

Subject:	Authority Monitoring Report for 2023 to 2024, showing implementation of the Local Plan policies and progress on plan-making	Status:	For Publication
Report to:	Cabinet	Date:	20 November 2024
Report of:	Head of Planning	Lead Member:	Planning
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
Contact Officer:	Anne Storah	Telephone:	01706 252418
Email:	annestorah@rossendalebc.gov.uk;		

1. RECOMMENDATIONS

- 1.1 To note the contents of the Rossendale Authority Monitoring Report (AMR) for 2023-24, which reports on planning data from the adoption of the Local Plan in 2021, and specifically for the period 1 April 2023 to 31 March 2024. Progress on supplementary planning documents is recorded, and context given on the Government's plan-making reforms.
- 1.2 If particular to note over the past year: the high number of housing completions (201), and on brownfield land (64%), with 59 affordable homes delivered. However, approvals for new houses were particularly low (66 dwellings) and the Council can no longer demonstrate it is meeting the Self Build duty. Childhood Obesity levels have improved for the former wards of Helmshore and Goodshaw, with the restrictive policy remaining in place for the other wards. Several appeals have been upheld by Inspectors on design grounds so work will progress on updating the Design Guidance and the Local List.
- 1.3 To agree the Local Development Scheme, which provides a timetable for additional guidance including Supplementary Planning Documents under the current system of plan-making
- 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 third AMR to report on the Rossendale Local Plan 2019-2036 and the progress being made to deliver the policies.
- This AMR considers initial trends to establish if any intervention is required.
- For monitoring planning applications it covers the period from 1 April 2023 to 31 March 2024, where the information is available. For other updates, such as consultations on planning documents, the AMR aims to provide the latest information.
- Ward boundaries changed on 1 August 2023, which may affect some monitoring data.

The Forward Planning team prepared or were involved in the following planning documents:

- In line with last year's AMR the [Re-use and Re-development of Employment Land](#) was adopted in July 2023 and [the Statement of Community Involvement](#) refreshed, adopted in March 2024. A policy note was issued explaining how [ward-level childhood obesity rates](#) inform the policy on Hot Food takeaways. A **masterplan** prepared by developers for the housing allocation at Edenfield (H66) was adopted by Cabinet on 18 September 2024, as was the [Validations Checklist](#) for planning applications, which was updated.
- We have consulted on two SPDs: [the Affordable Housing Draft SPD](#); and the [Open Spaces, Playing Pitches and Indoor Sport Facilities Draft SPD](#). Both were taken to

Overview & Scrutiny Committee on 9 September 2024, prior to consultation, and are recommended to be adopted by Cabinet at this meeting (20 November 2024).

- In its statutory role as a supporting authority, the Council is assisting Lancashire County Council with the [Lancashire Local Nature Recovery Strategy](#)
- The [Edenfield Neighbourhood Plan](#) was consulted on and is currently at examination.

Key Monitoring information is noted for the period 1 April 2023 to 31 March 2024:

- Childhood obesity rates improved in the former wards of Helmshore and Goodshaw. But rates remain higher than the figure set out in Policy R5¹ for all other wards, where no new hot food take-aways will be approved until this figure drops, as explained in the policy note issued in [November 2023](#)
- Housing delivery surpassed the requirement for 2023/24, delivering 201 dwellings against an annual requirement of 185.
- 64% of housing delivery occurred on brownfield land and 82% of approvals for new dwellings.
- 59 affordable dwellings were delivered, accounting for 42% of all completions on major sites.
- Over this period 66 dwellings were approved, lower than previous years.
- 4 consents for self-build plots were granted in 2023/24. The Council has not met its duty to grant enough consents to match the number of entries on the register for the base period 19/20. (The Council has 3 years from the base period to grant enough approvals).
- There was a net loss of employment land delivered (including offices, research and development as well as light industrial) of 0.06ha in 23/24. Most of the losses related to the change of use of offices into other uses, occurring mainly outside of employment allocations.
- There has been a net loss of retail and other town centre uses floorspace of 783sqm in the same period, mainly to housing. Most of this loss occurred outside of town centres.
- Level of vacancies in Rawtenstall, Haslingden and Bacup town centre has decreased slightly.
- New renewable energy projects included an air source heat pump and solar panels that could deliver up to 40kW. Also, four applications for solar panels, an air source heat pump and a ground source heat pump, which could generate approximately 27kW were approved.
- Planning permissions secured biodiversity net gain (BNG) for three major applications

The report identifies trends over the previous three monitoring periods (2021/22 – 2023/24):

- Housing delivery has improved, increasing from 137 in 21/22 to 191 in 22/23 to 201 in 23/24.
- Consistently the number of units approved has been lower than the housing requirement. In 2023/24 66 dwellings received consent, 179 dwellings in 22/23 and 108 in 21/22.
- Housing delivery on previously developed land remained consistent at 64%.
- Average affordable housing completions equalled 45%, exceeding the 30% policy requirement, though this includes some sites that delivered wholly affordable housing.
- Employment land delivery has worsened, decreasing from a provision of 0.91ha in 21/22 to 0.01ha in 22/23 to 0.06ha in 23/24. The target of securing employment land provision by 1.8ha per annum has not been achieved in any of the previous three monitoring periods.
- The percentage of approvals for town centre uses in town centres has gradually worsened.
- There has been an increase in the number of vacant ground floor units in Haslingden and Bacup town centres, while vacancies in Rawtenstall town centre have decreased slightly.

There have been several updates from government relating to Plan-making Reform:

- The [Levelling Up and Regeneration Act](#) (LURA) was published on 26 October 2023 and we are awaiting secondary legislation and further guidance.

¹ i.e. in wards where more than 15% of year 6 pupils or 10% of reception class age are recorded as obese

- The National Planning Policy Framework (NPPF) was amended in [December 2023](#) by the previous Government. [Further changes](#) were proposed by the new Government; we expect the final version to be issued at the end of 2024/early 2025.
- Developers have been required to deliver 10% “[Biodiversity Net Gain](#)” since February 2024 when building major new housing, industrial or commercial developments, and from April 2024 for small developments.
- As a result it is now expected that the Rossendale Local Plan review will be undertaken under the new plan-making regime, in accordance with the new version of NPPF.

3. BACKGROUND

- 3.1 It is a requirement to publish the Authority Monitoring Report (AMR) annually 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 Local Planning Authorities must consider a review of their Local Plans within five years of adoption (before December 2026 for Rossendale). The AMR will help in this. The Levelling Up and Regeneration Act (LURA) was enacted on 26 October 2023 under the previous Conservative Government and requires secondary legislation and other guidance to implement the LURA, such as changes to the local plan-making process, infrastructure funding (and s106s), design coding, and national development management policies. Changes to the National Planning Policy Framework (NPPF) were introduced in December 2023. Following the election in July 2024 of the new Government further amendments to the NPPF have been proposed; these are expected to be published later this year or early 2025. Of particular note is the introduction of ‘grey-belt’ and changes to the standardised methodology for calculating housing requirements.
- 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 (IFS) and the Brownfield Register, both of 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 three years ago, in December 2021. This AMR covers the period from 1 April 2023 to 31 March 2024 and compares data from the start of the plan period (2021/22). All targets set out in the adopted Local Plan are identified and where possible data provided showing how the policy has been implemented. It should be noted that there may be some gaps, some 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. Between 1st April 2023 and 31st March 2024 the Council received 593 applications and determined 561. This includes all types of application including full applications (148 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 (164). In addition the Council received 24 Pre-Applications between January and December 2023.

Year	No. of applications determined	No. of applications submitted
2023-2024	558	593
2022-2023	553	657
2021-2022	692	896
2020-2021	619	787
2019-2020	573	719

Adoption of More Detailed Planning Guidance

- 4.3 The Rossendale Local Plan was adopted in December 2021. Still only about 35% of local planning authorities have an up-to-date adopted local plan. The Local Plan contains both strategic and non-strategic policies, including 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 Policies Map. 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 allows for the production of more detailed policies on specific matters, such as Supplementary Planning Documents (SPDs). 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, marketing arrangements and viability. Consultation finished on 22 October 2024 on two SPDs covering **Affordable Housing** as well as **Open Space, Playing Pitch and Indoor Built Sports Facilities**. These SPDs are recommended for adoption at this meeting of Cabinet. This is in line with last year's AMR.
- 4.5 The Government's Obesity Profile data for the period 20/21 to 22/23 shows that the former Goodshaw and Helmsore wards have obesity prevalence rates below the threshold in policy R5 for both reception and Year 6 children. In all other wards the restrictions set out in [Local Plan Policy R5](#) remain in place and no new hot food takeaways will be approved in these wards. (The data for the period 23/24 will be released in November 2024, based on the new ward boundaries).

The Statement of Community Involvement

- 4.6 The Statement of Community Involvement (SCI) sets out how and when the community, businesses and other stakeholders can engage in 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. A light touch refresh of the SCI was undertaken and adopted by Council [on 20 March 2024](#). This should be reviewed every 5-years. We expect further information to be issued by MHCLG in particular on the reforms to plan-making and the duty to co-operate, so a review might be necessary sooner.

Neighbourhood Plans

- 4.7 **Edenfield Neighbourhood Community Forum** (ENCF) is progressing a [Neighbourhood Plan](#), which is currently being independently examined. Having consulted on an initial

(Regulation 14) draft, incorporating a Design Code, which finished on Monday 17 April 2023, the ECNF prepared their pre-submission draft which was consulted on by the Council from 17 June to 30 July 2024 and then submitted for examination. Andrew Freeman of Intelligent Plans and examinations (IPe) has been appointed as the Examiner.

- 4.8 **Bacup and Stacksteads** also has a Neighbourhood Forum, which was designated on 16 April 2020; this will require re-designation next year. It had been included in the Government's Design Code Pathfinder Programme but, as reported in last year's AMR, had to withdraw from this. No further timelines are available.

Plan-making Reform

- 4.9 We are awaiting guidance on the plan-making reforms that were introduced by the previous Government, involving gateway reviews and a 30-month deadline for Local Plan preparation and adoption. It is expected that secondary legislation enabling the introduction of the new plan-making system will be published in summer/autumn 2025. It is anticipated that generic national development management policies will be introduced leaving Local Plans to set out development requirements and allocate sufficient sites, and designating land for protection. A further change is that Supplementary Planning Documents will be replaced by Supplementary Plans, which will be required to undergo formal independent examination.
- 4.10 The new Government published amendments to the National Planning Policy Framework (NPPF), which are likely to be introduced later this year or early 2025, with an emphasis on delivering new housing and amending the standard methodology which, if implemented, will increase the annual housing requirement from 185 (as set out in the adopted Local Plan) to 361. The proposals seek to use existing dwelling stock (rather than population projections) and increase the weighting given to affordability. In addition "grey-belt" has been proposed, defined as "Previously Developed Land and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes"
- 4.11 Rossendale's Local Plan was adopted on 15 December 2021 and we must complete a review of the Local Plan 'five years from the date of adoption' (The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)). Given the direction of the draft NPPF (July 2024), and the emphasis on delivering more homes, a review is likely to be necessary.
- 4.12 The AMR contains the Local Development Scheme, a timetable showing likely progress of the other Supplementary Planning Documents. As explained above this timetable will need updating as and when more guidance is issued about the new plan-making system and when it will commence. The Council has not committed to producing a Community Infrastructure Levy (CIL) which would seek mandatory developer contributions. We expect further Government guidance with regard to CIL and section 106 developer contributions.
- 4.13 It is anticipated that work can commence on the Evidence Base with specialist studies commissioned. Assuming the new system is introduced next summer/autumn it is expected the replacement Plan will be prepared under the new system which proposes Gateway Assessments with Planning Inspectors. Although still subject to Council approval and the introduction of the relevant legislation, commencement (Gateway 1) could be underway next autumn, with Gateway 3 and the formal submission to PINS, about two years (24 months) later in autumn 2027.

