were on land within Key Service Centres in 22/23, therefore the trigger was met. This result can be attributed to the fact that two major residential schemes were approved in Facit, a Rural Local Service Centre (for 37 dwellings) and South of Blackwood Road at Bamford Hill, Stacksteads within the 'Other areas' category (for 41 dwellings) in 2022/23.</p> <p>Also, 37% of completions took place within the Key Service Centres in 22/23. This can mainly be attributed to a large quantity of dwellings being delivered within the Rural Local Service Centre including at Dark Lane (61 dwellings) and at Johnny Barn Close (16).</p> |
| Contingencies | <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.”

| Target | No applications granted permission which are contrary to national policy in relation to the Green Belt | | | | | | | | | | | | | | |
|---|--|------------|--|----------------|-------------|------------|-----------|----------|--------|----------------|-------------|------------|-----------|--------|--------|
| Progress towards Target | No applications granted permission which are contrary to national policy in relation to the Green Belt | | | | | | | | | | | | | | |
| Trigger to Implement Contingencies | <p>Number / % of dwellings approved on sites within the Urban Boundary (UB) / Countryside not designated as Green Belt (CS) / Green Belt (GB):</p> <table border="1" data-bbox="352 1301 1497 1429"> <thead> <tr> <th data-bbox="352 1301 735 1364">Urban Boundary</th> <th data-bbox="735 1301 1118 1364">Countryside</th> <th data-bbox="1118 1301 1497 1364">Green Belt</th> </tr> </thead> <tbody> <tr> <td data-bbox="352 1364 735 1429">129 / 85%</td> <td data-bbox="735 1364 1118 1429">20 / 13%</td> <td data-bbox="1118 1364 1497 1429">3 / 2%</td> </tr> </tbody> </table> <p>Number / % of dwellings completed on sites within UB / CS / GB:</p> <table border="1" data-bbox="352 1561 1497 1688"> <thead> <tr> <th data-bbox="352 1561 735 1624">Urban Boundary</th> <th data-bbox="735 1561 1118 1624">Countryside</th> <th data-bbox="1118 1561 1497 1624">Green Belt</th> </tr> </thead> <tbody> <tr> <td data-bbox="352 1624 735 1688">181 / 95%</td> <td data-bbox="735 1624 1118 1688">8 / 4%</td> <td data-bbox="1118 1624 1497 1688">2 / 1%</td> </tr> </tbody> </table> <p>In 22/23 there were two recorded dwellings (2018/0171 & 2021/0386) built on Green Belt land, both on Previously Developed Land. In 22/23, 4 applications for residential development were approved on Green Belt land, 3 were situated on Previously Developed Land (2022/0274 (dwelling demolition & replacement dwelling), 2022/0461 & 2023/0009), the remaining application was a Prior Approval application for the conversion of a barn to a dwelling (2023/0030).</p> | | | Urban Boundary | Countryside | Green Belt | 129 / 85% | 20 / 13% | 3 / 2% | Urban Boundary | Countryside | Green Belt | 181 / 95% | 8 / 4% | 2 / 1% |
| Urban Boundary | Countryside | Green Belt | | | | | | | | | | | | | |
| 129 / 85% | 20 / 13% | 3 / 2% | | | | | | | | | | | | | |
| Urban Boundary | Countryside | Green Belt | | | | | | | | | | | | | |
| 181 / 95% | 8 / 4% | 2 / 1% | | | | | | | | | | | | | |

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

| Urban Boundary | Countryside Not Designated as Green Belt | Green Belt |
|----------------|--|------------|
| 24 / 100% | 0 / 0% | 0 / 0% |

All approvals related to a Class E development (Commercial, Business and Services) were located within the Urban Boundary in 2022/23.

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

| Urban Boundary | Countryside Not Designated as Green Belt | Green Belt |
|----------------|--|------------|
| 9 / 100% | 0 / 0% | 0 / 0% |

In 2022/23, 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 |
|----------------|--|------------|
| 6 / 75% | 1 / 12.5% | 1 / 12.5% |

One application relating to a loss of a garage and store to a dwelling was approved on Green Belt land (2023/0009). This is already reported above within the residential approvals. Another application was granted in the countryside for a change of use from a store building to a multi-functional activity room (2022/0096).

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 |
|----------------|--|------------|
| 10 / 100% | 0 / 0% | 0 / 0% |

In 2022/23, all completions involving the gain or loss of a Class B2 (general industrial) or B8 (storage and distribution) use, took place within the Urban Boundary.

Trigger Met

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

Contingencies

4 applications for residential development were approved on Green Belt land, 3 were situated on Previously Developed Land (2022/0274, 2022/0461 & 2023/0009), the remaining application was a Prior Approval application for the conversion of a barn to a dwelling (2023/0030). These approved developments were all in accordance to the national Green Belt policy.

Policy SD3: Planning Obligations

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

| | | | | |
|---|---|---|--|----------------|
| Target | Secure planning obligations on all applicable planning permissions | | | |
| Progress towards Target | In 2022 / 2023 s106 agreements were signed for 2 major developments: | | | |
| | 2021/0271 – Land at Station Road, Whitworth | | | |
| | 2021/0500 – Blackwood Road, Stacksteads | | | |
| | Financial s106 contributions were received for: | | | |
| | Planning Reference | Address | Type | Money |
| | 2003/451 | Scout Moor (Wind farm) | Scout Moor Habitat Rehabilitation Fund | £14,418 |
| | 2018/0039 | Former Horse & Jockey, Edenfield | Education | £56,746 |
| | 2021/0271 | Land at Station Road, Whitworth | Public Open Space (Knowsley Play Area) | £22,300 |
| | Financial s106 contributions were spent on: | | | |
| | Planning Reference | Address | Type | Money |
| 2003/451 | Scout Moor (Wind farm) | Scout Moor Habitat Rehabilitation Fund | £825 | |
| 2004/401 | Douglas Rd / Tong Lane Bacup | Landscaped Area Maintenance | £10,000 | |
| 2011/0046 | Weavers Dene, Holmefield House | Affordable Housing | £330 | |
| 2014/0384 | New Hall Hey, Rawtenstall | Linkage between retail park, Train Station and Town Centre | £71,891 | |
| 2016/0267 | Land at Reedsholme Works | Refuse Bins | £9,700 | |
| 2018/0039 | Horse & Jockey, 85 Market St, Edenfield | Local recreational / play facilities (Edenfield pump track) | £6,000 | |
| Trigger to Implement Contingencies | <ol style="list-style-type: none"> 1. Not meeting policy requirements for contributions. 2. Limited / no annual payments received | | | |
| Trigger Met | No. | | | |
| Contingencies | 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.”

| Target | 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 | | | | | | | | | | |
|---|---|-------------------|--------------------------|-----------|----|-----------|----|-----------|-----|---------------------------------|-----|
| Progress towards Target | <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</td> <td>137</td> </tr> <tr> <td>2022/2023 (last financial year)</td> <td>191</td> </tr> </tbody> </table> <p>Net housing completions since the start of the Plan period is 499. This represents an undersupply of 287 dwellings when compared to the housing requirement over these four monitoring periods.</p> <p>Rossendale Borough Council can demonstrate a 5.7 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: https://www.rossendale.gov.uk/downloads/download/10833/5_year_housing_land_supply.</p> | Monitoring Period | Net dwelling completions | 2019/2020 | 94 | 2020/2021 | 77 | 2021/2022 | 137 | 2022/2023 (last financial year) | 191 |
| Monitoring Period | Net dwelling completions | | | | | | | | | | |
| 2019/2020 | 94 | | | | | | | | | | |
| 2020/2021 | 77 | | | | | | | | | | |
| 2021/2022 | 137 | | | | | | | | | | |
| 2022/2023 (last financial year) | 191 | | | | | | | | | | |
| Trigger to Implement Contingencies | Shortfall in 5-year supply greater than 1 year. | | | | | | | | | | |
| Trigger Met | No, the 5 Year Housing Land Supply demonstrates a supply exceeding 5 years. | | | | | | | | | | |
| Contingencies | 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 until the Housing Delivery Test results are updated. A Housing Action Plan has also been drafted which is available here . However, the number of housing completions has increased during 2022/23 with 191 dwellings delivered against a requirement of 185 dwellings (103% of the annual requirement). | | | | | | | | | | | | | | | | | | | | |
|---|---|--------------------------------|-----------|---------|-----------|---------|--------|----|----|----|----|------------|----------|------|-----------|---------|--------|----|----|----|----|
| Target | 30% of dwellings to be delivered on Previously Developed Land (PDL) | | | | | | | | | | | | | | | | | | | | |
| Progress towards Target | <p>Net no. dwellings approved on PDL in 2022/2023</p> <p>80 dwellings were approved on PDL (53%)</p> <p>31 dwellings were approved on Greenfield land (20%)</p> <p>41 dwellings were approved on Mixed (PDL & GF land) (27%)</p> <p>Net no. dwellings completed on PDL in 2022/2023</p> <p>124 dwellings were completed on PDL (65%)</p> <p>67 dwellings were completed on Greenfield land (35%)</p> | | | | | | | | | | | | | | | | | | | | |
| Trigger to Implement Contingencies | Less than 30% of dwellings delivered on PDL | | | | | | | | | | | | | | | | | | | | |
| Trigger Met | No, more than 30% of dwellings delivered were on PDL. | | | | | | | | | | | | | | | | | | | | |
| Contingencies | Continue to update and publicise the Brownfield Register in order to encourage the re-use of Previously Developed Land. | | | | | | | | | | | | | | | | | | | | |
| Indicator | Number of detached / semi-detached / terrace / apartment approved / completed (gross number) | | | | | | | | | | | | | | | | | | | | |
| Results | <p>Approved 22/23:</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>29</td> <td>59</td> <td>42</td> <td>37</td> </tr> </tbody> </table> <p>Completed 22/23:</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>50</td> <td>79</td> <td>33</td> <td>31</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 and unavailable data for select sites.</p> | House type | Detached | Semi | Apartment | Terrace | Number | 29 | 59 | 42 | 37 | House type | Detached | Semi | Apartment | Terrace | Number | 50 | 79 | 33 | 31 |
| House type | Detached | Semi | Apartment | Terrace | | | | | | | | | | | | | | | | | |
| Number | 29 | 59 | 42 | 37 | | | | | | | | | | | | | | | | | |
| House type | Detached | Semi | Apartment | Terrace | | | | | | | | | | | | | | | | | |
| Number | 50 | 79 | 33 | 31 | | | | | | | | | | | | | | | | | |
| Indicator | Number of 1 / 2 / 3 / 4 / 5+ bed dwellings approved / completed (gross number) | | | | | | | | | | | | | | | | | | | | |
| Results | <p>Approved 22/23:</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></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Number of bedrooms in dwelling | 1 bed | 2 bed | 3 bed | 4 bed | 5+ bed | | | | | | | | | | | | | | |
| Number of bedrooms in dwelling | 1 bed | 2 bed | 3 bed | 4 bed | 5+ bed | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---------------------|----|----|----|---|---|
| Number of dwellings | 36 | 56 | 68 | 6 | 1 |
|---------------------|----|----|----|---|---|

Completed 22/23:

| | | | | | |
|--------------------|-------|-------|-------|-------|--------|
| Number of bedrooms | 1 bed | 2 bed | 3 bed | 4 bed | 5+ bed |
| Number | 21 | 41 | 95 | 34 | 3 |

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 and unavailable data for select sites.

Indicator **No. of dwellings approved/completed specifically for: Older people, People with disabilities, Private rented sector, Self-build and custom build, and Student housing**

| Results | Category | 22/23 Approvals | 22/23 Completions |
|---------|--|--|--|
| | Older People and People with disabilities (M4(2))* | M4(2) = 4 Elderly Care Facilities = 0 | M4(2) = 0 Elderly Care Facilities = 0 |
| | Private rented sector | Unknown | Unknown |
| | Self-build and custom build | 5 (31/10/21 – 30/10/22)** | 3 2018/0171 2019/0473 2020/0262 |
| | 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 [here](#)

Target **456 dwellings to be delivered in Edenfield Community Neighbourhood Plan (NP) Area**

Progress towards Target No dwellings have been delivered on any of the Edenfield Housing Allocations (H65 / H66 / H67)
1 dwelling was recorded as being delivered within the Edenfield NP area in 22/23.

Trigger to Implement Contingencies None of the housing allocations within the Edenfield NP have full planning permission by Year 5 (23/24) of the Plan.

Trigger Met No

Contingencies Work with landowners and developers towards obtaining planning permission across the housing allocations in the Edenfield NP area.