Monitoring Local Plan policies

4.14 Strategic policies

The Local Plan contains strategic planning policies and this year's AMR considers trends over the past 3-years since the adoption of the Local Plan.

- SD1** Almost 50% of housing approvals and completions have taken place in the Key Service Centres, albeit 22/23 saw a steep drop. Completions, some of which were approved prior to the adoption of the Local Plan have been steadily increasing, with almost 60% occurring within Rawtenstall, Bacup, Haslingden and Whitworth.
- SD2** The Spatial Strategy seeks to ensure development takes place within the Urban Boundary, avoiding the Green Belt. Over the past 3 years 86% of all dwellings approved were located in the Urban Boundary and just 2% in the Green Belt. Completed dwelling figures were even higher with 90% in the Urban Boundary. Similarly most commercial development was approved and completed in the Urban Boundary (more than 90% approved, and just short of 100% of completions). The past year (2023/24) saw a rise in approvals in the Green Belt, with 11% of floor space approved. However, as this relates to approvals for a change of use, and a tea room on a farm, it is not considered to be a concern. The majority of Class B2 and B8 approvals (for employment development) were approved in the Urban Boundary but there is a significant percentage approved in the Green Belt; this will be monitored.
- SD3** The Council continues to agree s106 obligations with developers. The AMR lists the applications where financial contributions were received and those which were spent over the past 3-years. This includes contributions to Lancashire County Council towards education provision. Further detail is provided in the annual [Infrastructure Funding Statement](#) (IFS), and the next IFS will be published on the Council's website in December.

Housing

- 4.15 This year 201 dwellings were completed, exceeding the Local Plan requirement (185), showing a year-on-year increase since 2019. Cumulatively though, the number of completions since the start of the plan period is below that required. Furthermore, the number of dwellings being approved is declining and, since the start of the plan period, not matching the annual completions required. This may be due to the pandemic, economic slow-down, and delays to signing s106 agreements outside the control of all parties, but nevertheless should be flagged.
- 4.16 Delivery of housing on brownfield land has been consistently good, with 82% of dwellings approved on previously developed land last year and 64% of all housing completions. Dwelling types are monitored. For 2023/24 there was an even mix across all types for completions, though significantly fewer terraced and semi-detached properties were approved, compared to detached and apartments. Dwelling sizes, based on number of bedrooms, are also recorded. Last year, out of all the house sizes approved, 1-bedroom properties featured the most (24 dwellings out of 63 in total). Over the past 3-years 2 and 3 bed were the most popular. In terms of completions over the 3-year period 3-bed feature the most, then 2 and 4-bed properties. Housing suitable to meet [the accessible M4\(2\) standard](#) has started coming forward, in line with the new Local Plan policy.
- 4.17 There has been a year-on-year reduction in the number of long-term empty properties, with 164 classed as unoccupied for more than 2 years.
- 4.18 It is important to monitor the delivery of allocated sites. This past year showed a reduction in the number of completions on site allocations, with just 54% of dwellings on allocated sites. However as the table shows most of the housing completed on unallocated windfall sites was on brownfield land, or through a change of use.

- 4.19 Affordable housing completions are on track and overall exceed the 30% affordable housing requirement. But some of these are on fully affordable housing schemes. Of concern is that during 2023/24 there were no major residential applications approved which were eligible for s106 contributions. This also means that no contributions towards education, open space or playing pitches were made, nor any open space delivered on site.
- 4.20 The supply of Gypsy and Traveller sites is unchanged although the number of illegal encampments has been increasing (7 in 23/24) and the Council still has to deliver the Negotiated Stopping Policy referred to in Strategic Policy HS14.
- 4.21 For the first time since the Act² came into force, the Council has not met its duty to provide enough self or custom build dwellings to match the number of people listed on the Self Build register. We will need to explain the measures the Council will take. However, as self-build plots are not subject to biodiversity net gain we expect more single plots to be recorded as self-build.

Employment

- 4.22 The Council has not been meeting the annual target of 1.8 ha of new employment land per annum over the past 3-years. In 2023/24 almost 1 ha (approx. 3500 sqm floorspace) was granted approval, mainly on brownfield land, for E(g) (offices, research and development or light industrial), B2 (general industrial) and B8 (storage and distribution). Completions data shows a gain of 507 sqm for B8 (storage and distribution) but with a similar loss of class E(g) (offices, research and development or light industrial) for 2023/24. For example the Slingo site at Station Rd in Whitworth was granted permission for 37 affordable houses. As there has been a net loss of employment floorspace in 2022/23 and again in 2023/24 (albeit just 2 sqm) the trigger has been met. In addition completions also fell in 2022/23. The Local Plan does allocate new employment sites which are inevitably taking time to come forward, but we expect some to come forward for planning consent in 2025/26, and will monitor and assist with this. Progress is recorded on the new employment allocations. Futures Park (EMP6) still has 0.84 ha available, although a new manufacturing unit and a nursery have come forward.
- 4.23 Monitoring of commercial uses has also been reported and shows an overall gain in approvals, mainly related to E(c) – financial, professional service and E(e) medical services, with losses of shops, and food and drink. There has been an overall loss in terms of completions data, as for approvals, again mainly relating to shops and food and drink. Gains were seen for E(c) and E(f) nursery. Sites allocated for employment uses showed approvals for B2 and B8 uses (light industrial and storage/distribution), though there has been a loss of E(g) – offices and light industrial. There were no completions on allocated sites in 23/24, in fact a loss of 78sqm.
- 4.24 The SPD on Employment Land has now been adopted. Government data shows that the number of employees has fallen to 20,000 from 22,000 the previous year.

Retail

- 4.25 Albeit 35 permissions were granted for ‘main town centre uses’ in 23/24, of these 70% were outside of the Borough’s town centres, showing the situation to be worsening. However, there was a greater loss of floorspace for these ‘town centre uses’ outside of the defined town centres than within it. Most of the town centre losses within the centres related to change of use to residential. Similarly, of the 21 completions just over half were outside the town centres. No applications were approved that resulted in the change of use from a shop but completions data shows a loss of retail in the centres (219 sqm) and 334 sqm outside of centres. However, it should be noted that it is now possible to change within use Class E (commercial, business

² [Self-build and Custom Housebuilding Act 2015 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

and service) without needing planning permission. This includes shops, financial and professional offices, restaurants as well as non-residential institutions and assembly and leisure.

- 4.26 Compared to proviso years there has been an increase in the number of vacant units in Haslingden (19) and Bacup (16), whereas Rawtenstall has shown a small improvement with 4 fewer vacant units. The next full Health Check of the centres is scheduled to take place next year.
- 4.27 No hot food takeaways were approved or completed within 400 m of a secondary school that is outside of a defined town or district centre. All wards previously demonstrated that children either in Year 6 had a prevalence for obesity above the Local Plan threshold of 15% and / or a prevalence in Reception of more than 10%. Data now shows that Helmshore and Goodshaw wards have a prevalence below the Local Plan threshold and so planning applications can be considered in these wards. For all other wards, the position remains and planning applications are being refused. Please note that this data is based on the old ward boundaries. The new ward boundaries will be used for the data likely to be published next month
- 4.28 Of the six shop front applications approved across the Conservation Areas in Haslingden, Rawtenstall and Bacup, all were commented on by the Council's heritage adviser, with appropriate conditions attached.

Environment

- 4.29 Design – No applications were received for 100 + dwellings so no masterplans were required. In 2023/24 just over a quarter of all appeals were allowed (lost by the Council) where design was discussed. This has increased year on year and the trigger has been met, as more than 25% of appeals have been lost on design grounds. It is necessary to consider these appeal decisions in full and how the Council can address this. A review of the Alterations and Extensions SPD may be needed for example, or undertaking a Borough-wide Design Code.
- 4.30 Heritage Assets – there has been no change in the number of entries on the Heritage at Risk Register. The Bacup High St Heritage Action Zone has been completed. Still ongoing are the schemes in Haslingden (the Big Lamp project and Haslingden Connected) and Rossendale Heritage Futures.
- 4.31 The state of the Borough's SSSIs has worsened due to the Lower Red Lees site declining from 'unfavourable recovering' to 'unfavourable no change' since last year. Discussions with Natural England and LCC's ecology team may be necessary to see how we can address the SSSIs which are described as being in unfavourable conditions. Mandatory 10% Biodiversity Net Gain (BNG) is now in place, introduced in February for eligible major schemes and April for small sites. As a result 3 major applications include a biodiversity gain requirement. Parts of Rossendale are within 7 km of the South Pennine Special Protection Area and Special Area of Conservation (SPA and SAC). Natural England has undertaken a study looking at the 'Recreation use of the South Pennine Moors and implications for strategic housing growth'. The report completed in March 2024 provides an analysis of visitor surveys undertaken at 10 locations within the South Pennine Moors in winter 2023. The study shows that 75% of visits made by people coming directly from home lived within 24.4km of the South Pennine Moors. Rossendale residents accounted for less than 1% of people surveyed. The Local Plan allows for an SPD to be prepared in due course to address ecological networks. However, for the time being it is proposed to issue guidance on BNG rather than an SPD. There were 30 applications granted that could result in a loss of green infrastructure. The conditions attached require biodiversity enhancement and management of invasive species.

- 4.32 Air quality – there is now one AQMA in the Borough declared at Grane Rd as the AQMAs at Rawtenstall and Haslingden were revoked in 2022.
- 4.33 Renewable energy – Please note not all new renewable energy projects require planning consent. No new wind turbines have been approved or completed since 2021. The new Government removed the de-facto ban on onshore wind within days of being elected and this may result in more applications being submitted. Four applications were approved that included an air source heat pump, a ground source heat pump and solar panels, which could generate 27kW of energy. Completions have resulted in delivering 39.7 KW.
- 4.34 Flooding – 8 new dwellings have been approved where the access road and landscaped area are in Flood Zone 2, and an additional new flat created in an existing property. 4 approvals were granted for non-residential development which require a final surface water sustainable drainage strategy and verification report. No planning applications were approved contrary to the advice of the Environment Agency.
- 4.35 Trees – only one Arboricultural Implications Assessment was required. In addition 31 trees subject to a TPO were lost, whilst 40 replacement trees were required.

Tourism and Leisure

- 4.36 Based on the latest STEAM data, issued for 2022, Rossendale still records the lowest figures for tourism of all the Lancashire districts. Although visitor numbers are increasing and returning to pre-Covid levels, they still represent just 2% of the county's total. The latest STEAM data for bed spaces relating to overnight tourism accommodation is from 2021. However, it does show a trend towards non-serviced accommodation, rather than hotels, which is reflected by the planning approvals being granted for glamping pods etc.