Target **Reduction in no. of homes that have been empty for more than 2 years**

| | |
|---|--|
| Progress towards Target | As of October 2022 there were 171 properties in Rossendale classed as vacant (unoccupied and unfurnished) (2 years+). |
| Trigger to Implement Contingencies | There is a rise in the number of empty properties. |
| Trigger Met | No, the number of properties in Rossendale classed as vacant (unoccupied and unfurnished) (2 years+) reduced slightly from 173 in October 2021. |
| Contingencies | 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.”

| | |
|---|--|
| Target | 75% of development to take place on allocated sites |
| Progress towards Target | No. of completions on allocated sites, split by PDL and greenfield In 22/23 there were 141 completions on allocated sites (88 on PDL / 53 on greenfield), representing 74% of the total completions There were 50 completions on unallocated sites (36 on PDL / 14 on greenfield), representing 26% of the total completions. |
| Trigger to Implement Contingencies | More than 25% of development on unallocated sites |
| Trigger Met | Yes, but only by 1% (26% of completions were on unallocated sites). The percent of completions on unallocated sites has fallen from 34% of total completions in the previous monitoring period. This suggests the Local Plan adoption is directing development towards allocated sites. |
| Contingencies | Identify problems and potential causes of variants and identify measures to address them. |

| | |
|---|--|
| Target | 70% of sites on the brownfield register brought back into use |
| Progress towards Target | No. of Completions on sites on the brownfield land register On the 2022 Brownfield Register (last updated December 2022) there were 24 sites identified with a capacity to deliver approximately 391 dwellings. As of 31/03/2023 there had been 13 completions on one site on the register (85 Grane Road – 2020/0436), there are also numerous permissions granted on the sites and some are marked as under construction. You can find more details on the 2022 Brownfield Register here . |
| Trigger to Implement Contingencies | Less than 70% of sites on the brownfield register brought back into use over the Plan period. |

| | |
|----------------------|--|
| Trigger Met | No |
| Contingencies | Continue to update and publicise the Brownfield Register to encourage the re-use of Previously Developed Land. |

| | |
|---|--|
| Target | All applications of 50 or more dwellings accompanied by a masterplan |
| Progress towards Target | No applications were approved for 50 or more dwellings in 2022/2023. |
| Trigger to Implement Contingencies | Anything less than 100% |
| Trigger Met | No. |
| Contingencies | 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.”

| | |
|---|---|
| Target | 75% of new housing completions on major sites meeting adopted policy on affordable housing |
| Progress towards Target | <p>In 2022/2023 there were 146 completions on major sites (permissions with 10 or more dwellings). 67 (46%) of which were affordable dwellings.</p> <p>In 2022/2023 there were 2 major residential applications approved which were eligible for s106 contributions (2021/0271 & 2021/0500). The approval at the Former Slingco Ltd site, Station Road, Whitworth agreed to provide 100% on-site affordable housing (2021/0271). The approval on Housing Allocation H22 - Land at Blackwood Road, Stacksteads (2021/0500) agreed to provide 14.6% (6 dwellings) Affordable Dwellings.</p> <p>Of the 2 major applications there are 78 dwellings approved, 43 of which are affordable, equating to a 55% average affordable dwelling contribution.</p> |
| Trigger to Implement Contingencies | More than 25% of new housing completions not meeting the adopted policy on affordable housing. |
| Trigger Met | No. Policy HS3: Affordable Housing details a requirement for major developments to provide 30% on-site affordable housing subject to site and development considerations. |
| Contingencies | Liaise with developers to understand why targets are not being met and identify barriers and potential ways of addressing the situation. |
| Indicator | Amount of commuted sum payments toward affordable housing |
| Results | No s106 contributions were received in 22/23 for off-site affordable housing. |

| | |
|------------------|---|
| Indicator | Reasons to justify non provision of affordable housing |
| Results | There were 2 major residential applications approved in 2022/2023. Both provided Affordable Housing on-site. |
| Indicator | No. of affordable dwellings delivered in rural areas |
| Results | No affordable dwellings were delivered in 22/23 in Countryside areas. |
| Indicator | No. of affordable / market dwellings completed that meet specific needs i.e. purpose-built accommodation for the elderly, housing suitable for disabled people |
| Results | 4 affordable dwellings were approved to M4(2) standards in 22/23. |

Policy HS4: Housing Density

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

| | |
|---|---|
| Target | Town centre locations to achieve at least 40dph |
| Progress towards Target | In 22/23 there were 13 dwellings delivered from 9 different Planning Approvals within a town or district centre location, amounting to a total of 80.8 dwellings per hectare. |
| Trigger to Implement Contingencies | 10% of town centre completions being less than 40dph |
| Trigger Met | No, 100% of town centre completions exceeded 40dph. |
| Contingencies | 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.”

| | |
|------------------|---|
| Indicator | Number / % of dwellings approved/completed and built to M4 (2) Standards |
| Results | 5 dwellings were approved to M4(2) standards in 22/23 (planning applications 2022/0031 and 2021/0271). 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. |
| Indicator | Quality of new housing approved/completed - according to building for healthy life assessments |
| Results | No new dwellings were approved or completed according to building for healthy life assessments in 2022/23. |

| | |
|------------------|--|
| Indicator | Number / % dwellings approved/completed specifically for older people |
| Results | No new dwellings were approved or completed for older people in 22/23. |

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.”

| | |
|---|---|
| Target | All major housing developments approved in areas of deficiency to provide appropriate contribution towards open space |
| Progress towards Target | Of the 2 major housing applications where associated s106 agreements were applicable in 22/23, both provided financial open space contributions: 2021/0271 - Former Slingco Ltd site, Station Road - £20,000 for Knowsley Play Area 2021/0500 - Land at Blackwood Road – Provision of on-site Open Space, with an associated management and maintenance plan. |
| Trigger to Implement Contingencies | Any major housing development in area of open space deficiency not providing appropriate contribution |
| Trigger Met | No, 100% of the applicable major housing development approvals in 22/23 have associated s106 agreements including contributions to open space. |
| Contingencies | Work is to begin in due course on an update to the Council’s Open Space and Playing Pitch Supplementary Planning Document. |
| Indicator | Hectares of new open space approved/created through development |
| Result | 0.07ha (747sqm) of open space was agreed via a s106 agreement related to application 2021/0500 in 22/23. |
| Target | 75% of major housing development approved in all areas to provide appropriate contribution towards open space |
| Progress towards Target | Of the 2 major housing applications where associated s106 agreements were applicable in 22/23, both provided financial open space contributions: 2021/0271 - Former Slingco Ltd site, Station Road - £20,000 for Knowsley Play Area 2021/0500 - Land at Blackwood Road – Provision of on-site Open Space, with an associated management and maintenance plan. |
| Trigger to Implement Contingencies | 25% of all major development not providing appropriate open space provision |

| | |
|----------------------|--|
| Trigger Met | No, 100% of the applicable major housing applications approved in 22/23 supplied financial open space contributions. |
| Contingencies | Work is progressing on an update to the Council's Open Space and Playing Pitch Supplementary Planning Document. |
| Indicator | Reasons cited for not providing open space |
| Results | None were given in 22/23. |

Policy HS7: Playing Pitch Requirements in New Housing Developments

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

| | |
|---|---|
| Target | All major housing developments approved in areas of deficiency to provide appropriate contribution |
| Progress towards Target | No major housing developments approved in 22/23 provided a contribution towards playing pitches. |
| Trigger to Implement Contingencies | Any major housing development in area of deficiency not providing appropriate contribution |
| Trigger Met | N/A. |
| Contingencies | 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. |
| Target | 75% of major housing development approved in all areas to provide appropriate contribution |
| Progress towards Target | No major housing developments approved in 22/23 provided a contribution towards playing pitches. |
| Trigger to Implement Contingencies | 25% of all major development not providing appropriate provision |
| Trigger Met | Yes, more than 25% of all major developments did not provide a contribution towards playing pitches. |
| Contingencies | 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.”

| | |
|------------------|---|
| Indicator | Number of permissions relating specifically to "rural exception" sites; percentage of affordable housing provided on these sites |
| Results | No rural exception sites were approved or completed in 22/23. |

Policy HS14: Gypsies, Travellers and Travelling Showpeople

“To meet the identified needs for these groups.”

| | |
|---|---|
| Target | To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites) |
| Progress towards Target | 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 or transit pitches or extensions to existing pitches within 22/23. |
| Trigger to Implement Contingencies | A reduction in available supply of pitches below 50% of need |
| Trigger Met | No, the supply of pitches has not changed in 22/23. |
| Contingencies | Bring forward Gypsy and Traveller site allocations in line with the identified need. |
| Target | To minimise the number of illegal encampments and the need for enforcement action carried out |
| Progress towards Target | Rossendale Borough Council keeps a record of encampments on Futures Park, Bacup and Rossendale Borough Council owned land. In 22/23 there were 6 illegal encampments. 5 of these required a Court Order for removal. |
| Trigger to Implement Contingencies | Significant increase in illegal encampments or need for enforcement action. |
| Trigger Met | Yes, this figure has doubled in comparison with previous figures. |
| Contingencies | Work is ongoing to create a Negotiated Stopping Policy that the Council can facilitate in future engagements. |

| | |
|---|---|
| Target | To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites) |
| Progress towards Target | 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 or transit pitches or extensions to existing pitches within 22/23. |
| Trigger to Implement Contingencies | A reduction in available supply of pitches below 50% of need |
| Trigger Met | No, the supply of pitches has not changed in 22/23. |
| Contingencies | Bring forward Gypsy and Traveller site allocations in line with the identified need. |

Policy HS15: Specialist Housing

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

| | |
|---|---|
| Target | To meet need for specialist accommodation identified in the SHMA / other housing need evidence |
| Progress towards Target | No specialist accommodation was approved / completed in 22/23. |
| Trigger to Implement Contingencies | No new specialist accommodation provided / proposed in the Borough despite identified need |
| Trigger Met | Yes, no new specialist accommodation was approved / constructed in 22/23. |
| Contingencies | 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 rand of housing types.”

| | |
|--------------------------------|---|
| Target | Providing self-build/ custom-build opportunities on major housing sites |
| Progress towards Target | No self-build dwellings were approved or delivered on sites of 50 dwellings or more. However, 4 self-build dwellings were approved (2022/0165; 2022/0285; 2022/0313 and 2022/0626) and 3 self-build dwellings were completed on other sites (2018/0171; 2020/0074 and 2020/0262) in 22/23. |

| | |
|---|---|
| Trigger to Implement Contingencies | 25% of relevant applications for housing not providing custom or self-build opportunities |
| Trigger Met | No, as no applications for 50 or more dwellings were approved in 2022/23. |
| Contingencies | Consider the availability of land, identify any potential land e.g. on housing allocations, in Council ownership etc. |
| Indicator | No of individuals/groups on the self-build register |
| Results | As of the 31 st March 2023 there were 46 individuals on the self-build register and no groups. |
| Target | To meet the requirements identified by the Self Build Register |
| Progress towards Target | The Local Planning Authority has 3 years to meet the demand on the register. As of 30 th October 2022, the Local Planning Authority had granted residential consent on enough plots of land to meet the demand on the register for the period 2018/19 (considering over-provision in previous years). More information is available at https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/3 . |
| Trigger to Implement Contingencies | Not meeting the number of approvals over the rolling year period. |