Transport

- 4.37 This section of the AMR refers to implementation of the transport projects set out in the Council's Infrastructure Delivery Plan, which was prepared for the Local Plan. This notes that the Levelling-Up Fund is being used for some works, including the improvements to the Gyratory, which are just commencing. Many of the projects identified are still under review although some of the issues identified in the IDP may be addressed via a number of planning applications, such as the Grane Rd/Holcombe Rd junction and the roundabout at Edenfield. The Council assisted LCC in preparing the Local Cycling and Walking Infrastructure Plan (LCWIP), which is looking at how the various active travel schemes identified can be delivered. Some investment is being made in the identified routes via planning approvals, such as access through the former Slingco site in Whitworth to provide a more direct route to the Valley of Stone project. .

4.38 Summary

As noted, this is the third AMR to be produced that reports on the policies in the adopted Local Plan. It identifies where more in-depth analysis is required to ensure planning policies are delivering the type, scale and good quality design of development that is needed. The Report also highlights the progress made on the preparation of neighbourhood plans and supplementary planning documents, and explains the expected changes to plan-making.

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 2024/25, and highlight actions undertaken over the period 2024/25. 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. By next year there should be more certainty about the changes being considered for plan-making.

6. FINANCE

6.1 Given the decline in funding from central government over the last decade, greater than 90% of the income the council receives is derived from local taxation in the form of either Council Tax or Non-Domestic Rates. The impact of planning decisions will directly affect positively or negatively as each decision dictates the taxation and resulting income and will affect the ability of the Council to continue to fund local services.

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 Some trends have been identified, which will require more monitoring or consideration of their impact. Work will continue with colleagues particularly in Economic Development to ensure delivery of the Spatial Vision and to inform any replacement Plan.

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 2024/25 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 MHCLG, and will be reviewed accordingly in time and brought back for member approval.

Background Papers	
Document	Place of Inspection
Rossendale Authority Monitoring Report 2023-24	Attached
Previous annual Authority Monitoring Reports	Authority Monitoring Reports Rossendale Borough Council
Re-use and re-development of employment land	Supplementary Planning Documents (SPDs), Masterplans and other guidance Rossendale Borough Council
Policy Statements on Hot Food Takeaways Rossendale Borough Council	Policy Statements on Hot Food Takeaways Rossendale Borough Council
Validation Checklist 2024	validation checklist (rossendale.gov.uk)
Edenfield Neighbourhood Plan Draft	Edenfield Community Neighbourhood Forum Neighbourhood Plans Rossendale Borough Council



Authority Monitoring Report (AMR) – 2023/24

Produced by Forward Planning – October 2024

Contents Page

Introduction	4
Executive Summary	5
Chapter 1: Progress According to the Adopted Planning Policy Timetable (LDS)	10
Chapter 2: Spatial Strategy	19
Strategic Policy SS: Spatial Strategy	19
Policy SD2: Urban Boundary and Green Belt	21
Policy SD3: Planning Obligations	26
Chapter 3: Housing	28
Strategic Policy HS1: Meeting Rossendale’s Housing Requirement	28
Policy HS2: Housing Site Allocations	32
Policy HS3: Affordable Housing	34
Policy HS4: Housing Density	35
Policy HS5: Housing Standards	36
Policy HS6: Open Space Requirements in New Housing Developments	36
Policy HS7: Playing Pitch Requirements in New Housing Developments	38
Policy HS11: Rural Affordable Housing – Rural Exception Sites	38
Policy HS14: Gypsies, Travellers and Travelling Showpeople	39
Policy HS15: Specialist Housing	40
Policy HS16: Self-Build and Custom-Built Houses	40
Chapter 4: Employment Growth and Employment	42
Strategic Policy EMP1: Provision for Employment	42
Policy EMP2: Employment Site Allocations	45
Policy EMP3: Employment Site and Premises	47
Policy EMP4: Development Criteria for Employment Generating Development	49
Policy EMP5: Employment Development in non-allocated employment areas	51
Policy EMP6: Futures Park	52
Policy EMP7: New Hall Hey	53
Chapter 5: Retail	54
Strategic Policy R1: Retail and Other Town Centre Uses	54
Policy R2: Rawtenstall Town Centre Extension	62
Policy R3: Development and Change of Use in District and Local Centres	64
Policy R4: Existing Local Shops	65
Policy R5: Hot Food Takeaways	66
Policy R6: Shopfronts	67
Chapter 6: Environment	68

Strategic Policy ENV1: High Quality Development in the Borough	68
Strategic Policy ENV2: Heritage Assets	70
Policy ENV3: Landscape Character and Quality	72
Policy ENV4: Biodiversity, Geodiversity and Ecological Networks.....	73
Policy ENV5: Green Infrastructure networks	78
Policy ENV6: Environmental Protection	79
Policy ENV7: Wind Turbines	80
Policy ENV8: Other forms of Energy Generation.....	80
Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality.....	81
Policy ENV10: Trees and Hedgerows	82
Chapter 7: Leisure and Tourism.....	82
Policy LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities	83
Policy LT2: Community Facilities	84
Policy LT3: Tourism	86
Policy LT4: Overnight Visitor Accommodation.....	88
Chapter 8: Transport	90
Strategic Policy TR1: Strategic Transport.....	90
Policy TR2: Footpaths, Cycleways and Bridleways	92
Strategic Policy TR4: Parking.....	92
Appendices	94
Appendix 1: List of Housing Allocations	94
Appendix 2: List of approvals related to town centre uses and employment in 2023/24	98
Appendix 3: List of completions related to town centre uses and employment approved in 2023/24	102

Introduction

Welcome to the Authority Monitoring Report (AMR). This AMR focuses on the period from 1st April 2023 up to 31st March 2024 but also includes data from 2021/2022 & 2022/2023 to allow data trends to be illustrated. Analysing data over the previous three monitoring periods will allow the Council to understand how various policies in the Rossendale Local Plan 2019 to 2036 are performing and highlight where additional investigation into effectiveness may be required.

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 2023/2024.

This AMR covers the 12-month period starting 1 April 2023 but also includes comparative data from 2021/2022 & 2022/2023.

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 accessibility and Public Rights of Way data has greatly reduced or disappeared completely.

The report identifies a number of key points in 23/24:

- Housing delivery surpassed the requirement for 23/24, delivering 201 houses against an annual requirement of 185.
- 64% of housing delivery occurred on previously developed land. 82% of approvals for new dwellings were located on previously developed land.
- 59 affordable dwellings were delivered within the borough in 23/24, accounting for 42% of all dwelling completions on major sites.
- There were 4 permissions for self-build plots granted between 31 October 2022 and 30 October 2023. The Council has not met its duty to grant enough permissions to match the number of entries onto the register for the base period 2019/2020. (The Council has 3 years from the base period to grant enough approvals).
- There was a net loss of employment land delivered (including offices, research and development as well as light industrial) of 0.06ha in 23/24. Most of the losses related to the change of use of offices into other uses which occurred mainly outside of employment allocations.
- The Nomis website reported a decrease in the number of employees in full and part-time jobs in Rossendale between 2021 and 2022.
- There has been a net loss of retail and other town centre uses floorspace of 783sqm in the same period. Most of this loss occurred outside of town centres.
- The level of vacancies in Rawtenstall, Haslingden and Bacup town centres has decreased slightly.
- New renewable energy projects were delivered in the Borough including an air source heat pump and solar panels that could deliver up to 40kW. Also, four applications for solar panels, air source heat pump and ground source heat pump which could generate approximately 27kW were approved.
- Planning permissions have secured biodiversity net gain (BNG) on and/or near development sites for three major applications as follows:
 - 2021/0275 – Section 106 agreement signed with biodiversity requirements
 - 2023/0103 – BNG estimated at 132% (11.67 biodiversity units)
 - 2023/0108 – Biodiversity improvements secured via conditions (hedgerow planting)

The report also identifies a number of trends over the previous three monitoring periods (2021/22 – 2023/24):

- Housing delivery has improved, increasing from 137 in 21/22 to 191 in 22/23 to 201 in 23/24.
- Housing delivery on previously developed land remained consistent at ~64%.
- Average Affordable Housing completions equalled ~45%, far exceeding the 30% policy requirement.
- Employment land delivery has worsened, decreasing from a provision of 0.91ha in 21/22 to -0.01ha in 22/23 to -0.06ha in 23/24. The target of increasing employment land provision by 1.8ha per annum has not been achieved in any of the previous three monitoring periods.
- The percentage of planning approvals for town centre uses approved within town centres has gradually worsened.
- There has been an increase in the number of vacant ground floor units in Haslingden and Bacup town centres, while the level of vacancies in Rawtenstall town centre has decreased slightly.

The Council will update its Brownfield Land Register which is published annually on its website at https://www.rossendale.gov.uk/downloads/download/10897/brownfield_land_register and on the data.gov.uk website.

The Council also maintains 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 2024 there were 49 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 for 2022 show that Rossendale delivered 63% of its housing requirement therefore the presumption in favour of sustainable development applies. This figure was 57% in the 2021 HDT and 64% in 2020. We expect the new figures to be published soon.

In terms of housing completions during 2023/2024 Rossendale Borough Council delivered more dwellings than its annual requirement (108% or 201 dwellings delivered against a requirement of 185 dwellings). This has improved since 22/23 where 191 dwellings were built, which itself was an improvement from 21/22 where 137 dwellings were completed.

Planning Applications Overview

Between 1st April 2023 and 31st March 2024 – 558 planning applications were determined for a whole range of different types of development. This included 148 Full Applications, 74 Applications in relation to Planning Conditions, 44 Lawful Development Certificates and 47 applications for works to trees subject to Tree Preservation Orders or within a Conservation Area.

Year	No. of applications determined	No. of applications submitted
2023-2024	558	593
2022-2023	553	657
2021-2022	692	896
2020-2021	619	787
2019-2020	573	719

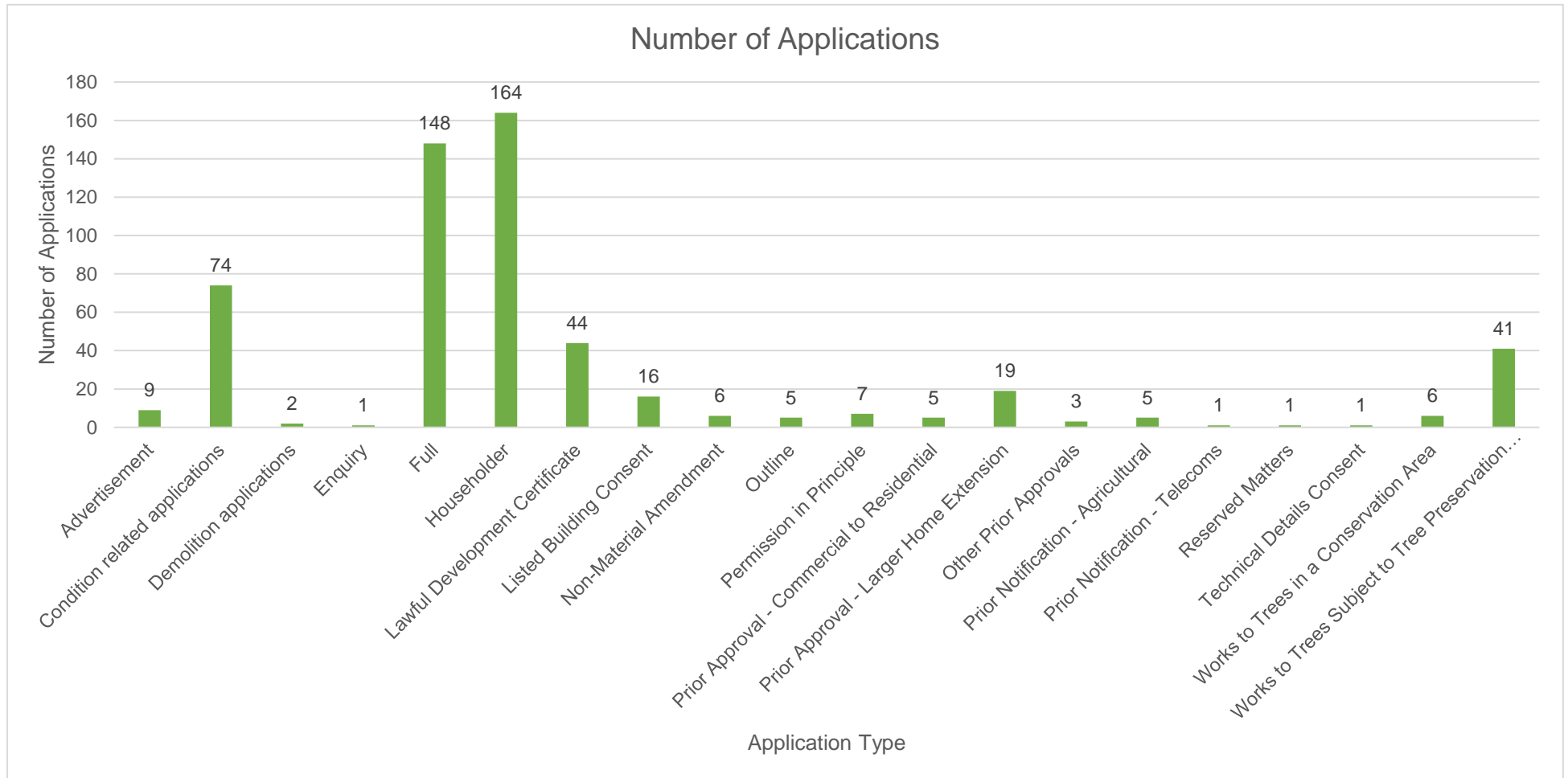
In 23/24 the Council received 593 applications. This includes all types of applications including full applications, outline applications, listed buildings, works to trees, prior approvals and pavement licences etc. For the period 2022 to 2023 the Council determined 657 Planning Applications. 692 applications were determined in 2021/22, 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 164 applications being decided in 23/24.

There were also 24 Pre-Applications submitted to the Council between January and December 2023.

The bar chart on the next page illustrates the proportion of applications determined 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).

The latest Local Plan timetable was agreed at the Council meeting held on [Monday 23rd December 2019](#) and is available to view [here](#).

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

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

<i>Draft Plan (Reg 18)</i>	<i>Publication (Reg 19)</i>	<i>Submission to Planning Inspectorate (Reg 22)</i>	<i>Examination in Public (Regs 23 and 24)</i>	<i>Inspector's Report (Reg 25)</i>	<i>Adoption by Council (Reg 26)</i>	<i>Next Draft Plan</i>
July 2017	August 2018	March 2019	Hearings held September to October 2019 Gypsy & Traveller Hearing held June 2020 Main Modifications consultation held August 2021	November 2020 November 2021	December 2020 December 2021	Continue to prepare the AMR and resolve by December 2026 at the latest if the Local Plan should be reviewed Produce further planning guidance (e.g. SPDs). The plan-making system is undergoing reform, and we await secondary legislation. Also changes to the National Planning Policy Framework (NPPF) are proposed. These changes will make it likely that a review will be required and

						timelines may change as a result. Please see text later.
--	--	--	--	--	--	--

Stages in grey text have already taken place.

The Council has an up-to-date Local Plan in place, adopted in 2021. The new Government is keen that development plans remain up-to-date, with national coverage. Current legislation requires every authority to have a local plan in place. The adopted Rossendale Local Plan 2019-2036 should be reviewed to assess whether it needs to be updated at least once every five years (so no later than December 2026), taking into account changing circumstances affecting the area, or any relevant changes in national policy¹. This is looking extremely likely given the proposed changes to the National Planning Policy Framework (NPPF)

We are still awaiting further guidance on the plan-making reforms that were brought forward by the previous Government but it is expected a system will be introduced involving gateway reviews and setting a 30 month deadline for Local Plan preparation and adoption. It is anticipated that generic national development management policies will be introduced leaving Local Plans to set out Borough-wide development requirements and allocate sufficient sites to meet these requirements, whilst also designating land for protection. A further change is that Supplementary Planning Documents will be replaced by Supplementary Plans, which will need to undergo formal independent examination. There had been a proposal to change s.106 contributions and replace with a mandatory national infrastructure Levy, but it appears that this Government would prefer to amend the current system rather than replace it. Similarly it is looking as though Borough-wide Design codes will no longer be mandatory, although can be produced if the Council considers one to be useful.

To date, it is expected that the new planning system will be introduced to start in the summer/autumn of 2025. Any plans prepared under the existing system would have to be submitted for examination by no later than December 2026.

Amendments to the National Planning Policy Framework (NPPF) have been proposed and this is expected to be finalised late 2024/early 2025.

Reforms to the plan-making system are being considered². The Levelling Up and Regeneration Act was published in 2023 but we are still awaiting secondary legislation and further guidance. If these proposals are implemented it is expected that the commitment to reviewing Local Plans at least

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

² [Plan-making reforms: consultation on implementation - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

every five years will remain. 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 2025. Hence, it is likely that 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, and to commence updates to the existing Evidence Base, where possible. Progress is reported in Table 3 below.

Community Infrastructure Levy for Rossendale³

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

The previous Government had 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, 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. The new Government appears to prefer to amend the current system of planning obligations, rather than replace it. We await further guidance from MHCLG.

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 2023). In addition, more detailed guidance was issued on potential [Compensation](#)

³ A decision has not yet been taken by the Council in respect to the Community Infrastructure Levy. If it is decided to proceed, documentation will include information on Infrastructure requirements, viability and other funding sources for infrastructure as well as the Charging Schedule.

[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](#), other than in the former wards of Helmshore and Goodshaw. We await 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. The publication of this year's figures later this month, which will be based on the new ward boundaries

Work is ongoing currently in preparing the Affordable Housing SPD and the Open Space and Playing Pitch SPD, with consultation taking place in September - October 2024. Biodiversity Net Gain became mandatory in February 2024 and a Guidance Note to Planning Applicants will be published soon which includes further information about ecological networks. Lancashire County Council is currently drafting the Lancashire Local Nature Recovery Strategy with a public consultation expected in winter 2024 prior to a final consultation in March 2025. This strategy will define priorities for nature recovery in Lancashire, map the most valuable existing areas for nature and map opportunity areas for creating and improving habitat for nature and wider environment goals. As a supporting authority, the Council is required to assist LCC with this work, and this may have implications for developments in Rossendale and future planning policies.

Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
Adopted Climate Change	ENV1 / ENV9	New	The Climate Change SPD focuses on 4 principles: <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 	Consultation took place July / August 2022. The SPD was adopted by Cabinet in December 2022
Adopted The Re-use and Re-development of Employment Land	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	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 took place September and October 2024

Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
				Adoption expected November 2024
Open Space, Playing Pitches and Indoor Spots Facilities	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 took place September and October 2024 Adoption expected November 2024
Update on Alterations and Extensions to Residential Properties	HS9	Refresh to take account of new policy/guidance	General principles and guidelines that the Council will use to assess proposals for domestic extensions. Update in relation to permitted development right changes which have taken place since existing guidance was published.	Drafting may commence in 2025 with approval in 2025/26
Update on Conversion and Re-Use of Rural Buildings in the Countryside	HS12	Refresh to take account of new policy	Advice for those converting an existing building in the countryside to another use; general principles and more detailed design guidance used to assess development proposals.	Drafting may commence in 2025 with approval in 2025/26
Viability and Vitality of Town Centres	R1	New – if considered necessary	Further guidance on assessing retail and other uses in centres, particularly in relation to effect of proposed development on the viability and vitality of centres.	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 and avoiding over-concentration in certain areas. The Council has updated guidance on the website in light of the recorded Childhood Obesity figures. The Local Plan Policy R5 is being implemented to refuse Hot Food Takeaway applications. Updated figures are due imminently.	Consider if necessary - 2024/25

Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
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	ENV4	New	Further details on Rossendale's ecological network to supplement the existing map.	It is now proposed to be included in a Biodiversity Net Gain Guidance to Planning Applicants, which is expected to be published soon
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 may be that this work is incorporated in the SPDs on Design: the Update on Alterations and Extensions to Residential Properties and the Update on Conversion and Re-Use of Rural Buildings in the Countryside and the Shopfront Design Guide	Consider if necessary - 2024/25
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 has been prepared by the landowners for this allocated housing site.	Adopted in September 2024

Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
The Rossendale Local List	ENV2	New	This will identify non-designated heritage assets	Work has already started on this, working with Growth Lancashire. The next step will be to undertake consultation, especially with the owners. To be progressed with adoption in 2025/2026
The Edenfield Neighbourhood Plan	N/A	New	This is currently being independently examined. Should it be found sound, a Referendum will be necessary and if more than 50% of those voting support its adoption, it will be adopted by Council and used for Development Management decisions, alongside the Local Plan	Currently a examination. Examiners Report expected late November/early December with Referendum in the New Year and adoption in the spring.

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 (Local Planning) (England) Regulations 2012, as amended. The SCI was refreshed in 2023/24 to reflect changes in legislation as well as in national policies and guidance and adopted on 20 March 2024.

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 2023 (LURB) which was then enacted in October 2023 (LURA). This may have implications for consultation going forward, as the plan-making system may change, including the current Duty to Co-operate with other stakeholders, including neighbouring authorities.

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 progressed 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 Council led a consultation on the draft Neighbourhood Plan from 17th June to 30th July 2024 (Regulation 16). As of October 2024 the draft Neighbourhood Plan had been submitted for independent examination (Regulation 17).

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 MHCLG 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.

Chapter 2: Spatial Strategy

This section reports on the progress made over the three previous monitoring periods (21/22, 22/23 & 23/24) 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.