Chapter 4: Employment Growth and Employment

Strategic Policy EMP1: Provision for Employment

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

| Target | 27 ha of new employment land provision over the Plan period. Or approximately 1.8ha of new employment land provision per annum. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|----------|----------|---------------|--------------|--|---|------------|----------|----------|---------------|--------------|---------|-----|--------|-----|-------|-------|---|------------|----------|----------|---------------|--------------|---------|-------|------|-----|-------|-------|
| Progress towards Target | <p>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:</p> <p>20 permissions were granted in 2022/23 in relation to E(g) (offices, research and development or light industrial), B2 (general industrial) and B8 (storage and distribution) uses, amounting to a net loss of 0.54 ha of employment land (or 1,272 sqm of employment floorspace). 19 of these permissions (or 95%) were granted on previously developed land.</p> <table border="1"> <thead> <tr> <th>Net employment floorspace/area approved</th> <th>E(g) (sqm)</th> <th>B2 (sqm)</th> <th>B8 (sqm)</th> <th>Overall (sqm)</th> <th>Overall (ha)</th> </tr> </thead> <tbody> <tr> <td>2022/23</td> <td>333</td> <td>-2,123</td> <td>518</td> <td>-1272</td> <td>-0.54</td> </tr> </tbody> </table> <p>Of note is the loss of the employment unit (Slingco Ltd) on Station Road, Facit of 1,531 sqm to residential use (planning reference 2022/0271).</p> <p>During the same year, 10 permissions were completed resulting in a net loss of 0.01 ha of employment land relating to E(g), B2 and B8 uses. All projects were carried out on previously developed land. The amount of land approved and built out for employment use is not only falling below the target of 1.8 ha per year but is resulting in a net overall loss.</p> <table border="1"> <thead> <tr> <th>Net employment floorspace/ area completed</th> <th>E(g) (sqm)</th> <th>B2 (sqm)</th> <th>B8 (sqm)</th> <th>Overall (sqm)</th> <th>Overall (ha)</th> </tr> </thead> <tbody> <tr> <td>2022/23</td> <td>-1082</td> <td>-644</td> <td>667</td> <td>-1059</td> <td>-0.01</td> </tr> </tbody> </table> | | | | | | Net employment floorspace/area approved | E(g) (sqm) | B2 (sqm) | B8 (sqm) | Overall (sqm) | Overall (ha) | 2022/23 | 333 | -2,123 | 518 | -1272 | -0.54 | Net employment floorspace/ area completed | E(g) (sqm) | B2 (sqm) | B8 (sqm) | Overall (sqm) | Overall (ha) | 2022/23 | -1082 | -644 | 667 | -1059 | -0.01 |
| Net employment floorspace/area approved | E(g) (sqm) | B2 (sqm) | B8 (sqm) | Overall (sqm) | Overall (ha) | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022/23 | 333 | -2,123 | 518 | -1272 | -0.54 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net employment floorspace/ area completed | E(g) (sqm) | B2 (sqm) | B8 (sqm) | Overall (sqm) | Overall (ha) | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022/23 | -1082 | -644 | 667 | -1059 | -0.01 | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | |
|---|--|---|---|
| Trigger to Implement Contingencies | Not meeting the annual requirement during a 3 year period | | |
| Trigger Met | This is the second year of monitoring the employment land requirement, therefore the trigger will be calculated next year. | | |
| | Annual employment land requirement (E(g), B2 and B8) | 2021/2022 employment land completions (E(g), B2 and B8) | 2022/2023 employment land completions (E(g), B2 and B8) |
| | 1.8ha | 0.91ha | -0.01ha |
| Contingencies | Continue with the monitoring of new employment land provision. | | |

| | | | | |
|------------------|---|-------------|-------------|-------------|
| Indicator | Total no. of employee jobs, part time /full time | | | |
| Results | The number of employee jobs has been obtained from the Nomis website for the year 2021 (as of 28 July 2023). The figures provided by the website are rounded up estimates and show an increase in the number of employees in Rossendale between 2020 and 2021 both in full-time and part-time employment. | | | |
| | | 2019 | 2020 | 2021 |
| | Employees | 20,000 | 19,000 | 22,000 |
| | Full-time employees (working more than 30 hours a week) | 13,000 | 13,000 | 15,000 |
| | Part-time employees (working 30 hours a week or less) | 6,000 | 6,000 | 7,000 |
| | https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&data set=189 | | | |

Policy EMP2: Employment Site Allocations

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

| Target | Net reduction in vacancy rates on identified employment sites | | | | |
|---|--|----------------------------------|-------------------------------|-----------------------------|-----------------------------|
| Progress towards Target | Eight planning permissions involving the losses or gains of businesses were approved on allocated employment sites in 2022/23 which, if implemented, will result in an overall loss of 930 sqm of employment floorspace. | | | | |
| | Planning Application | Allocated Sites | Gain(+) or Loss(-) E(g) (sqm) | Gain(+) or Loss(-) B2 (sqm) | Gain(+) or Loss(-) B8 (sqm) |
| | 2022/0477 | EE40 – Riverside Business Park | 157 | 0 | 0 |
| | 2022/0621 | EE16 – Carrs Industrial Estate | 0 | No change | 0 |
| | 2022/0116 | EE36 – Bridge Mills, Plunge Road | 0 | -164 | 0 |
| | 2022/0115 | EE2 – Henrietta Street | 0 | 52 | 0 |
| | 2022/0099 | EE2 – Henrietta Street | 0 | -480 | 480 |
| | 2021/0026 | EE16 – Carrs Industrial Estate | 438 | 0 | 0 |
| | 2021/0271 | EE47 – Station Road | 0 | -1531 | 0 |
| | 2021/0709 | EE19 – Solomon’s Site | 118 | 0 | 0 |
| | Total | -930 | 713 | -2,123 | 480 |
| <p>The largest loss of employment floorspace result from the approval to demolish the unit at Slingco Ltd, at Station Road, Facit to deliver new houses.</p> <p>In terms of completions, 3 developments were completed on allocated sites in 2022/23:</p> | | | | | |

| | |
|---|---|
| | <ul style="list-style-type: none"> - Extension of Unit 2 at New Line Industrial Estate of 150 sqm on allocation EE3 – The Sidings (planning application 2022/0150) - Change of use of existing car garage to indoor fitness facility at Bridge Mills, Edenfield within allocation EE36 – Bridge Mills, Plunge Road (planning application 2022/0116) - Change of use from B2 to B8 (so no overall employment land change) at Unit 3, Park Road Industrial Estate, Bacup on allocated site EE2 – Henrietta Street (planning application 2022/0099). <p>None of these allocated sites had any vacancy level identified in the Local Plan.</p> |
| Trigger to Implement Contingencies | Land remains vacant for over 3 years |
| Trigger Met | <p>The four employment allocated sites with a remaining net developable area identified in the Local Plan are:</p> <ul style="list-style-type: none"> • EE12 - Large Site at Hud Hey, Haslingden (1.7 ha) • EE23 – Rossendale Motor Sales, Bury Road (0.06 ha) • EE43 - Warth Mill (0.08 ha) • EE47- Station Road, Facit (0.28 ha) <p>The allocated site EE47 is no longer relevant as it is now being built out for housing. Of the remaining 3 sites, the large site at Hud Hey provides the largest opportunities for new employment land provision.</p> |
| Contingencies | 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. |

| | |
|--------------------------------|--|
| Target | All applications on sites requiring one to include a masterplan or development brief |
| Progress Towards Target | None of the permissions granted in 2022/23 were located in an allocated employment sites or mixed-use requiring a masterplan or development brief. |

Policy EMP3: Employment Site and Premises

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

| Target | No net loss of employment floorspace | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|-----------------|---|-------------|--|---|-----------------|---|-----------------|---|---|---|------|---|--------|-----------------------|-------|-------|------|------|-----------------------------|---|------|---|---|--------------|---------------|---------------|-------------|---------------|
| Progress Towards Target | <p>Sqm of employment floorspace lost to other uses (per type of use approved/completed) – total and on allocated sites:</p> <p>The table below reports losses in employment floorspace (and not the gains) in E(g), B2 and B8 uses, for both approvals and completions in 2022/23. If all approvals related to the loss of employment are implemented, this would result in the loss 3,190 sqm of employment floorspace (2,175sqm of which on allocated sites). In terms of completions, 2,022sqm of employment floorspace was lost (644sqm of which on allocated sites).</p> <table border="1"> <thead> <tr> <th></th> <th colspan="2">Approvals</th> <th colspan="2">Completions</th> </tr> <tr> <th>Floorspace lost to other uses (sqm) from:</th> <th>Allocated Sites</th> <th>Total (Allocated and Non-allocated Sites)</th> <th>Allocated Sites</th> <th>Total (Allocated and Non-allocated Sites)</th> </tr> </thead> <tbody> <tr> <td>E(g) Offices, Research and Development and Light Industrial Process</td> <td>0</td> <td>-866</td> <td>0</td> <td>-1,378</td> </tr> <tr> <td>B2 General Industrial</td> <td>-2175</td> <td>-2175</td> <td>-644</td> <td>-644</td> </tr> <tr> <td>B8 Storage and Distribution</td> <td>0</td> <td>-149</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>-2,175</td> <td>-3,190</td> <td>-644</td> <td>-2,022</td> </tr> </tbody> </table> <p>When applications for gains in employment floorspace are factored in, this amounts to a net loss of 1,272 sqm for approvals and a net loss of 1,054 sqm for completions.</p> | | Approvals | | Completions | | Floorspace lost to other uses (sqm) from: | Allocated Sites | Total (Allocated and Non-allocated Sites) | Allocated Sites | Total (Allocated and Non-allocated Sites) | E(g) Offices, Research and Development and Light Industrial Process | 0 | -866 | 0 | -1,378 | B2 General Industrial | -2175 | -2175 | -644 | -644 | B8 Storage and Distribution | 0 | -149 | 0 | 0 | Total | -2,175 | -3,190 | -644 | -2,022 |
| | Approvals | | Completions | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floorspace lost to other uses (sqm) from: | Allocated Sites | Total (Allocated and Non-allocated Sites) | Allocated Sites | Total (Allocated and Non-allocated Sites) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E(g) Offices, Research and Development and Light Industrial Process | 0 | -866 | 0 | -1,378 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B2 General Industrial | -2175 | -2175 | -644 | -644 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B8 Storage and Distribution | 0 | -149 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | -2,175 | -3,190 | -644 | -2,022 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Trigger to Implement Contingencies | Net loss of employment floorspace over more than one year running | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|----------------------|---|
| Trigger met | The trigger is not yet met as this is the first year since the adoption of the Local Plan where a net loss of employment floorspace is reported. |
| Contingencies | An SPD setting out the information required by planning applicants wishing to re-use or re-develop employment sites and premises came into force on 31st July 2023. This set out details of the marketing process and viability assessment needed to be undertaken. |

Policy EMP4: Development Criteria for Employment Generating Development

“To support wider economic growth and increase jobs.”

| | |
|------------------|--|
| Indicator | Number or floorspace (in sqm) approved / completed of non-employment land use class providing jobs, by use class type |
| Results | <p>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.</p> <p>During 2022/23, 7 applications were approved within Class E (except E(g)), leading to a net gain in floorspace of 821 sqm. There were however 9 applications involving the loss of 1,064 sqm of floorspace within Class E (except E(g)), resulting in an overall loss of 243 sqm.</p> <p>In terms of completions in 2022/23, the Borough has seen a gain of 1,104 sqm in floorspace for commercial, businesses and services activities (not including offices, research and development and light industrial) and a loss of 138 sqm. Therefore overall, there is a net gain of 966 sqm.</p> |

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)) outside of employment areas, where it will not detriment the amenity of the local area, in order to support small businesses. The table below lists the planning applications approved and completed within and outside allocated employment sites in 2022/23.</p> | |
| | Approvals 2022/23 | Completions 2022/23 |

| Net Employment Floorspace provision (sqm) (gains and losses) | Outside Allocated Sites | Allocated Sites | Total | Outside Allocated Sites | Allocated Sites | Total |
|---|-------------------------|-----------------|-------|-------------------------|-----------------|-------|
| E(g) Offices, Research and Development and Light Industrial Process | -380 | 713 | 333 | -1082 | 0 | -1082 |
| B2 General Industrial | 0 | -2123 | -2123 | 0 | -644 | -644 |
| B8 Storage and Distribution | -112 | 630 | 518 | 37 | 630 | 667 |
| Total | -492 | -780 | -1272 | -1045 | -14 | -1059 |

11 (out of 20) approvals in 2022/23 amounts to a potential net loss of 492 sqm of employment floorspace outside of allocated employment sites. There were also 7 (out of 10) completions resulting in a net loss of 1,045 sqm of employment floorspace outside of allocated employment sites.

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 2022/23 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 EL8.015 Action 15.1 and 15.3 to 15.5 Mixed Use Sites (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

| | |
|--------------------------------|---|
| Indicator | Number of applications / sqm of employment floorspace approved/completed by use class type at New Hall Hey and production of a masterplan |
| Target | Site completed with appropriate mix of uses by 2036. Masterplan addresses issues outlined in policy. |
| Progress Towards Target | No applications were approved or completed on the new employment site allocation NE4 at New Hall Hey in 2022/23 and no masterplan was produced. |
| Trigger | Lack of progress with development of site at 3, 5, 10 year periods. Absence of masterplan or masterplan does not address identified issues. |
| Trigger Met | No applications have yet been submitted for this site, however work is continuing with Economic Development Officers to develop the site. The trigger has not yet been met. |
| Contingencies | 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.”

| Target | Majority of town centre uses to be located in the identified centres | | | | | | | | | | | | | | | | | | |
|---|---|----------------------|--------------------|-----------|-----------------------|----------------------|--------------------|---|---------|--------|----------|-------------|-----------------------|----------------------|--------------------|---|-----------|-----------|---------|
| Progress towards target | <p>The indicator used is the 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:</p> <p>In 2022/23, 33 permissions were granted in relation to town centre uses. The majority (64%) 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>9 / 27%</td> <td>3 / 9%</td> <td>21 / 64%</td> </tr> </tbody> </table> <p>During the same period, 14 permissions were completed. The majority of them outside of 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>3 / 21.5%</td> <td>3 / 21.5%</td> <td>8 / 57%</td> </tr> </tbody> </table> | | | Approvals | Centres (outside PSA) | Centres (inside PSA) | Outside of Centres | Number of town centre uses applications approved | 9 / 27% | 3 / 9% | 21 / 64% | Completions | Centres (outside PSA) | Centres (inside PSA) | Outside of Centres | Number of town centre uses completed | 3 / 21.5% | 3 / 21.5% | 8 / 57% |
| Approvals | Centres (outside PSA) | Centres (inside PSA) | Outside of Centres | | | | | | | | | | | | | | | | |
| Number of town centre uses applications approved | 9 / 27% | 3 / 9% | 21 / 64% | | | | | | | | | | | | | | | | |
| Completions | Centres (outside PSA) | Centres (inside PSA) | Outside of Centres | | | | | | | | | | | | | | | | |
| Number of town centre uses completed | 3 / 21.5% | 3 / 21.5% | 8 / 57% | | | | | | | | | | | | | | | | |

The permissions approved in 2022/23 amount to a net loss of 679sqm of town centres floorspace (370sqm floorspace was lost within town centres and 309sqm floorspace was lost outside of centres). Please see table below for a break down per use class and location.

| Floorspace (sqm) Approved | Centres (outside PSA) | Centres (inside PSA) | Out of Centres | Total |
|---|-----------------------|----------------------|----------------|-------------|
| Class E (Commercial, Business, Services) | -618 | 269 | 506 | 157 |
| Sui Generis (Pubs and other Drinking Establishments) | 87 | -108 | -1116 | -1137 |
| F1 (Learning and Non-residential Institution) | 0 | 0 | 106 | 106 |
| F2 (Local Community Uses) | 0 | 0 | 195 | 195 |
| Total | -531 | 161 | -309 | -679 |

In terms of completion, the net amount of floorspace for town centre uses lost in 2022/23 is 1,428 sqm. A net loss of 596 sqm (42% of the floorspace lost) occurred within town centres (the majority within the primary shopping areas) and a further loss of 832 sqm (58%) of town centre uses took place outside of centres. Most losses of town centre uses floorspace were due to conversion of properties into residential use.

| Floorspace (sqm) Built Out | Centres (outside PSA) | Centres (inside PSA) | Out of Centres | Total |
|----------------------------|-----------------------|----------------------|----------------|--------------|
| Class E | 338 | -314 | -140 | -116 |
| Sui Generis | -158 | 0 | 0 | -158 |
| F1 | 0 | 0 | -8 | -8 |
| F2 | -462 | 0 | -684 | -1146 |
| Total | -282 | -314 | -832 | -1428 |

| | |
|----------------------|--|
| Trigger | Disproportionate amount of town centre uses approved / completed outside identified centres |
| Trigger met | Yes, although the approvals and completions located outside of centres amount to a net loss of town centre uses. In 2022/23, the majority of planning permission granted (64%) and completed (57%) were for premises or land situated outside of town centres. |
| Contingencies | <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> |

| Indicator | Sqm of retail lost to other uses in centres, primary shopping areas and other areas (broken down by type of use for approved /completed) | | | | | | | | | | | | | | | | | | | | |
|--|---|----------------------|-----------------------|----------------------|----------------|-------|---|------------|----------|------------|------|--|-----------------------|----------------------|----------------|-------|--|--------|-------------|--------|-------------|
| Target | N/A | | | | | | | | | | | | | | | | | | | | |
| Progress towards target | <p>Looking at changes of use from shops (Class E(a)) into other uses, in 2022/23, 8 applications were approved for a loss of 720 sqm (2022/0481; 2022/0482; 2022/0531; 2022/0311; 2022/0361; 2022/0117; 2022/0586; 2022/0053). The majority of this loss (54%) was approved outside of town centres.</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>-278 / 39%</td> <td>-52 / 7%</td> <td>-390 / 54%</td> <td>-720</td> </tr> </tbody> </table> <p>During the same period, 2 developments were completed in town centres (within the primary shopping area), leading to approximately 190 sqm of retail floorspace lost (2022/0053 and 2021/0003).</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>0 / 0%</td> <td>-190 / 100%</td> <td>0 / 0%</td> <td>-190 / 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) | -278 / 39% | -52 / 7% | -390 / 54% | -720 | | Centres (outside PSA) | Centres (inside PSA) | Out of Centres | Total | Retail (E(a)) floorspace lost Implemented (sqm) | 0 / 0% | -190 / 100% | 0 / 0% | -190 / 100% |
| | Centres (outside PSA) | Centres (inside PSA) | Out of Centres | Total | | | | | | | | | | | | | | | | | |
| Retail (E(a)) floorspace lost Approved (sqm) | -278 / 39% | -52 / 7% | -390 / 54% | -720 | | | | | | | | | | | | | | | | | |
| | Centres (outside PSA) | Centres (inside PSA) | Out of Centres | Total | | | | | | | | | | | | | | | | | |
| Retail (E(a)) floorspace lost Implemented (sqm) | 0 / 0% | -190 / 100% | 0 / 0% | -190 / 100% | | | | | | | | | | | | | | | | | |
| Trigger | Net loss of retail in identified centres | | | | | | | | | | | | | | | | | | | | |
| Trigger met | <p>Overall, changes of use approved in 2022/23 from retail (Class E(a)) into other uses result in a net loss of 720 sqm retail floorspace within town centres. In terms of completions, 190 sqm of retail floorspace was lost to other uses in 2022/23. Therefore, the trigger has been met.</p> <p>It is to be noted however 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.</p> | | | | | | | | | | | | | | | | | | | | |
| Contingencies | <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 8 approvals resulting in a loss of retail E(a) use are listed in the table below.

| Application Number | Proposal | Use Class Existing | Use Class Proposed | E(a) (sqm) | E(b) (sqm) | E(c) (sqm) | E(d) (sqm) | E(e) (sqm) | E(f) (sqm) | E(g) (sqm) | SG (sqm) | F1 (sqm) | F2 (sqm) | Retail Location |
|--------------------|--|---|--------------------|------------|------------|------------|------------|------------|------------|------------|----------|----------|----------|-----------------|
| 2022/0481 | Change of use from Shop and dwelling to Single Dwelling | E(a) and C3 | C3 | -56 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Out of Centre |
| 2022/0482 | Prior Approval - Conversion of former baker/shop to house | E(a) | C3 | -54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Out of Centre |
| 2022/0531 | Full: Change of use from shop to sui generis drinking establishment with food offering. Installation of cellar cooling system with condenser. Installation of bar and small kitchen and preparation area inside. | E(a) | SG | -87 | 0 | 0 | 0 | 0 | 0 | 0 | 87 | 0 | 0 | Centre |
| 2022/0311 | Full: Proposed change of use from first and second floor storage space into two self contained flats. | B8 ancillary to E(a) last used as storage ancillary to shop | C3 | -59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Centre |
| 2022/0361 | Demolition of buildings and the formation of an extended and reconfigured car park to the existing SPAR store and petrol filling station | C3, E, SG | Car Parking | -280 | 0 | 0 | 0 | 0 | 0 | 0 | -140 | 0 | 0 | Out of Centre |
| 2022/0117 | Prior notification (Class MA): Proposed change of use from ground floor retail use with living accommodation above to a dwellinghouse with no external or structural changes | E(A) | C3 | -55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Centre |
| 2022/0586 | Change of use of ground floor from commercial use to 1 dwelling. | E(a) | C3 | -77 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Centre |
| 2022/0053 | Full: change of use of ground floor from existing bakery shop to restaurant, including installation of a new commercial kitchen extraction system with an external flue at the rear of the property. | E(a) | E(b) | -52 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | PSA |

The two permissions built out resulting in a loss of retail E(a) use are shown in the table below.

| Application Number | Proposal | Use Class Existing | Use Class Proposed | E(a) (sqm) | E(b) (((sqm) | E(c) (sqm) | E(d) (sqm) | E€ (sqm) | E(f) (sqm) | E(g) (sqm) | SG (sqm) | F1 (sqm) | F2 (sqm) | Retail Location |
|--------------------|--|--------------------|--------------------|------------|----------------|------------|------------|----------|------------|------------|----------|----------|----------|-----------------|
| 2022/0053 | Full: change of use of ground floor from existing bakery shop to restaurant, including installation of a new commercial kitchen extraction system with an external flue at the rear of the property. | E(a) | E(b) | -52 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | PSA |
| 2021/0003 | 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(a) and C3 | E(g) and C3 | -138 | 0 | 0 | 0 | 0 | 0 | 138 | 0 | 0 | 0 | PSA |

| Indicator | No. of vacant retail frontages / sqm of vacant floorspace in retail centres |
|--------------------------------|---|
| Target | Net reduction in vacancy rates |
| Progress towards Target | <p>The number of vacant ground floor units was assessed during town centres surveys carried out during summer 2023. The findings of this assessment are compared in the table below with the level of vacancies in 2022. It should be noted that the surveys usually would be conducted every 3 years, however, due to a capacity improvement in the form of Town Centre Regeneration Officers for Rawtenstall, Bacup & Haslingden surveys have been able to be carried out in these areas and Waterfoot.</p> <p>There has been a sharp increase in the number of vacant units in Haslingden. In Rawtenstall and Bacup the number of vacant units has decreased slightly.</p> |
| Trigger | Sites / buildings continue to remain vacant for over 3 years |
| Trigger Met | 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. |
| Contingencies | <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.

| Retail Hierarchy | Location | No. of Ground Floor Vacant Units in Centres (2022) | No. of Ground Floor Vacant Units in Centres (2023) | Changes in vacant units between 2022 and 2023 |
|-----------------------|---------------|--|--|---|
| Town Centre | Rawtenstall | 12 | 9 | Decrease (-3 premises / ~-0.4%) |
| District Centres | Bacup | 30* | 28 | Decrease -2 premises / ~-0.8%) |
| | Haslingden | 22 | 31 | Increase (+9 premises / ~+6.4%) |
| Local Centres | Crawshawbooth | 6 | Not recorded | Not recorded |
| | Waterfoot | 15 | 21 | Increase (+9 premises / ~+14.1%) |
| | Whitworth | 2 | Not recorded | Not recorded |
| Neighbourhood Parades | Edenfield | 2 | Not recorded | Not recorded |
| | Helmshore | 0 | Not recorded | Not recorded |
| | Stacksteads | 5 | Not recorded | Not recorded |
| | Facit | 0 | Not recorded | Not recorded |

*The AMR for 2021/22 shows 22, but it is an error and it should state 30.

| Indicator | Town Centre Health checks including Vacancy Rates |
|-------------------------|---|
| Target | Net reduction in vacancy rates |
| Progress towards Target | Please see the information below as well as maps of town centre health checks in Appendix 2 . |
| Trigger | N/A |
| Trigger Met | N/A |
| Contingencies | 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. 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. |

The table below shows the 2022 vacancy rates and 2023 vacancy rates for Rawtenstall, Bacup, Haslingden & Waterfoot. Town Centre Health Checks for all the retail centres is to be conducted every 3 years, the next being in 2025, however, the Council employment of Town Centre Regeneration Officers for Rawtenstall, Bacup & Haslingden has allowed annual monitoring of these three centres and Waterfoot.

| Retail Hierarchy | Location | Vacancy Rate per number of units (2022) | Vacancy Rate per number of units (2023) | Health Check |
|------------------|-------------|---|---|---|
| Town Centre | Rawtenstall | 4.4% | 3.3% | <p>The vacancy rate has decreased in Rawtenstall Town Centre between 2022 and 2023, with the number of vacant premises decreasing by 3 (to 9 vacant premises) and the overall vacancy rate decreasing by 1.1% (to a 3.3% overall vacancy rate).</p> <p>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.</p> <p>The town square has benefitted from recent landscaping works including new planting and lawn.</p> |
| District Centres | Bacup | 12.2% | 11.4% | <p>The vacancy rate improved between 2022 and 2023, with the number of vacant premises decreasing by 2 (to 28 vacant premises) and the overall vacancy rate decreasing by 0.8% (11.4% of the centre is vacant).</p> <p>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.</p> |
| | Haslingden | 10.4% | 14.6% | <p>The vacancy rate has worsened in Haslingden with the number of vacant premises increasing by 9 (to 31 vacant</p> |

| | | | | |
|-----------------------|---------------|-------|-------------------------------|--|
| | | | | <p>premises) and the overall vacancy rate increasing by 4.2% (14.6% of the centre is vacant).</p> <p>There are a multitude of drivers behind this increase in vacancies, including likely issues with the current “cost of living crisis” and rising utility bills. It has also been reported that high rental costs and a limited footfall in Haslingden has given rise to the closure of several businesses and a reluctance in new businesses starting.</p> <p>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 which impact on the vitality of the centre as a lot 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. 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).</p> |
| Local Centres | Crawshawbooth | 11.8% | N/A (to be monitored in 2025) | N/A (to be monitored in 2025) |
| | Waterfoot | 13.5% | 18.9% | The vacancy rate worsened between 2022 and 2023, with the number of vacant premises increasing by 6 (to 21 vacant premises) and the overall vacancy rate increasing by 5.4% (18.9% of the centre is vacant). |
| | Whitworth | 5.4% | N/A (to be monitored in 2025) | N/A (to be monitored in 2025) |
| Neighbourhood Parades | Edenfield | 5.3% | N/A (to be monitored in 2025) | N/A (to be monitored in 2025) |
| | Helmshore | 0% | N/A (to be monitored in 2025) | N/A (to be monitored in 2025) |
| | Stacksteads | 7% | N/A (to be monitored in 2025) | N/A (to be monitored in 2025) |
| | Facit | 0% | N/A (to be monitored in 2025) | N/A (to be monitored in 2025) |