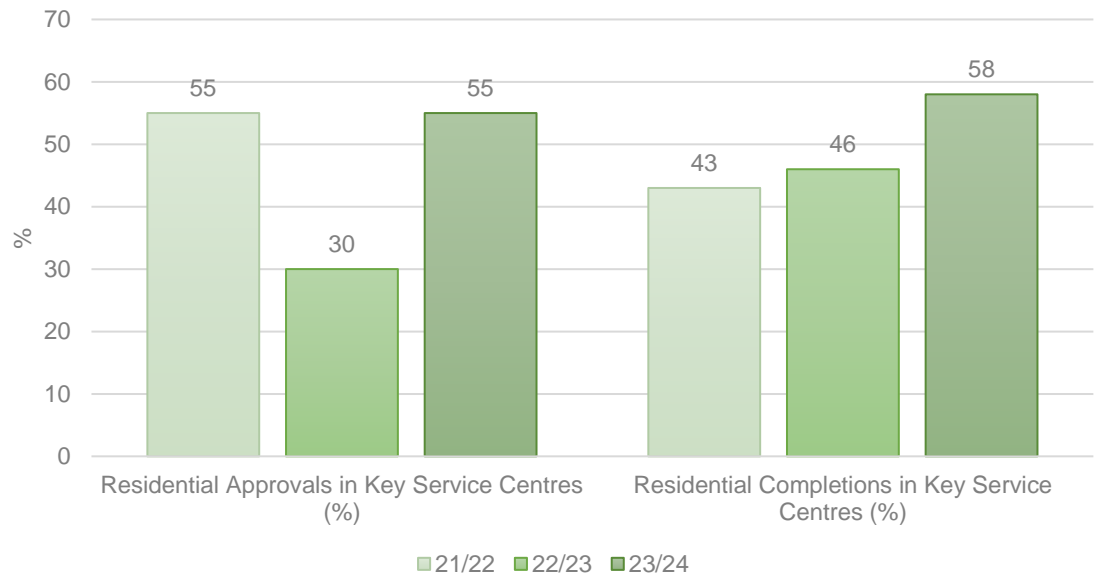
Strategic Policy SS: Spatial Strategy

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	21/22 Approvals (no. of units)	21/22 Completions (no. of units)	22/23 Approvals (no. of units)	22/23 Completions (no. of units)	23/24 Approvals (no. of units)	23/24 Completions (no. of units)
	Key Service Centres (Rawtenstall, Bacup, Haslingden, Whitworth)	84	59	46	87	36	118
	Urban Local Service Centres (Waterfoot, Edenfield, Stacksteads, Crawshawbooth, Helmshore)	16	48	47	76	14	20
	Rural Local Service Centres (Loveclough / Goodshaw, Water, Weir, Whitewell Bottom, Broadley / Tonacliffe, Facit, Britannia, Stubbins, Newchurch, Rising Bridge, Shawforth)	0	10	36	18	9	57
	Other areas (smaller villages and substantially built-up frontages) (Acre, Chatterton, Cowpe, Ewood Bridge, Irwell Vale, Turn, Sharneyford, Lumb)	30	0	0	0	0	0
	Other areas (countryside, Green Belt)	22	20	23	10	7	8

Residential Approvals & Completions in Key Service Areas (21/22 - 23/24)



Percentage of approvals in Key Service Centres (3 year avg.) = 47%

Percentage of completions in Key Service Centres (3 year avg.) = 49%

Trigger to Implement Contingencies

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

Over the previous three monitoring periods 47% of approvals for dwellings were on land within Key Service Centres, therefore the trigger has been met for approvals. The main drivers behind this are significant Planning Permissions for Housing Allocations within Key Service Centres having a resolution to grant subject to a s106 agreement, with said agreement not yet being reached as well as approvals on Housing Allocations outside of Key Service Centres. It should also be noted that in both 21/22 and 23/24 the majority of approvals took place on sites within Key Service Centres, however the low figure in 22/23 has lowered this average.

Over the previous three monitoring periods 49% of completions for dwellings were on land within Key Service Centres, therefore the trigger has been met for completions. The trigger has only been met by a small margin and there is a marked upwards trend across the previous three monitoring periods.

Contingencies

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, or there is a trend of approvals moving in this direction, then it may be necessary to revise the data on the distribution / location of housing need and demand.

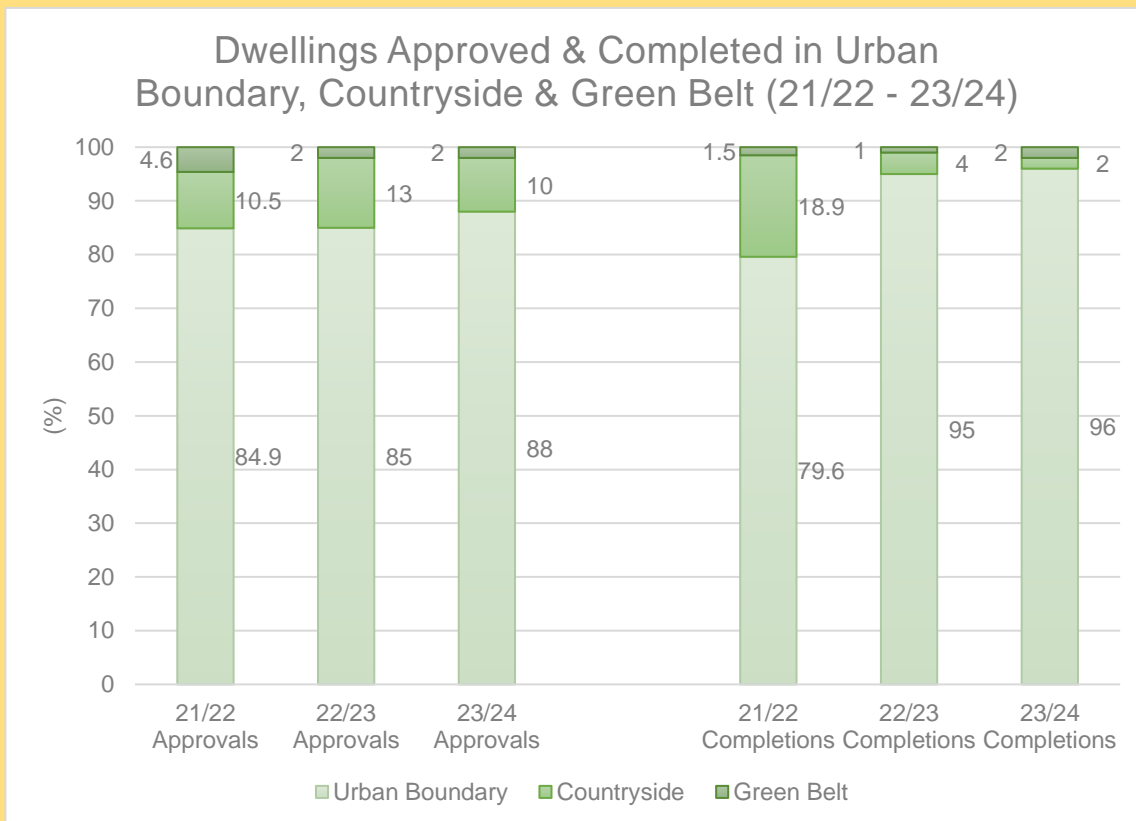
Policy SD2: Urban Boundary and Green Belt

“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	Number / % of dwellings approved on sites within the Urban Boundary (UB) / Countryside not designated as Green Belt (CS) / Green Belt (GB):			
	Year	Urban Boundary	Countryside	Green Belt
	21/22	129 / 84.9%	16 / 10.5%	7 / 4.6%
	22/23	129 / 85%	20 / 13%	3 / 2%
	23/24	59 / 88%	7 / 10%	1 / 2%
	3yr avg.	86%	12%	2%

Number / % of dwellings completed on sites within UB / CS / GB:

Year	Urban Boundary	Countryside	Green Belt
21/22	109 / 79.6%	26 / 18.9%	2 / 1.5%
22/23	181 / 95%	8 / 4%	2 / 1%
23/24	195 / 96%	5 / 2%	3 / 2%
3yr avg.	90%	8%	2%



In 23/24 there were three dwellings (2022/0461, 2019/0382 & 2020/0367) recorded as being built on Green Belt land, amounting to 0.56ha of development in the Green Belt. One on Previously Developed Land (0.31ha) and the other two being for the conversion of agricultural barns to dwellings (2019/0382 being a Class Q Prior Approval) (0.25ha).

In 23/24 1 dwelling was approved on Green Belt land (2023/0420) on a brownfield site, amounting to 0.15ha of development in the Green Belt.

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

Year	Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
2021/22	21 / 95%	0 / 0%	1 / 5%
2022/23	24 / 100%	0 / 0%	0 / 0%
2023/24	16 / 84%	1 / 5%	2 / 11%

The two approvals related to commercial, business and services development (Class E) granted in the Green Belt in 2023/24 were for a change of use of a property from a restaurant to a children and parent facility (2023/0237) and for a new Valley View Tea Room on a farm (2022/0615). Both amount to about 0.23 ha of development in the Green Belt on previously developed land.

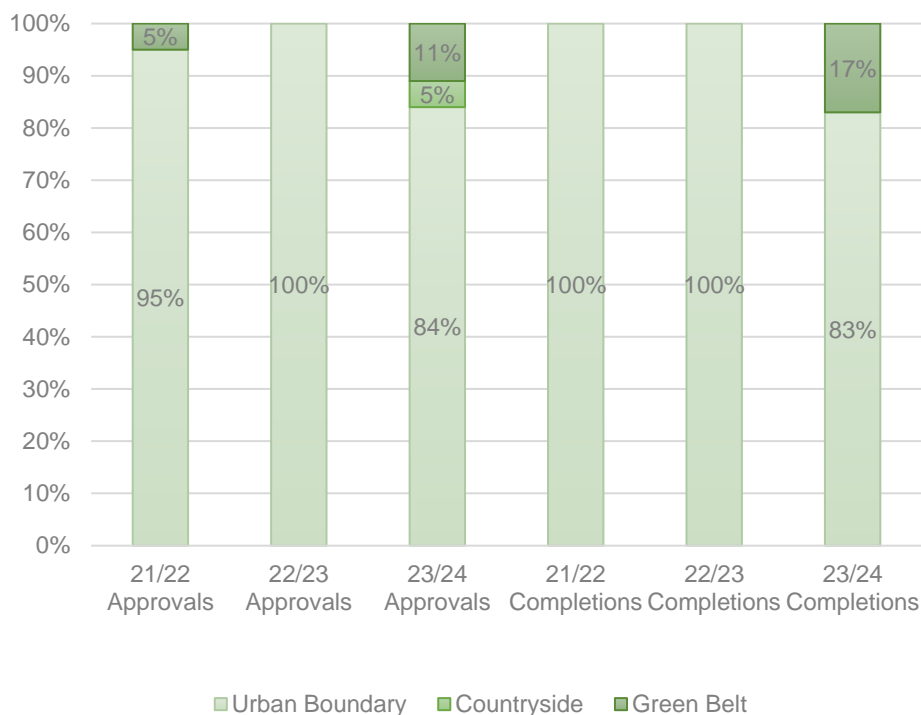
Over the last 3 years, the majority of commercial, business and services development (Class E) approvals were located in the Urban Boundary.

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

Year	Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
2021/22	10 / 100%	0 / 0%	0 / 0%
2022/23	9 / 100%	0 / 0%	0 / 0%
2023/24	15 / 83%	0 / 0%	3 / 17%

In 2023/24, most completions related to Class E were located within the Urban Boundary with 3 completions delivered in the Green Belt (2022/0226; 2022/0615 and 2023/0237). In terms of site gross area, these 3 completions add up to 0.24 ha of development in the Green Belt, one of them on greenfield land (2022/0226 – 0.01ha to change the use of a back garden to an area to consume food and drinks bought from existing shop).