Policy R2: Rawtenstall Town Centre Extension

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

| | |
|---------------|--|
| Target | <p>Site completed with appropriate mix of uses by 2036</p> <p>As Phase 1 of Spinning Point for the re-development of the town square into a new bus station including retail / café units and associated car parking, landscaping is complete and Phase 2 is no longer going ahead, this target is no longer monitored.</p> |
|---------------|--|

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

“To support the role and function of centres.”

| | | | | | |
|------------------|--|--------------------------------------|---------------------------------|--|--|
| Indicator | No. of applications / sq.m. (E(a, b, c) SG) approved / completed within identified centres | | | | |
| Results | <p>In 2022/23, there were 9 applications approved for the gain or loss of 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) in town centres. These applications, if implemented, would amount to a net loss of 123 sqm.</p> | | | | |
| | | E(a) - Shops | E(b) – Restaurants/cafes | E(c) – Financial, professional and other services appropriate in town centres | Sui Generis (SG) (pubs and drinking establishments) |
| | Number of Applications Approved | Net Floorspace Approved (sqm) | | | |
| | Rawtenstall | 0 | 307 | 0 | 0 |
| | Bacup | -59 | 0 | -242 | 0 |
| | Haslingden | 4 | 52 | 0 | -108 |
| | Crawshawbooth | 0 | 0 | 0 | 0 |
| | Waterfoot | -87 | 0 | 0 | 87 |
| | Whitworth | 0 (no change in floorspace) | 0 | 0 | 0 |
| | Edenfield | 0 | 0 | 0 | 0 |
| | Helmshore | 0 | 0 | 0 | 0 |
| | Stacksteads | -77 | 0 | 0 | 0 |
| | Facit | 0 | 0 | 0 | 0 |
| | Total | -219 | 359 | -242 | -21 |

In 2022/23, 5 developments for shops, restaurants / cafes, financial, professional and other services appropriate in town centres or for pubs /drinking establishments (Sui Generis) were completed in identified centres, resulting in a net loss of 116sqm.

| Identified Centres | Number of Applications Completed | E(a) - Shops | E(b) – Restaurants/cafes | E(c) – Financial, professional and other services appropriate in town centres | Sui Generis (SG) (pubs and drinking establishments) |
|--------------------|----------------------------------|--------------------------------|--------------------------|---|---|
| | | Net Floorspace Completed (sqm) | | | |
| Rawtenstall | 1 | 0 | 0 | 0 | -158 |
| Bacup | 1 | -138 | 0 | 0 | 0 |
| Haslingden | 2 | 128 | 52 | 0 | 0 |
| Crawshawbooth | 0 | 0 | 0 | 0 | 0 |
| Waterfoot | 0 | 0 | 0 | 0 | 0 |
| Whitworth | 1 | 0 (no change in floorspace) | 0 | 0 | 0 |
| Edenfield | 0 | 0 | 0 | 0 | 0 |
| Helmshore | 0 | 0 | 0 | 0 | 0 |
| Stacksteads | 0 | 0 | 0 | 0 | 0 |
| Facit | 0 | 0 | 0 | 0 | 0 |
| Total | 5 | -10 | 52 | 0 | -158 |

Policy R4: Existing Local Shops

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

| | |
|------------------|--|
| Indicator | Sqm of approved/completions involving loss of E(a) or F2(a) retail to other uses outside identified centres . |
| Results | 390sqm of retail floorspace E(a) was approved to be lost to other uses outside of identified centres. |

Policy R5: Hot Food Takeaways

“To improve health and protect amenity.”

| | |
|---|---|
| Target | Reduction in childhood obesity levels |
| Progress towards Target | <p>Hot food takeaways approved / completed within 400m of a secondary school that is outside a designated town or district centre</p> <p>No hot food takeaways were approved or completed within 400m of a secondary school located outside of designed centres in 2022/23.</p> <p>Of these permissions, how many have conditions restricting the opening hours to outside lunchtime/school closing time</p> <p>Not applicable.</p> <p>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</p> <p>For the period 2019/20 to 2021/22, all wards within Rossendale had a prevalence of obesity in Year 6 children above the Local Plan policy R5 threshold of 15%. In addition, 9 wards also had a prevalence of obesity in reception year children above the threshold of 10%. No hot food takeaways were approved in the financial year 2022/23.</p> |
| Trigger to Implement Contingencies | <p>Increase in approvals for takeaways in identified wards</p> <p>No reduction in childhood obesity levels in identified wards</p> |
| Trigger Met | The Local Plan Policy R5, adding restrictions to proposals for hot food takeaways, has been adopted in December 2021. No contingencies should yet be carried out. |
| Contingencies | Produce a Supplementary Planning Document to provide additional guidance on Sui Generis uses and planning for health if required |

Policy R6: Shopfronts

“To enhance amenity and ensure good design.”

| | |
|----------------------|---|
| Indicator | <p>No. of applications in conservation areas involving change to shop fronts</p> <p>Of these, how many involved consideration of design / quality of shopfront?</p> |
| Results | <p>In 2022/23, there were 2 applications approved in conservation areas for alterations to shopfronts. The 2 applications (2021/0567 and 2022/0360) relate to shop front alterations on Market Street in Bacup Town Centre Conservation Area. Both shop front renewals are part of the High Street Heritage Action Zone project.</p> <p>The design and quality of the shopfront were a consideration for both applications and comments from the heritage advisor (Growth Lancashire) were also sought.</p> |
| Contingencies | Consider updating the Supplementary Policy Document on Shopfront design |

Chapter 6: Environment

Strategic Policy ENV1: High Quality Development in the Borough

“Ensure high quality design throughout the Borough.”

| | |
|---|---|
| Target | All large scale developments (100+ dwellings) to be accompanied by appropriate Design Brief / code and Health Impact Assessment (HIA) |
| Progress towards Target | No. of applications for major development accompanied by an appropriate Development Brief, Design Code, Health Impact Assessment or that used the Building by Design methodology to ensure good quality design: The planning application reference 2022/0451 for the erection of 238 residential dwellings at the land west of Market Street validated in November 2022 was accompanied by a Masterplan and Design Code, as well as by a Health Impact Assessment. |
| Trigger to Implement Contingencies | 50% of large scale development not being accompanied by appropriate briefs / assessments |
| Trigger Met | No, the only large scale development (100+ dwellings) received in 2022/23 was accompanied by a Masterplan & Design Code and Health Impact Assessment. |
| Contingencies | The Council is expected to begin work on a Design Code SPD in 2024, with the aims of implementing this SPD to achieve high levels of design across the borough. |
| Target | Approval of at least one design awards or referrals achieved |
| Progress towards Target | No development received a design award or referral from the Civic Trust awards, BURA awards, RTPI awards or CABA awards in 2022/23. |
| Trigger to Implement Contingencies | Failure to deliver design award targets over five year intervals. |
| Trigger Met | No, five years has not passed since the Plan start date. |
| Contingencies | Work with developers to seek opportunities to improve the quality of design. |
| Target | 100% of appeal decisions won on design grounds |
| Progress towards Target | Of the 42 appeals decided by the Planning Inspectorate in Rossendale in 22/23, 13 were allowed. 10 of these were allowed on design grounds. The other 29 appeals were dismissed on a number of grounds. |
| Trigger to Implement Contingencies | 25% of appeals lost on design grounds |

| | |
|---|--|
| Trigger Met | No, 23.8% of appeals were lost on design grounds. |
| Contingencies | Where necessary, look to provide additional guidance to support relevant policies to encourage more acceptable design. |
| Target | Approval of at least one exemplar energy scheme |
| Progress towards Target | <p>No. of dwellings completed above required building standards for energy sufficiency:</p> <p>Looking at the two major residential schemes approved in 2022/23, the planning application 2021/0500 will go beyond insulation levels required by building regulations for walls and roofs. Also, the planning permission 2021/0271, is committed to build dwellings with a lower carbon dioxide emission compared to the standards required by the Building Regulations.</p> <p>In addition, a Passivhaus was approved last year (2022/0342 and then 2022/0626 for the same site).</p> <p>However, none of these dwellings have yet been built as of 31st March 2023.</p> |
| Trigger to Implement Contingencies | Failure to deliver energy and design award targets over five year intervals |
| Trigger Met | No, five years has not passed since the Plan start date. |
| Contingencies | Rossendale Borough Council at a meeting of its Cabinet on Wednesday 7 December 2022 formally adopted the Climate Change SPD. It came into force on Monday 19 December 2022. The effects of this new SPD will be monitored in this section of the AMR. |

Strategic Policy ENV2: Heritage Assets

“To conserve and enhance the historic environment.”

| | |
|---|---|
| Target | Removal of assets from Heritage at Risk (HAR) Register, or progress made in addressing issues with them |
| Progress towards Target | <p>As of the 31st of March 2023 there were 7 entries within Rossendale on the 2022 HAR Register:</p> <ul style="list-style-type: none"> • Bacup Town Centre - improving • Rawtenstall Town Centre - deteriorating • Church of St Thomas, Haslingden – no change since last year • Church of St Bartholomew, Whitworth – no change • Church of St James, Haslingden – no change • Church of St John the Evangelist, Crawshawbooth – no change • Grane Mill, Haslingden – no change |
| Trigger to Implement Contingencies | No change in numbers of heritage assets on the HAR Register |

| | |
|---|--|
| Trigger Met | Yes, there has been no change in the number of entries on the HAR Register from the previous year. |
| Contingencies | 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. |
| Target | Removal of listed buildings from local Buildings at Risk Register |
| Progress towards Target | This information is not available. |
| Trigger to Implement Contingencies | No change in numbers of listed buildings on the local Buildings at Risk Register |
| Trigger Met | Unknown |
| Contingencies | 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. |
| Indicator | No. of heritage-led regeneration projects managed by the Council (operating or applied for) |
| Results | <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>Bacup High Street Heritage Action Zone - a four year, £1.1 million, Historic England grant funded project focussed in Bacup town centre. Thirteen buildings have received grants for repairs and restoration works (including four large buildings and 1 which is grade 2 listed). Significant improvements to the Hempstead Memorial Gardens which includes new York stone flagging, new benches, wildflower beds plus lighting of the cleaned and restored listed Cenotaph, a hand-carved 'peace' stone and handmade and painted decorative poppies. Alongside this a number of community events and activities have been delivered and supported. Plus £90,000 secured through the Bacup Cultural Consortium to deliver cultural activity in Bacup with a range of partners. Due to conclude in March 2024.</p> <p>National Lottery Heritage Fund Big Lamp – a five year, £2.3 million, place based scheme on Higher Deardengate funded by the National Lottery Heritage Fund and Rossendale Borough Council which will offer grants to up to 19 priority buildings for repairs and restorative works, re-purpose one large vacant town centre building, deliver significant improvements to the public realm of Higher Deardengate including creating a town square to the north end. The project will also deliver a significant community engagement and training programme, plus have micro grants for community groups and other voluntary organisations to access.</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.”

| | |
|---|--|
| Target | No net loss of landscape character or visual amenity |
| Progress towards Target | <p>Area of land protected from development for their intrinsic landscape character or visual amenity value</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 were no major housing applications approved within the enclosed uplands or moorland landscape character types in the Borough in 2022/23.</p> |
| Trigger to Implement Contingencies | Any loss of landscape character or visual amenity |
| Trigger Met | The trigger has not been met. |
| Contingencies | 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.”

| | |
|---|---|
| Target | Maintain number of SSSIs within the district |
| Progress towards Target | <p>There are 4 Site of Special Scientific Interest located within or partly within the Borough:</p> <ul style="list-style-type: none"> - Lower Red Lees Pasture; - Lee Quarry; - Hodge Clough; and - West Pennine Moors |
| Trigger to Implement Contingencies | Year on year reduction in the number of SSSIs |
| Trigger Met | The number of SSSI within or partly within the Borough has remained stable. |
| Contingencies | Not applicable |
| Target | Improve % of SSSIs recorded as being in favourable condition |

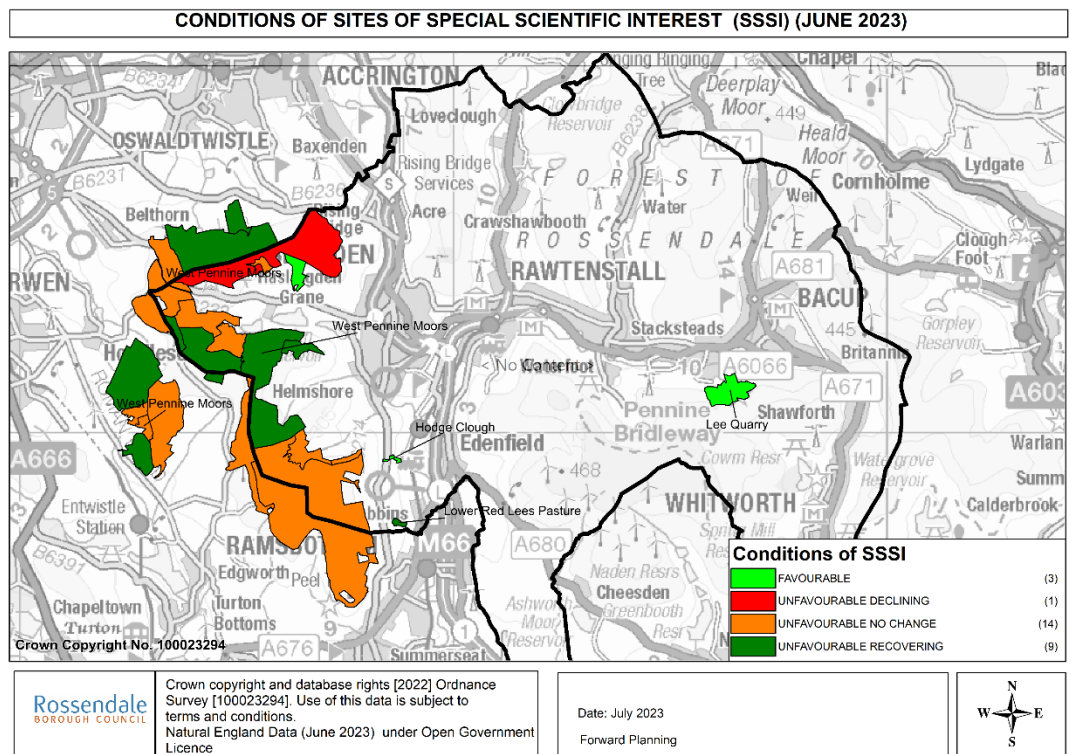
Progress towards Target

The indicator is the percentage of SSSIs units assessed as being in favourable or unfavourable condition.

The Government’s MAGIC (Mapping and Analysis of Geographic Information from the Countryside) Map website reported the following information on the status of the SSSI as of June 2023:

- 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 within) the Borough are in favourable conditions and 75% are in unfavourable conditions. Please see map below for further information. There is no change in the conditions of the SSSI since last year.



Trigger to Implement Contingencies

Year on year reduction in the condition of SSSIs

Trigger Met

There have been no changes in the status of the SSSIs units from last year.

Contingencies

N/A

Target

No net loss of land within ecological networks

| | |
|---|--|
| Progress towards Target | In 2022/23, 12 applications were granted within the Grassland Ecological Network, 3 of them were located in a Core Area or Stepping Stone Areas. There were also 11 applications granted within the Woodland Ecological Network, including 6 within Stepping Stone Areas. |
| Trigger to Implement Contingencies | Year on year reduction in the condition and extent of ecological corridors / networks |
| Trigger Met | Unknown |
| Contingencies | An SPD is to be produced to set out elements within and the role of Ecological Networks. |
| Target | No net loss of designated areas for their environmental value |
| Progress towards Target | <p>Creation of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p> <p>No new areas were designated for their environmental value in 2022/23 in the Borough.</p> <p>Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p> <p>No areas designated for their environmental value were lost in 2022/23.</p> <p>The Biological Heritage Site Team at Lancashire County Council has made some proposals regarding sites in Rossendale. If any such proposals are agreed, the changes will be reported in the next Authority Monitoring Report.</p> |
| Trigger to Implement Contingencies | Any loss of land of biodiversity importance |
| Trigger Met | The trigger has not been met. |
| Contingencies | The Council will work with Natural England, Lancashire Wildlife Trust and other partners to address problems. |
| Target | Net gains in biodiversity |
| Progress towards Target | <p>Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost</p> <p>Please see information below.</p> <p>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</p> <p>In terms of the two major residential applications granted in 2022/23. The planning permission 2021/0271 – Former Slingco Ltd contains a condition to create an acid grassland and manage it to provide biodiversity enhancements. In addition, native hedgerow planting will amount to a total length of 57m and with other biodiversity enhancements, the development will provide a net gain in biodiversity. However, this has not been quantified through the use of the Biodiversity Metric.</p> |

| | |
|---|---|
| | The planning permission 2021/0500 – Land South of Blackwood Road, Stacksteads will provide a pond / wetland area and tree planting on-site and will also make a contribution of £5,500 for habitat enhancement at Stacksteads Countryside Park. |
| Trigger to Implement Contingencies | Any loss of land of biodiversity importance Year on year reduction in mature trees, ancient woodland, hedgerows and ponds |
| Trigger Met | The trigger is not considered to have been met. |
| Contingencies | Work with developers to seek opportunities where ecological corridors / networks could be extended and to increase biodiversity. |
| Indicator | Progress towards visitor management plan for South Pennines SPA |
| Results | Natural England has published their findings of The People and Nature Survey for England in October 2022 ⁵ which is at the country wide scale and are commissioning a survey to assess the potential impact of housing development on recreational disturbance to the South Pennine Moors. |
| Indicator | Hectares of new greenspace habitats created as part of new development proposals |
| Results | 0.07 ha (747 sqm) of open space was agreed via a S106 Agreement related to the planning application 2021/0500 – Land South of Blackwood Road, Stacksteads in 2022/23 |

Policy ENV5: Green Infrastructure networks

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

| | |
|---|--|
| Target | No net loss of green infrastructure |
| Progress towards Target | 26 applications were approved in 2022/23 within the green infrastructure area designated on the Policies Map, comprising 23 applications within ecological networks and 3 applications within former ‘greenlands’ sites. There has been no change to the extent of the green infrastructure area designated on the Policies Map. |
| Trigger to Implement Contingencies | Net loss of land of green infrastructure importance within the district |
| Trigger Met | Unknown |
| Contingencies | An SPD is to be produced to set out elements within and the role of Ecological Networks which form part of the Green Infrastructure. |
| Target | Net gains in biodiversity |
| Progress towards Target | Amount of net gain/loss of biodiversity in the Borough (using appropriate measure) |

⁵ <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>

| | |
|---|--|
| | Please see Policy ENV4 above. |
| Trigger to Implement Contingencies | Any loss of land of biodiversity importance |
| Trigger Met | The trigger is not considered to have been met. |
| Contingencies | Work with developers to seek opportunities where ecological corridors / networks could be extended. |
| Indicator | Mitigation measures adopted |
| Results | Based on a geographic information system analysis, no major residential applications were approved within the Green Infrastructure in 2022/23. However, biodiversity enhancements were secured on both major residential schemes approved. |

Policy ENV6: Environmental Protection

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

| | |
|---|--|
| Target | Improvements in air quality levels |
| Progress towards Target | <p>Current air quality level:</p> <p>The 2022 Air Quality Annual Status Report dated June 2022 states that a new AQMA should be declared along a small residential section of Grane Road Haslingden due to issues with exceeding Nitrogen Dioxide (NO2). A plan to reduce the level of pollution will be produced within 12 to 18 months. Following air quality improvements at the two existing AQMAs in Rawtenstall and Haslingden, for 3 consecutive years, these areas will be revoked.</p> |
| Trigger to Implement Contingencies | Year on year worsening of air quality levels |
| Trigger Met | The trigger has not been met as there has been an improvement in two AQMAs in 2022. |
| Contingencies | Where necessary, work with relevant agencies and partners to address potential problems. |
| Target | Removal of Air Quality Management Areas (AQMA's) |
| Progress towards Target | <p>No. of AQMA's</p> <p>The two AQMAs at Rawtenstall and Haslingden will be revoked following air quality improvements for 3 consecutive years in 2022.</p> |
| Trigger to Implement Contingencies | Year on year worsening of air quality levels |

| | |
|----------------------|---|
| Trigger Met | The trigger has not been met as a decrease in NO2 has resulted in two AQMAs to be revoked, however one will be declared at Grane Road, Haslingden. Overall this would suggest a year on year improvement of air quality levels. |
| Contingencies | Where necessary, work with relevant agencies and partners to address potential problems. |

Policy ENV7: Wind Turbines

“To support renewable energy whilst protecting valuable assets.”

| | |
|------------------|--|
| Indicator | Amount of wind energy capability approved / generated |
| Results | No new wind turbines applications were approved or implemented in 2022/23. |

Policy ENV8: Other forms of Energy Generation

“To support renewable energy provision.”

| | |
|------------------|--|
| Indicator | Amount of other renewable energy capability approved / generated |
| Results | In 2022/23, there were two applications approved for solar panels (2022/0440 and 2022/0461), one for an air source heat pump (2022/0413) and two for a biomass boiler (2021/0031 and 2021/0128). The two solar applications could generate more than 78kW of energy. Works on the biomass boilers and the air source heat pump have been completed. |

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

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

| | |
|---|---|
| Target | Reduction in homes built in Flood Zone 2 |
| Progress towards Target | No. of dwellings approved in areas at risk of flooding: Based on a GIS analysis, 20 applications located in flood zone 2 were approved in 2022/23. Eight of them were for residential use, including 4 applications for new dwellings in upper floors and 2 for extension to existing properties. The other 2 applications for residential use were granted in accordance with the Environment Agency advice. |
| Trigger to Implement Contingencies | Increased incidents of major flood events |

| | |
|---|---|
| Trigger Met | No major flood incidents have been recorded in 2022/23. |
| Contingencies | Continue to work with partners to manage flood risk. |
| Target | Sustainable Drainage Systems (SuDS) provided where necessary for development |
| Progress towards Target | In 2022/23, 2 major residential applications were approved and both permissions included the provision of SuDS (2021/0271 – Slingco Ltd, Station Road, Facit and 2021/0500 – Land South of Blackwood Road, Stacksteads). Also, no planning permissions were granted against the advice from the Lead Local Flood Authority in the last financial year. |
| Trigger to Implement Contingencies | Reduction in SuDS provision. |
| Trigger Met | The trigger has not been met. |
| Contingencies | Continue to monitor the provision of SuDS |
| Indicator | No of planning permissions granted contrary to EA advice on flooding and water quality grounds |
| Results | No applications were granted against the Environment Agency advice in 2022/23 ⁶ . One application was refused (2021/0623 – Grane Road Mill, Haslingden) and another application was approved with conditions, after EA withdrew its objection following the receipt of further evidence (2022/0116 – Bridge Mills, Edenfield). |

Policy ENV10: Trees and Hedgerows

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

| | |
|----------------------|--|
| Indicator | No. of Arboricultural Implications Assessments (AIA) submitted for development involving the loss of trees or woodland |
| Results | The 2 majors residential dwelling applications approved in 22/23 (2021/0500 – Land South of Blackwood Road, Stacksteads and 2021/0271 – Slingco Ltd at Station Road, Facit) were accompanied by an Arboricultural Impact assessment. |
| Indicator | No. of trees subject to a Tree Preservation Order (TPO) lost |
| Results | Approval was granted for the felling of 20 trees which were subject to a TPO in 22/23. 20 replacement trees were required as part of these approvals. |
| Trigger met | Based on the number of TPO trees felled and replaced there has been no net reduction of trees. |
| Contingencies | Continue to monitor TPO applications and the number of replacement trees provided. |

⁶ <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 | | | |
|---|--|------|------|--------------|
| Results | Data relating to Rossendale’s Visitor Economy was last published by Marketing Lancashire for 2021 , 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. Unfortunately information is not yet available for 2022/2023. Below are the figures published in the AMR for 21/22. | | | |
| | 2018 | 2020 | 2021 | 2018 vs 2021 |
| 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> | | | | |

Rossendale has the smallest share of recorded visitor numbers (at 2% of the total number visiting Lancashire as a whole).

STEAM data also records the share of economic impact being 1% of the county's share (at £44.7m).

Employment is measured in full-time equivalent jobs; 517 jobs were recorded in 2021, a loss of 100 FTE jobs since 2018.

The Council's Economic Development team reported that there were approximately 39,128 visitors to The Whitaker in 2022.