Commercial, Business and Services Development (Class E) Approved & Completed in Urban Boundary, Countryside & Green Belt (21/22 - 23/24)



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

Year	Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
2021/22	3 / 60%	0 / 0%	2 / 40%
2022/23	6 / 75%	1 / 12.5%	1 / 12.5%
2023/24	6 / 60%	3 / 30%	1 / 10%

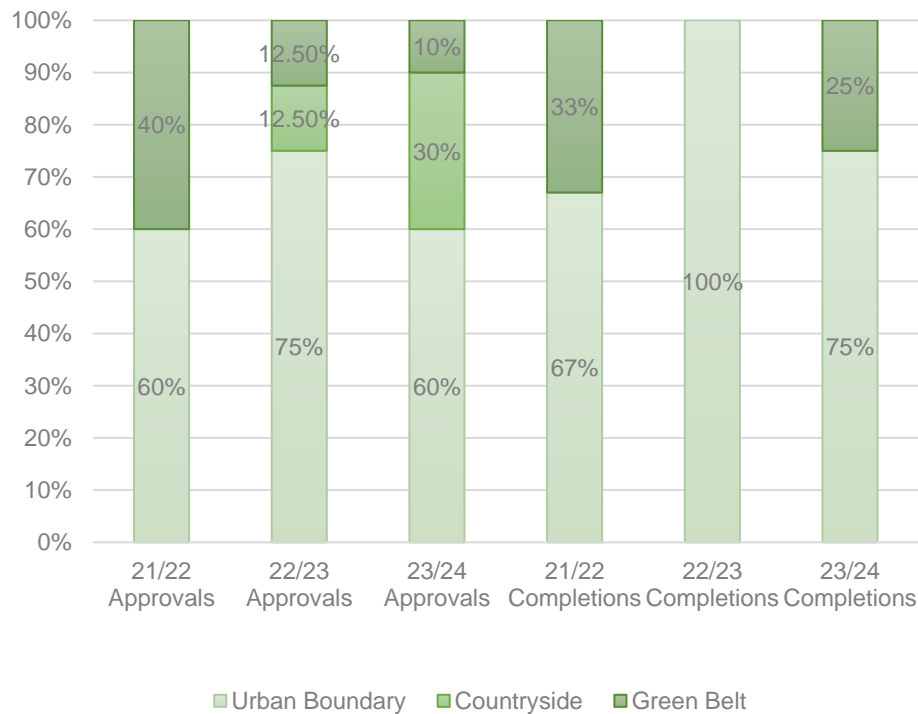
In 2023/24, the majority of applications related to general industrial (B2) or storage and distribution (B8) were approved within the Urban Boundary. In the Green Belt, a change of use from a residential and vacant industrial land to a fully residential use was approved (2022/0504). This permission amounts to 0.08 ha of Green Belt land granted permission. And in the countryside, two applications were approved to change the use of workshop (2023/0236) and to convert a store (2023/0206) into dwellings.

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

Year	Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
2021/22	2 / 67%	0 / 0%	1 / 33%
2022/23	10 / 100%	0 / 0%	0 / 0%
2023/24	3 / 75%	0 / 0%	1 / 25%

In 2023/24, the majority of completions involving the gain or loss of a Class B2 (general industrial) or B8 (storage and distribution), took place within the Urban Boundary. The application granted in the Green Belt as discussed above (2022/0504) was completed amounting to 0.08 ha of Green Belt land used as garden and parking space for a dwelling.

General Industrial (Class B2) and Storage & Distribution (Class B8) Approved & Completed in Urban Boundary, Countryside & Green Belt (21/22 - 23/24)



Trigger to Implement Contingencies

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

Trigger Met

In 2023/24, 1 application for residential development was approved on Green Belt land on a part Previously Developed Land part Greenfield site (2023/0420). Also, 2 applications were granted for a change of use to a children and parent facility (2023/0237) and for a new Valley View Tea Room on a farm (2022/0615) in the Green

	Belt. In addition, one permission for a change of use from a residential and vacant industrial land to a fully residential use was approved (2022/0504) in the Green Belt. These approved developments were all in accordance with national policy.
Contingencies	The trigger is not considered to have been met. New Green Belt boundaries have been adopted as part of the Local Plan in December 2021 drawing on information from Borough wide Green Belt Review undertaken in 2016.

Policy SD3: Planning Obligations

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

Target	Secure planning obligations on all applicable planning permissions			
Progress towards Target	In 2023 / 2024 s106 agreements were signed for 2 major developments:			
	2020/0008 - Land at Laneside Cottages, Todmorden Old Road			
	2021/0275 - Replacement Aqueduct for Haweswater Aqueduct			
	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
	2015/0517	Johnny Barn Close, Newchurch	Equipped Play Space	£7,160
	2015/0517	Johnny Barn Close, Newchurch	Playing Pitch	£7,490
2020/0436	Rear of 85 Grane Road, Haslingden	Public Open Space (Victoria Park & Greenfield Gardens)	£21,859	
2020/0363	Aldi, Henrietta Street, Bacup	Steps & Way Marker Improvements	£13,449	
2003/451	Scout Moor (Wind farm)	Scout Moor Habitat Rehabilitation Fund	£16,352	

Financial s106 contributions were spent on:

Planning Reference	Address	Type	Money
2003/451	Scout Moor (Wind farm)	Scout Moor Habitat Rehabilitation Fund	£6,392
2004/401	Douglas Rd / Tong Lane Bacup	Landscaped Area Maintenance	£10,000
2010/0667	Land at Orama Mill, Whitworth	Transport	£4,664
2012/0044	Springfield Court, Bacup	Traffic Regulation Order	£2,500
2014/0384	New Hall Hey, Rawtenstall	Pedestrian linkage between retail park, train station and town centre	£3,508
2014/0522	Land at Market St, Whitworth	Traffic Regulation Order & bus shelter upgrade	£10,000
2015/0334	Land off Oaklands Drive & Lower Cribden Avenue, Rawtenstall	Affordable Housing	£161,174
2015/0334	Land off Oaklands Drive & Lower Cribden Avenue, Rawtenstall	Affordable Housing	£162,894
2015/0358	Land north of Greensnook Lane, Bacup	Traffic Regulation Order - restrict parking and waiting	£2,000
2015/0358	Land north of Greensnook Lane, Bacup	Bus Shelter	£5,451
2015/0454	Kearns Mill, Cowpe	Traffic Regulation Order & Pathways	£10,367
2016/0010	Swan Hotel	TRO - restrict parking	£1,500
2016/0267	Land at Reedsholme Works, Rawtenstall	Public Open Space	£1,500
2018/0039	Horse and Jockey, 85 Market St, Edenfield	Traffic Regulation Order	£1,500
2018/0039	Horse & Jockey. 85 Market St, Edenfield	Local recreational/play facilities	£416
2021/0271	Land at Station Road, Whitworth	Public Open Space (Knowsley Play Area)	£10,004

Trigger to Implement Contingencies

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" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #fff9c4;">Monitoring Period</th> <th style="background-color: #fff9c4;">Net dwelling completions</th> </tr> </thead> <tbody> <tr> <td style="background-color: #fff9c4;">2019/2020</td> <td style="background-color: #fff9c4;">94</td> </tr> <tr> <td style="background-color: #fff9c4;">2020/2021</td> <td style="background-color: #fff9c4;">77</td> </tr> <tr> <td style="background-color: #fff9c4;">2021/2022</td> <td style="background-color: #fff9c4;">137</td> </tr> <tr> <td style="background-color: #fff9c4;">2022/2023</td> <td style="background-color: #fff9c4;">191</td> </tr> <tr> <td style="background-color: #fff9c4;">2023/2024 (last financial year)</td> <td style="background-color: #fff9c4;">201</td> </tr> </tbody> </table> <p>The net dwelling completions in 23/24 equated to 201, surpassing the Local Plan target of 185 by 16 dwellings. This illustrates a continuous increase in dwellings built over the previous three monitoring periods.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #fff9c4;">Monitoring Period</th> <th style="background-color: #fff9c4;">Net dwelling approved</th> </tr> </thead> <tbody> <tr> <td style="background-color: #fff9c4;">2021/2022</td> <td style="background-color: #fff9c4;">108</td> </tr> <tr> <td style="background-color: #fff9c4;">2022/2023</td> <td style="background-color: #fff9c4;">179</td> </tr> <tr> <td style="background-color: #fff9c4;">2023/2024 (last financial year)</td> <td style="background-color: #fff9c4;">66</td> </tr> </tbody> </table> <p>The number of new dwellings being approved has not matched the annual number of approvals required to satisfy the Local Plan annual housing requirement since the adoption of the Local Plan.</p> <p>In accordance with paragraph 76 of the National Planning Policy Framework (December 2023) (NPPF) the Council is not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’</p>		Monitoring Period	Net dwelling completions	2019/2020	94	2020/2021	77	2021/2022	137	2022/2023	191	2023/2024 (last financial year)	201	Monitoring Period	Net dwelling approved	2021/2022	108	2022/2023	179	2023/2024 (last financial year)	66
Monitoring Period	Net dwelling completions																					
2019/2020	94																					
2020/2021	77																					
2021/2022	137																					
2022/2023	191																					
2023/2024 (last financial year)	201																					
Monitoring Period	Net dwelling approved																					
2021/2022	108																					
2022/2023	179																					
2023/2024 (last financial year)	66																					

	worth of housing. As such, the Council will not be monitoring this target for the 2023/24 period.
Trigger to Implement Contingencies	Shortfall in 5-year supply greater than 1 year.
Trigger Met	N/A; the Council is not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
Contingencies	N/A

Target 30% of dwellings to be delivered on Previously Developed Land (PDL)

Progress towards Target	Net no. dwellings approved on PDL from 2021/2022 to 2023/2024			
	PDL / GF / Mixed	2021/2022	2022/2023	2023/2024
	PDL	91 (60%)	80 (53%)	55 (82%)
	GF	61 (40%)	31 (20%)	12 (18%)
	Mixed (PDL & GF Land)	0 (0%)	41 (27%)	0 (0%)
	Net no. dwellings completed on PDL from 2021/2022 to 2023/2024			
	PDL / GF / Mixed	2021/2022	2022/2023	2023/2024
	PDL	88 (64%)	124 (65%)	128 (64%)
	GF	49 (36%)	67 (35%)	8 (4%)
	Mixed (PDL & GF Land)	0 (0%)	0 (0%)	65 (32%)

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

Results	Number approved over the latest three monitoring periods:			
	House type	2021/22	2022/23	2023/24
	Detached	30	29	25
	Semi	7	59	7
	Apartment	35	42	30

Terrace	41	37	3
----------------	----	----	---

Number completed over the latest three monitoring periods:

House type	2021/22	2022/23	2023/24
Detached	45	50	48
Semi	55	79	59
Apartment	36	33	36
Terrace	3	31	58

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.