Indicator **Number of approvals for cultural and leisure facilities (per type of proposals)**

Results

| Planning Ref | Description of Development | Address |
|--------------|---|--|
| 2022/0517 | Change of Use of Existing Offices to Nursery and Alternative Education Provision | 41 Bury Road, Haslingden |
| 2022/0047 | To place a shipping container adjacent to the building 6 Milner Street to be used for storage of materials & tools, to facilitate works at the Community Men's Health Project, Whitworth Men's Shed | 6 Milner Street, Whitworth |
| 2022/0096 | Change of use and external alterations to Council store building (Use Class B8) into a multi-functional activity room (sui generis) and extension of car parking area | Former Aviary, Stubbylee Lane, Bacup |
| 2022/0434 | Installation of new extension to the existing Sea View Trust headquarters office (at the Ewood Campus) | Tor View School, Clod Lane, Haslingden |

Target **Increase in provision of open space, recreation and sports facilities where a deficit or need has been identified**

Progress towards Target No major housing applications were approved on existing open space, recreation or sports land in 22/23.

| Planning Ref | Description of Development | Address |
|--------------|---|---|
| 2022/0474 | Redevelopment of community sports club to provide a replacement artificial pitch, an extension to the clubhouse, additional training pitch, additional parking, spectator stand, portable changing facilities and additional flood lighting | St Marys RC Football Club, South Shore Street, Haslingden |

| | |
|---|--|
| Trigger to Implement Contingencies | Year on year reduction in open space, recreation, leisure and sports facilities |
| Trigger Met | There has been no reduction in provision. |
| Contingencies | 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.”

| | | | | |
|---|--|---|---|---------------|
| Target | No loss in community facilities | | | |
| Progress towards Target | No. of approvals / completions of new community facilities | | | |
| | Application Ref | Description of Development | Address | Status |
| | 2021/0533 | Retrospective Change of use Application from private swimming pool to Commercial Swim School | Far Brex Farm Brex Coal Pit Lane Whitewell Bottom | Completed |
| | 2022/0474 | Redevelopment of community sports club to provide a replacement artificial pitch, an extension to the clubhouse, additional training pitch, additional parking, spectator stand, portable changing facilities and additional flood lighting | St Marys RC Football Club, South Shore Street, Haslingden | Unimplemented |
| | No. of approvals / completions involving the loss of existing community facilities | | | |
| Application Ref | Description of Development | Address | Status | |
| 2017/0633 | Demolition of existing building and erection of a 5 pump petrol filling station with canopy, a single storey retail store with attached food retail drive-thru... | Bacup Hub (Formerly Bacup Leisure Hall), Burnley Road Bacup | Completed | |
| 2020/0414 | Change of use of ground floor from social club to 2 no. retail shops and 1 no. residential apartment, with associated works | 81-83 Deardengate Haslingden Rossendale | Completed | |
| 2021/0284 | Change of use from Community Centre to 1 x Dwelling with rear parking and bin storage | 515 Market Street, Whitworth | Completed | |
| Trigger to Implement Contingencies | Year on year reduction in reported community facilities | | | |
| Trigger Met | There was a loss of a community facility in Bacup, Haslingden & 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. | | | |
| Contingencies | Ongoing monitoring | | | |

Policy LT3: Tourism

“To support the economic benefits gained from tourism.”

| | |
|---|--|
| Target | Increase in tourism related facilities, in line with the Tourism Strategy |
| Progress towards Target | 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. |
| Trigger to Implement Contingencies | No or net loss of tourist facilities |
| Trigger Met | N/A |
| Contingencies | N/A |

Policy LT4: Overnight Visitor Accommodation

“To improve the tourism offer.”

| Target | Increase in high quality visitor accommodation in appropriate areas | | | | | | | | | | | | | | | | | | | | |
|---|---|------|------|-----------|------|-----------|---|-----|-----|-----|-------|-------------------------------------|-----|-----|-----|---------|---|----|-----|-----|--------|
| Progress towards Target | <p>No. of approval / completions of overnight tourism accommodation</p> <p>Location of approvals / completions involving overnight visitor accommodation</p> <p>The latest data provided by STEAM relates to 2021 and this showed there had 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 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" data-bbox="459 1534 1394 1848"> <thead> <tr> <th></th> <th>2018</th> <th>2020</th> <th>2021</th> <th>2018-2021</th> </tr> </thead> <tbody> <tr> <td>Accommodation Stock (bed spaces)</td> <td>267</td> <td>245</td> <td>252</td> <td>-5.6%</td> </tr> <tr> <td>Serviced Accommodation Stock</td> <td>179</td> <td>145</td> <td>148</td> <td>-17.0 %</td> </tr> <tr> <td>Non-serviced accommodation stock</td> <td>88</td> <td>100</td> <td>104</td> <td>+18.0%</td> </tr> </tbody> </table> <p>No applications were approved for overnight tourism accommodation in 22/23.</p> | | 2018 | 2020 | 2021 | 2018-2021 | Accommodation Stock (bed spaces) | 267 | 245 | 252 | -5.6% | Serviced Accommodation Stock | 179 | 145 | 148 | -17.0 % | Non-serviced accommodation stock | 88 | 100 | 104 | +18.0% |
| | 2018 | 2020 | 2021 | 2018-2021 | | | | | | | | | | | | | | | | | |
| Accommodation Stock (bed spaces) | 267 | 245 | 252 | -5.6% | | | | | | | | | | | | | | | | | |
| Serviced Accommodation Stock | 179 | 145 | 148 | -17.0 % | | | | | | | | | | | | | | | | | |
| Non-serviced accommodation stock | 88 | 100 | 104 | +18.0% | | | | | | | | | | | | | | | | | |

| Application Ref | Description of Development | Address | Status |
|-----------------|--|---|--|
| 2018/0409 | Construction of mezzanine floor to provide bunk house accommodation for 4 people | Drop Off Café, Rear Off 38-42 Market Street, Edenfield | Under construction |
| 2019/0092 | Change of use of Agricultural land to form 3 no. Log Cabins for holiday use... | Crown Farm, Bottomley Bank Lane, Crawshawbooth | Completed |
| 2020/0458 | ... the construction of a new stand-alone one-bedroom apartment for use as a holiday let. | St John The Evangelist, Burnley Road, Bacup | Unimplemented |
| 2020/0590 | Change of land from agricultural land to glamping camp site including demolition of existing dwelling, erection of one 1.5 storey holiday lodge, four glamping pods... | Hawthorne Farmhouse Also Use Of Building At Lower Whams, Burnley Road East, Waterfoot | Conditions approved |
| 2021/0281 | Proposed change of use from an annexe to a holiday let | 208 Burnley Road, Bacup | Unimplemented |
| 2021/0386 | Change of use from bed and breakfast accommodation to dwelling house | Hindle Pastures, Highgate Lane, Whitworth | Completed (loss of Overnight Accommodation) |
| 2021/0396 | Change of Use of land to accommodate 2no. glamping huts... | Gindles Lodge, Sales Lane, Ramsbottom | Unimplemented |
| 2021/0449 | Construction of 5 no. glamping pods | Hey Meadow Farm, Coal Pit Lane, Whitewell Bottom | Unimplemented |

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.

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 | | | | | | |
| | Information on contributions secured and money spent on infrastructure (including transport infrastructure) is provided in the Infrastructure Funding Statement 2021 to 2022 which is available on the Council’s website at https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/4 | | | | | | |
| | The Infrastructure Delivery Plan 2019 update sets out the following planned and potential schemes for transport provision over the Local Plan period. | | | | | | |
| | 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.

Trigger to Implement

Year on year failure to meet timescales identified within the IDP

| | |
|----------------------|--|
| Contingencies | |
| Trigger Met | This is the start of the plan period and this target will be kept under regular review and reported on in future AMRs. |
| Contingencies | 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.”

| | |
|------------------|---|
| Indicator | Kilometres of existing and new / enhanced walking / cycle routes |
| Results | <p>Figures from 21/22:</p> <ul style="list-style-type: none"> • Valley of Stone – 15.14 km • National Cycle Route 6 – 9.61 km • Regional Cycle Route 91 – 40.65 km • South of Rawtenstall section (proposed) – 9.77 km • Rawtenstall to Dunnockshaw section (proposed) – 6.28 km |
| Indicator | Amount of investment in routes |
| Results | <p>Rossendale Borough Council and Lancashire County Council are actively working together on the Local Cycling and Walking Infrastructure Project (LCWIP) for Rossendale to secure improvements to routes throughout the borough.</p> <p>A planning application was approved in 22/23 for a residential development on Station Road in Whitworth (2021/0271) and provides an access point within the site to create a more direct route from Cowm Park Way to the cycleway to the north, part of the Valley of Stone route.</p> |

Strategic Policy TR4: Parking

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

| | |
|---|---|
| Target | 75% of new dwellings granted approval by 2036 to be fitted with electric vehicle (EV) recharging points |
| Progress towards Target | Two major residential planning applications were approved in 22/23, equating to 78 dwellings, one permission (2021/0271) requires an EV recharging point at every property (37). Equating to 47% of new dwellings on major sites approved requiring EV recharging points. |
| Trigger to Implement Contingencies | Failure to condition 75% of new dwelling permissions within the reported year |

| | |
|----------------------|---|
| Trigger Met | One major residential planning application was approved with EV charging points in 22/23. 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 and additionally the introduction of Building Regulations Approved Document S requiring EV charging points. |
| Contingencies | 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 |
|--|---|---------------------------|-----------------------|---------------------------------|--------------------|------------------------------|----------------------|--------|----------------------|
| Rawtenstall, Crawshawbooth, Goodshaw and Loveclough | | | | | | | | | |
| 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 | |
| Bacup, Stacksteads, Britannia and Weir | | | | | | | | | |
| 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 | |

| 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 |
|-------------------------------------|---|---------------------------|-----------------------|---------------------------------|--------------------|-----------------------|------------|--------|----------------------|
| H28 | Lower Stack Farm | 0.32 | 10 | 31 | Years 6-10 | Greenfield | Housing | HS2 | Yes |
| 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 | |
| Haslingden and Rising Bridge | | | | | | | | | |
| 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 | |

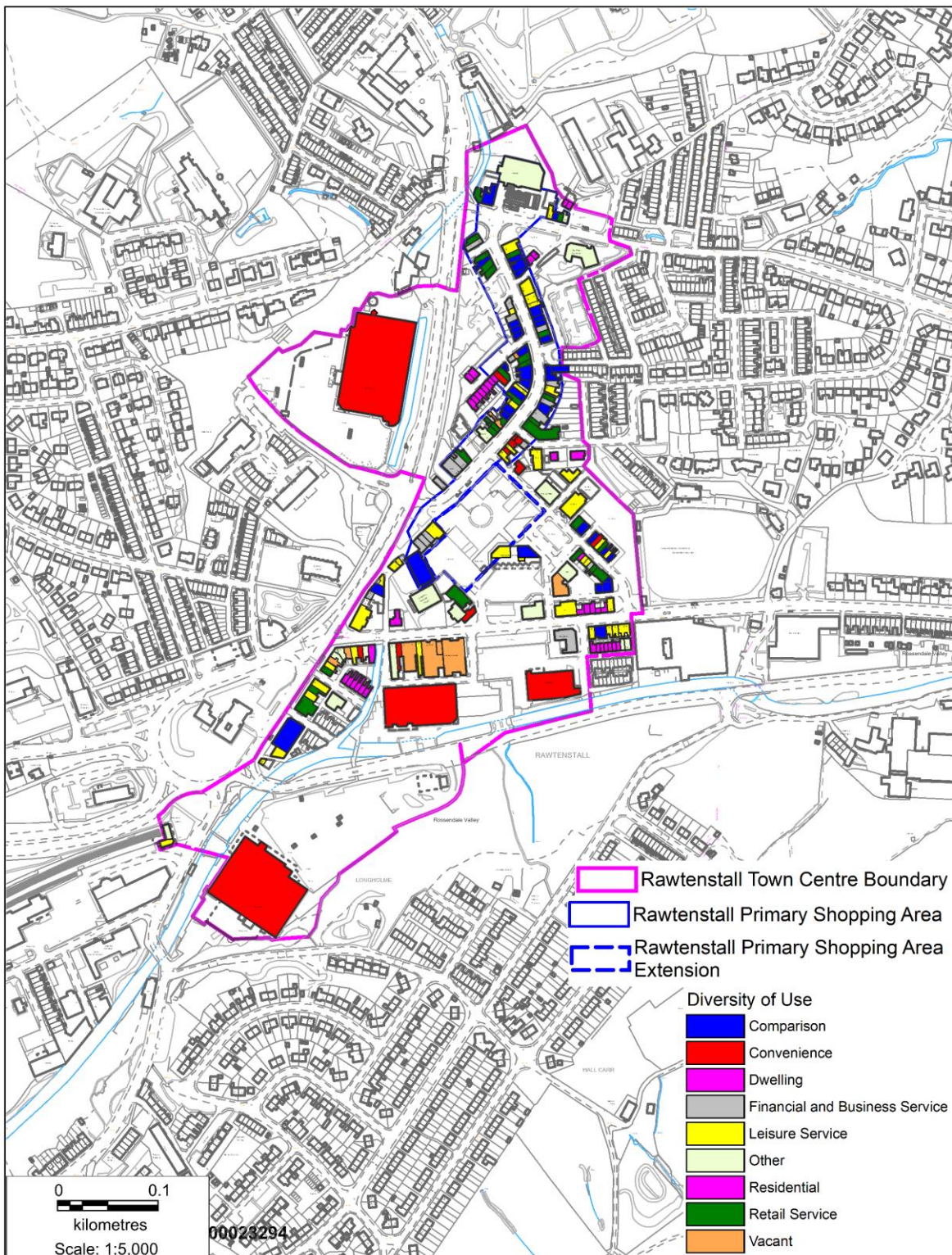
| Housing Allocation Ref. | Site name | Net developable area (ha) | No. of units proposed | Density (dwellings per hectare) | Delivery Timescale | Greenfield/Brownfield | Allocation | Policy | Site Specific Policy |
|---|--|---------------------------|-----------------------|---------------------------------|--------------------|-----------------------|------------------------------|--------|----------------------|
| 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 | |
| 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 |
| Waterfoot, Lumb, Cowpe and Water | | | | | | | | | |
| 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 |

| 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 |
|---|---|---------------------------|-----------------------|---------------------------------|--------------------|------------------------------|------------------------------|--------|----------------------|
| 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 |
| H58 | Hargreaves Fold Lane, Chapel Bridge, Lumb | 0.75 | 23 | 31 | Years 6-10 | Greenfield | Housing | HS2 | Yes |
| Whitworth, Facit and Shawforth | | | | | | | | | |
| 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 | |
| Edenfield, Helmshore, Irwell Vale and Ewood Bridge | | | | | | | | | |
| 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 |
| Mixed-use including residential | | | | | | | | | |
| 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 (2023)