Indicator **Number of 1 / 2 / 3 / 4 / 5+ bed dwellings approved / completed**

Results

Number approved over the latest three monitoring periods:

Number of bedrooms in dwelling	2021/22	2022/23	2023/24
1	36	36	24
2	8	56	13
3	48	68	8
4	13	6	13
5+	11	1	5

Number completed over the latest three monitoring periods:

Number of bedrooms in dwelling	2021/22	2022/23	2023/24
1	27	21	22
2	26	41	33
3	54	95	116
4	24	34	26
5+	9	3	7

	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	21/22 Approvals	21/22 Comps.	22/23 Apps.	22/23 Comps.	23/24 Apps.	23/24 Comps.
	People with disabilities (M4(2))*	0	0	4	0	3 “accessible rooms”	4
	Elder Care Facilities	0	22 bed care facility	0	0	0	0
	Private rented sector	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
	Self-build and custom build	2 (31/10/20 – 30/10/21)**	2	5 (31/10/21 – 30/10/22) **	3	2	3
	Student housing	0	0	0	0	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) over the latest three monitoring periods. 0 dwellings in 21/22, 1 dwelling in 22/23 and 8 dwellings in 23/24 were recorded as being delivered within the Edenfield NP area.						
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	Yes						

Contingencies	Work on finalising a Masterplan & Design Code across allocation H66 is currently at an advanced stage, with work still progressing with landowners and developers towards obtaining planning permission across the various 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	<table border="1"> <thead> <tr> <th>Year</th> <th>Number of properties classed as vacant (unoccupied & unfurnished) (2 years+)</th> </tr> </thead> <tbody> <tr> <td>2021/2022</td> <td>173</td> </tr> <tr> <td>2022/2023</td> <td>171</td> </tr> <tr> <td>2023/2024</td> <td>164</td> </tr> </tbody> </table>	Year	Number of properties classed as vacant (unoccupied & unfurnished) (2 years+)	2021/2022	173	2022/2023	171	2023/2024	164	
Year	Number of properties classed as vacant (unoccupied & unfurnished) (2 years+)									
2021/2022	173									
2022/2023	171									
2023/2024	164									
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+) has reduced year on year from 2021 to 2024.									
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							
	Year	Completions on allocated sites			Completions on unallocated sites			
		PDL	GF	Total	PDL	GF	Mixed	Total
	2021/2022	66	25	91 (66%)	22	24	0	46 (34%)
	2022/2023	88	53	141 (74%)	36	14	0	50 (26%)
2023/2024	52	56	108 (54%)	76	9	8	93 (46%)	
In 21/22, 22/23 & 23/24 more than 25% of housing development took place on unallocated sites.								

Trigger to Implement Contingencies	More than 25% of development on unallocated sites
Trigger Met	Yes. In 23/24 the percent of completions on unallocated sites has risen from 26% to 46% of total completions. This is due to a number of minor change of use developments and a larger major residential scheme on unallocated PDL being completed in 23/24.
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	<p>On the 2021 Brownfield Register there were 21 sites identified with a capacity to deliver approximately 356 dwellings. As of 31/03/2022 there had been no further completions on any of these 21 sites.</p> <p>On the 2022 Brownfield Register 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).</p> <p>On the 2023 Brownfield Register (last updated December 2023) there were 24 sites identified with a capacity to deliver approximately 382 dwellings. As of 31/03/2024 there had been no further completions on any of these 24 sites, however, there are also numerous permissions granted on the sites and some are marked as under construction.</p> <p>You can find more details on the 2023 Brownfield Register here.</p>
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 over the previous three monitoring periods.
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 2021/2022 there were 71 completions on major sites (permissions with 10 or more dwellings). 34 (48%) of which were affordable dwellings.</p> <p>In 2022/2023 there were 146 completions on major sites. 67 (46%) of which were affordable dwellings.</p> <p>In 2023/2024 there were 142 completions on major sites. 59 (42%) of which were affordable dwellings. Further details below:</p> <ul style="list-style-type: none"> • 2020/0039 (H55) – Land at Johnny Barn CI, Cloughfold – 3 shared ownership • 2021/0158 (H18) – Land adj. Reed St, Bacup – 19 rent to buy • 2021/0271 – Fmr. Slingco Ltd. site, Whitworth – 37 affordable rent <p>In 2021/2022 there were 2 major residential applications approved which were eligible for s106 contributions (2019/0405 & 2020/0436). Of the 2 major applications there were 43 dwellings approved, 9 of which were affordable, equating to a 21% affordable dwelling contribution.</p> <p>In 2022/2023 there were 2 major residential applications approved which were eligible for s106 contributions (2021/0271 & 2021/0500). Of the 2 major applications there are 78 dwellings approved, 43 of which are affordable, equating to a 55% average affordable dwelling contribution.</p> <p>In 2023/2024 no major residential applications were approved which were eligible for s106 contributions.</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 21/22 and 22/23 for off-site affordable housing.
Indicator	Reasons to justify non provision of affordable housing
Results	In 2023/2024 no major residential applications were approved which were eligible for s106 contributions.

Indicator	No. of affordable dwellings delivered in rural areas
Results	No affordable dwellings were delivered in 21/22, 22/23 or 23/24 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	In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590). In 22/23 4 dwellings were approved to M4(2) standards. In 23/24 3 rooms as part of application 2023/0395 were approved as “accessible rooms”.

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	<table border="1"> <thead> <tr> <th>Year</th> <th>Number of dwellings</th> <th>Density (Dwellings p/ ha)</th> </tr> </thead> <tbody> <tr> <td>2021/22</td> <td>2</td> <td>66.7</td> </tr> <tr> <td>2022/23</td> <td>13</td> <td>80.8</td> </tr> <tr> <td>2023/24</td> <td>22</td> <td>174</td> </tr> </tbody> </table>	Year	Number of dwellings	Density (Dwellings p/ ha)	2021/22	2	66.7	2022/23	13	80.8	2023/24	22	174
Year	Number of dwellings	Density (Dwellings p/ ha)											
2021/22	2	66.7											
2022/23	13	80.8											
2023/24	22	174											
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	<p>0 dwellings were approved to M4(2) standards in 21/22, 4 in 22/23 and 3 rooms as part of application 2023/0395 were approved as “accessible rooms” in 23/24.</p> <p>We expect this figure to rise in subsequent monitoring periods where it is estimated that an increased number of major applications will be determined.</p>
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 over the past three monitoring periods.
Indicator	Number / % dwellings approved/completed specifically for older people
Results	In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590 / H19). No new dwellings were approved or completed for older people in 22/23 or 23/24.

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	<p>Of the 2 major housing applications where associated s106 agreements were signed in 21/22, both provided financial open space contributions:</p> <p>2020/0436 - Rear of 85 Grane Road - £17,758</p> <p>2019/0405 - Irwell Vale Mill, Aitken Lane - £40,980</p> <p>Of the 2 major housing applications where associated s106 agreements were applicable in 22/23, both provided financial open space contributions:</p> <p>2021/0271 - Former Slingco Ltd site, Station Road - £20,000 for Knowsley Play Area</p> <p>2021/0500 - Land at Blackwood Road – Provision of on-site Open Space, with an associated management and maintenance plan.</p> <p>No applicable major housing developments were approved in 23/24.</p>

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 over the past three monitoring periods have associated s106 agreements including contributions to open space.
Contingencies	Work is progressing 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	No on-site open space was agreed via a s106 agreement in 21/22. 0.07ha (747sqm) of open space was agreed via a s106 agreement related to application 2021/0500 in 22/23. No applicable major housing developments were approved in 23/24.
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 signed in 21/22, both provided financial open space contributions: 2020/0436 - Rear of 85 Grane Road - £17,758 2019/0405 - Irwell Vale Mill Aitken Lane - £40,980 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. No applicable major housing developments were approved in 23/24.
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 the previous three monitoring periods 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 21/22 and 22/23. No applicable major housing developments were approved in 23/24.

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 over the last three monitoring periods 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 over the latest three monitoring periods.

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 of transit pitches or extensions to existing pitches over the latest three monitoring periods.
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 23/24.
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 21/22 there were 3 illegal encampments. 1 of these required a Court Order for removal. In 22/23 there were 6 illegal encampments. 5 of these required a Court Order for removal. In 23/24 there were 7 illegal encampments. 3 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 continued to increase over the latest three monitoring periods.
Contingencies	Work is ongoing to create a Negotiated Stopping Policy that the Council can facilitate in future engagements.

Policy HS15: Specialist Housing

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

Target	To meet need for specialist accommodation identified in the SHMA / other housing need evidence
Progress towards Target	In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590 / H19). No specialist accommodation was approved / completed in 22/23 or 23/24.
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 or 23/24.
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	<p>No self-build dwellings were approved or delivered on sites of 50 dwellings or more over the latest three monitoring periods.</p> <p>The number of self-build approved and completed on smaller sites over the last three monitoring periods is reported below:</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Self / Custom-Build Approved</th> <th>Self / Custom-Build Completed</th> </tr> </thead> <tbody> <tr> <td>2021/22</td> <td>6 (2021/0076; 2020/0406; 2021/0136; 2021/0367; 2021/0443; 2021/0455)</td> <td>2</td> </tr> <tr> <td>2022/23</td> <td>4 (2022/0165; 2022/0285; 2022/0313; 2022/0342 later re-submitted as 2022/0626)</td> <td>3 (2018/0171; 2020/0074; 2020/0262)</td> </tr> <tr> <td>2023/24</td> <td>5 (2022/0566; 2023/0189; 2023/0241; 2023/0344; 2023/0420)</td> <td>3 (2017/0325; 2018/0577; 2022/0566)</td> </tr> </tbody> </table>			Year	Self / Custom-Build Approved	Self / Custom-Build Completed	2021/22	6 (2021/0076; 2020/0406; 2021/0136; 2021/0367; 2021/0443; 2021/0455)	2	2022/23	4 (2022/0165; 2022/0285; 2022/0313; 2022/0342 later re-submitted as 2022/0626)	3 (2018/0171; 2020/0074; 2020/0262)	2023/24	5 (2022/0566; 2023/0189; 2023/0241; 2023/0344; 2023/0420)	3 (2017/0325; 2018/0577; 2022/0566)
Year	Self / Custom-Build Approved	Self / Custom-Build Completed													
2021/22	6 (2021/0076; 2020/0406; 2021/0136; 2021/0367; 2021/0443; 2021/0455)	2													
2022/23	4 (2022/0165; 2022/0285; 2022/0313; 2022/0342 later re-submitted as 2022/0626)	3 (2018/0171; 2020/0074; 2020/0262)													
2023/24	5 (2022/0566; 2023/0189; 2023/0241; 2023/0344; 2023/0420)	3 (2017/0325; 2018/0577; 2022/0566)													
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 2022 there were 44 individuals on the self-build register and no groups. As of the 31 st March 2023 there were 47 individuals on the self-build register and no groups. As of the 31 st March 2024 there were 49 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 2023, the Local Planning Authority had not granted enough residential consent on plots of land to meet the demand on the register for the period 2019/20. Between Oct. 2019 and 2020 9 people signed up to the register and within the 3 following years 4 additional permissions were granted for self / custom-build dwellings. Using one over-supply from previous years, this leaves an under-supply of 4 plots. 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.
Trigger Met	Yes, in October 2023, the Council was not meeting the demand as identified on the Council's Self-Build Register in 2019/20. There were 4 permissions for self-build plots granted between 31 October 2022 and 30 October 2023. Unfortunately, the Council does not meet its duty to grant enough permissions for self-build or custom plots to match the number of entries onto the register for the base period 2019/2020 (the Council has 3 years from the base period to grant enough approvals).
Contingencies	Consider the availability of land, identify any potential land e.g. on housing allocations, in Council ownership etc.