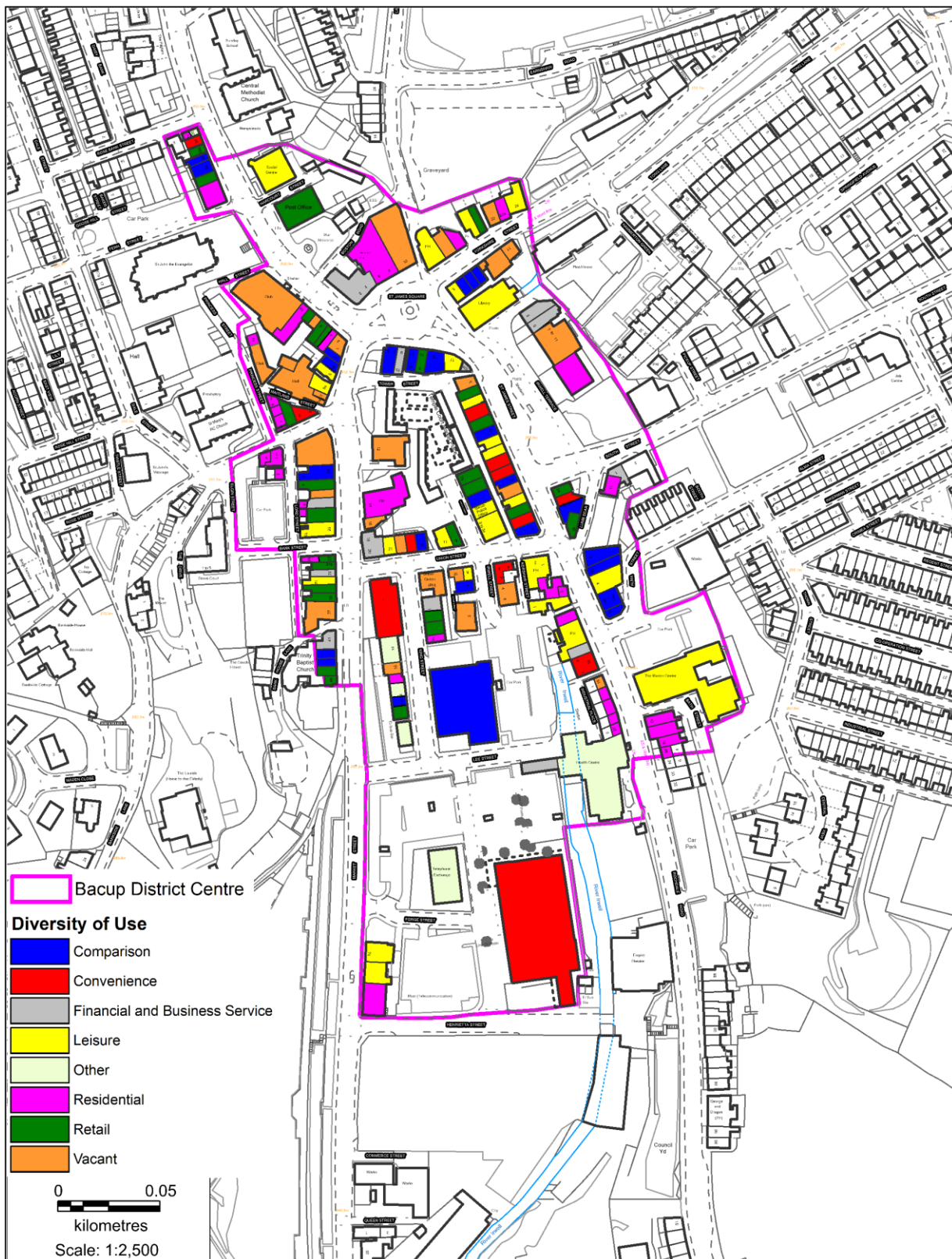


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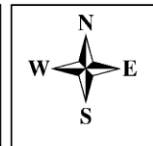


BACUP DISTRICT CENTRE - DIVERSITY OF USE (2023)

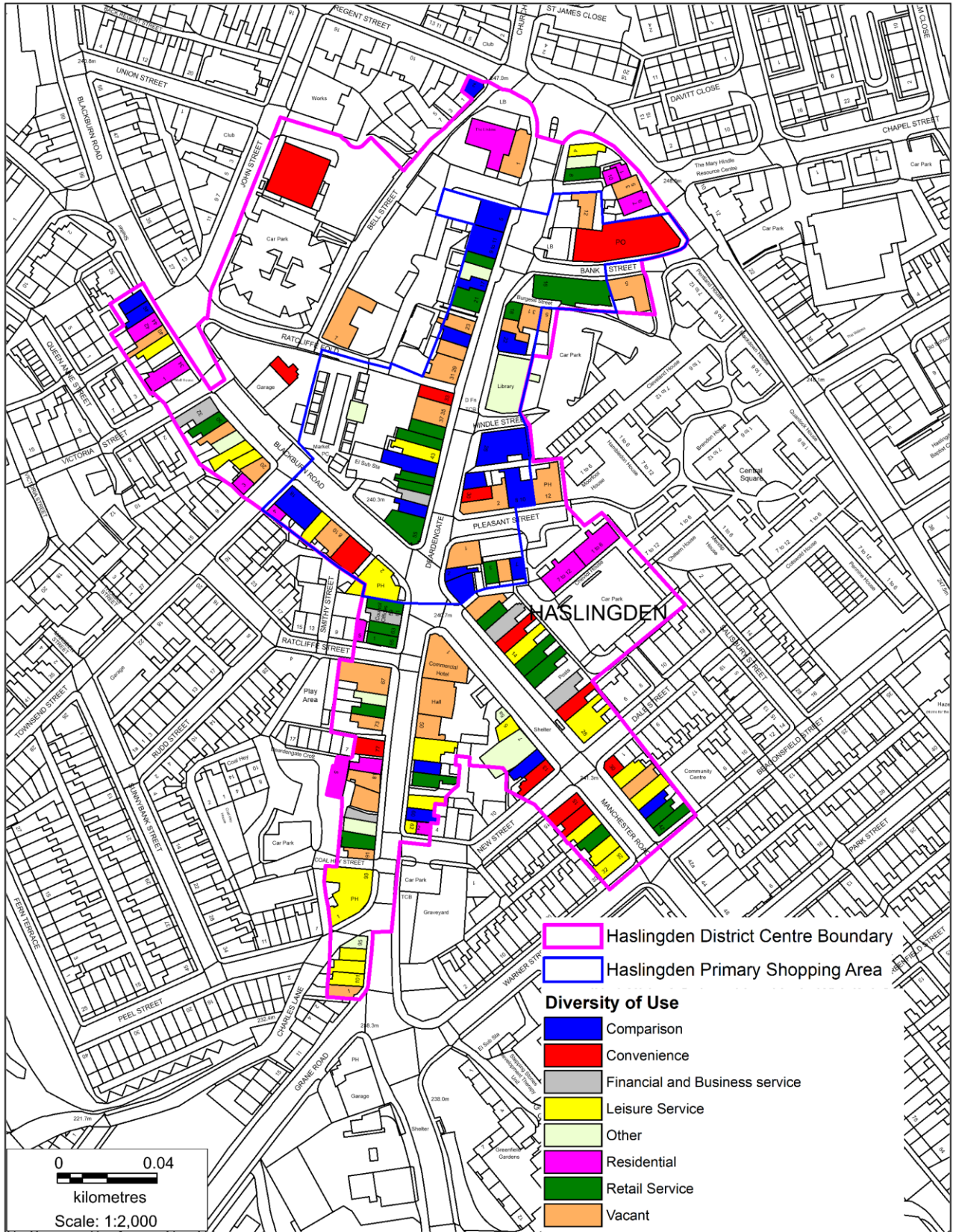


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HASLINGDEN DISTRICT CENTRE - DIVERSITY OF USE (2023)

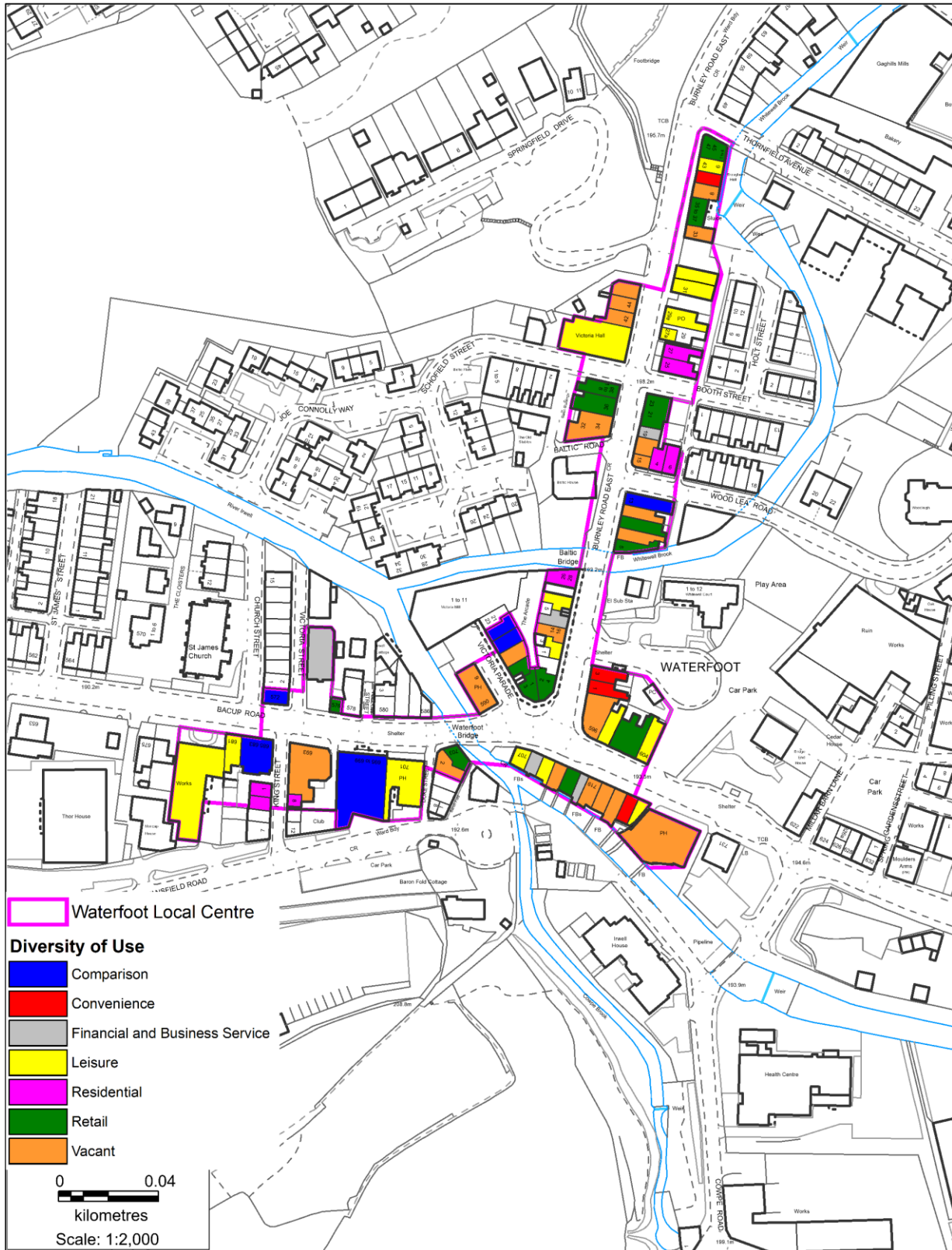


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WATERFOOT LOCAL CENTRE - DIVERSITY OF USE 2023



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