Chapter 4: Employment Growth and Employment

Strategic Policy EMP1: Provision for Employment

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

Indicator	No. of approvals /completions or area (ha of new land provision or sqm of new employment floorspace) for B1/ E(g), B2 and B8 land use class, split by greenfield/ previously developed land																													
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>Please note that permitted development rights exist within Class E which means that it is possible to change a use from E(g) to another Class E use without submitting a planning application. The monitoring below is based on planning applications (including prior approvals) being granted.</p> <p>19 permissions were granted in 2023/24 in relation to E(g) (offices, research and development or light industrial), B2 (general industrial) and B8 (storage and distribution) uses, amounting to a gain of approximately 1ha of employment land (or 3,488 sqm of employment floorspace). Most permissions were granted on brownfield land, except for 11 industrial starter units within Knowsley Road Industrial Estate, in Haslingden, on a grassland site (2023/0108).</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>2021/22</td> <td>-1,210</td> <td>2,321</td> <td>2,110</td> <td>3,221</td> <td>0.25</td> </tr> <tr> <td>2022/23</td> <td>333</td> <td>-2,123</td> <td>518</td> <td>-1272</td> <td>-0.54</td> </tr> <tr> <td>2023/24</td> <td>-3370</td> <td>1172</td> <td>5686</td> <td>3488</td> <td>1.17</td> </tr> </tbody> </table> <p>During the same year, 10 permissions were completed resulting in a gain of about 507 sqm in B8 (storage and distribution) and a loss of about 509 sqm of E(g) (offices, research and development or light industrial). There have been no changes in terms of B2 (general industrial use). In terms of gross site area, the works amount to a net loss of approximately 0.1 ha of land from E(g), B2 and B8 into other uses. All completions took place on previously developed land.</p>						Net employment floorspace/area approved	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)	2021/22	-1,210	2,321	2,110	3,221	0.25	2022/23	333	-2,123	518	-1272	-0.54	2023/24	-3370	1172	5686	3488	1.17
Net employment floorspace/area approved	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)																									
2021/22	-1,210	2,321	2,110	3,221	0.25																									
2022/23	333	-2,123	518	-1272	-0.54																									
2023/24	-3370	1172	5686	3488	1.17																									

Net employment floorspace/ area completed	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)
2021/22	181	12,881	299	13,361	0.91
2022/23	-1082	-644	667	-1059	-0.01
2023/24	-509	0	507	-2	-0.06

The list of approvals related to town centre uses and employment floorspace can be found in Appendix 2 with the completions in Appendix 3.

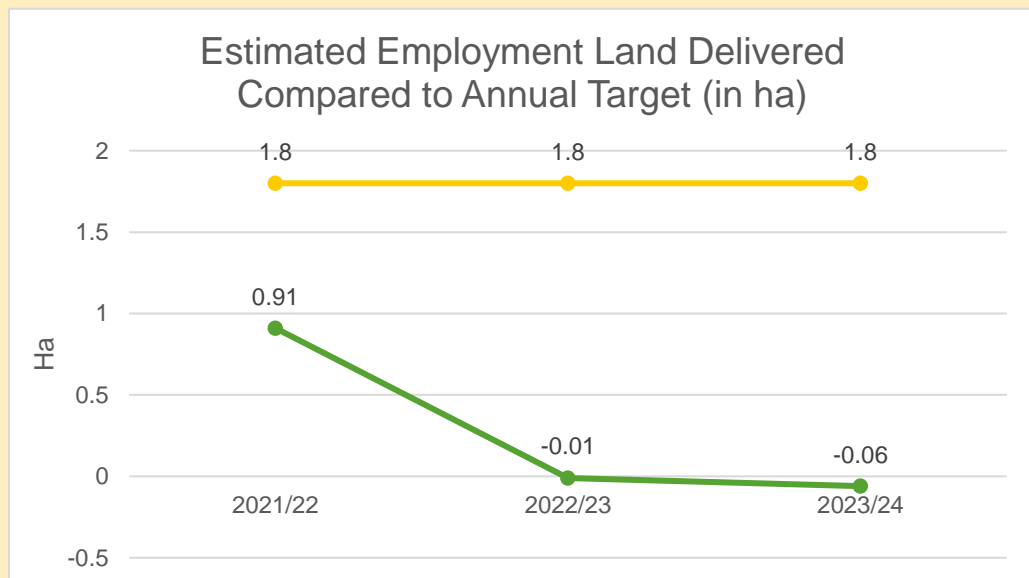
Trigger to Implement Contingencies

Not meeting the annual requirement during a 3 year period

Trigger Met

The annual target of providing 1.8ha of employment land has not be reached within the past 3 years.

Annual employment land target (E(g), B2 and B8)	2021/2022 completions	2022/2023 completions	2023/2024 completions
1.8ha	0.91ha	-0.01ha	-0.06ha



Contingencies

A supplementary document requiring marketing and viability assessment exercises to be carried out prior to applying for a change of use from employment into other uses has been adopted in July 2023. We will continue to monitor new employment land provision in the future.

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 2022 (as of 20th August 2024). The figures provided by the website are rounded up estimates and show a decrease in the number of employees in Rossendale between 2021 and 2022 both in full-time and part-time employment.

	2019	2020	2021	2022
Employees	20,000	19,000	22,000	20,000
Full-time employees (working more than 30 hours a week)	13,000	13,000	15,000	14,000
Part-time employees (working 30 hours a week or less)	6,000	6,000	7,000	6,000

<https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=189>

Policy EMP2: Employment Site Allocations

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

Indicator	No of approval/completions of employment land or floorspace provision on allocated employment sites				
Target	Net reduction in vacancy rates on identified employment sites				
Progress Towards Target	Six planning permissions involving the loss or gain of employment land were approved on allocated employment sites in 2023/24 which if implemented can result in an overall gain of 3,802sqm of employment floorspace.				
	Planning Application	Allocated Sites	Gain(+) or Loss(-) E(g) (sqm)	Gain(+) or Loss(-) B2 (sqm)	Gain(+) or Loss(-) B8 (sqm)
	2023/0108	EE18 – Knowsley Road Industrial Estate	0	1188	0
	2023/0330	EE16 – Carrs Industrial Estate	-2820	0	4760
	2023/0117	EE35 – Broad clough	0	-16	0
	2023/0400	EE31 – Atherton Holme Works	-86	0	0
	2023/0104	EE3 – The Sidings	0	0	776
	2023/0505	EE16 – Carrs Industrial Estate	0	0 (demolition and reconstruction)	0
	Total	3802	-2906	1172	5536

Progress Towards Target	<p>In terms of completions, 2 developments were completed on allocated sites in 2023/24:</p> <ul style="list-style-type: none"> - Change of use to motor vehicle service, repairs & MOT testing centre on allocation EE16 – Carrs Industrial Estate, Haslingden (planning application 2022/0621) - Conversion of vacant office (Class E) to dwellinghouse (Class C3) within allocation EE49 – Bridge End Mills, Whitworth (planning application 2022/0606) <p>None of these allocated sites had any vacancy level identified in the Local Plan.</p>																				
Trigger to Implement Contingencies	<p>Land remains vacant for over 3 years</p>																				
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 can be excluded as it is now a residential site. Of the remaining 3 sites, the large site at Hud Hey provides the largest opportunities for new employment land provision.</p> <table border="1" data-bbox="384 1048 1477 1688"> <thead> <tr> <th data-bbox="384 1048 700 1227">Existing Employment Sites with remaining net developable area</th> <th data-bbox="700 1048 850 1227">2021/22</th> <th data-bbox="850 1048 1193 1227">2022/23</th> <th data-bbox="1193 1048 1477 1227">2023/24</th> </tr> </thead> <tbody> <tr> <td data-bbox="384 1227 700 1335">EE12 - Large Site at Hud Hey, Haslingden</td> <td data-bbox="700 1227 850 1335">N/A</td> <td data-bbox="850 1227 1193 1335">N/A</td> <td data-bbox="1193 1227 1477 1335">N/A</td> </tr> <tr> <td data-bbox="384 1335 700 1480">EE23 – Rossendale Motor Sales, Bury Road</td> <td data-bbox="700 1335 850 1480">N/A</td> <td data-bbox="850 1335 1193 1480">N/A</td> <td data-bbox="1193 1335 1477 1480">N/A</td> </tr> <tr> <td data-bbox="384 1480 700 1543">EE43 - Warth Mill</td> <td data-bbox="700 1480 850 1543">N/A</td> <td data-bbox="850 1480 1193 1543">N/A</td> <td data-bbox="1193 1480 1477 1543">N/A</td> </tr> <tr> <td data-bbox="384 1543 700 1688">EE47- Station Road, Facit</td> <td data-bbox="700 1543 850 1688">N/A</td> <td data-bbox="850 1543 1193 1688">2021/0271 permission to change use to residential</td> <td data-bbox="1193 1543 1477 1688">37 affordable dwellings completed</td> </tr> </tbody> </table>	Existing Employment Sites with remaining net developable area	2021/22	2022/23	2023/24	EE12 - Large Site at Hud Hey, Haslingden	N/A	N/A	N/A	EE23 – Rossendale Motor Sales, Bury Road	N/A	N/A	N/A	EE43 - Warth Mill	N/A	N/A	N/A	EE47- Station Road, Facit	N/A	2021/0271 permission to change use to residential	37 affordable dwellings completed
Existing Employment Sites with remaining net developable area	2021/22	2022/23	2023/24																		
EE12 - Large Site at Hud Hey, Haslingden	N/A	N/A	N/A																		
EE23 – Rossendale Motor Sales, Bury Road	N/A	N/A	N/A																		
EE43 - Warth Mill	N/A	N/A	N/A																		
EE47- Station Road, Facit	N/A	2021/0271 permission to change use to residential	37 affordable dwellings completed																		
Contingencies	<p>Continue to monitor the economic value of employment sites in relation to occupation and vacancy levels. Where sites are not performing well, consideration could be given to alternative uses in accordance with national planning policy.</p>																				

Indicator	No of masterplans/development briefs approved for permissions on sites requiring one
Target	All applications to include a masterplan or development brief where required
Progress Towards Target	None of the permissions granted in 2023/24 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.”

Indicator	Sqm of employment floorspace lost to other uses (per type of use approved / completed) - total and on allocated sites				
Target	No net loss of employment floorspace				
Progress Towards Target	The table below reports losses in employment floorspace (but not any gains) for both approvals and completions in 2023/24.				
	2023/24	Approvals		Completions	
	Floorspace lost to other uses (sqm) from:	Allocated Sites	Total	Allocated Sites	Total
	E(g) Offices, Research and Development and Light Industrial Process	-2906	-3859	-78	-725
	B2 General Industrial	-16	-16	0	0
	B8 Storage and Distribution	0	-111	0	0
	<p>Once the gains in employment floorspace are factored in, the approvals results in a net gain of employment floorspace (E(g), B2 and B8) of 3,488sqm and the completions to a net loss of 2sqm in 2023/24.</p> <p>The list of approvals related to town centre uses and employment floorspace can be found in Appendix 2 with the completions in Appendix 3.</p>				
Trigger to Implement Contingencies	Net loss of employment floorspace over more than one year running				

Trigger met

In the previous two years, there has been a net loss of employment floorspace delivered of 1,059sqm in 2022/23 and 2sqm in 2023/24, therefore the trigger has been met.

Net employment floorspace/ area completed	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)
2021/22	181	12,881	299	13,361	0.91
2022/23	-1082	-644	667	-1059	-0.01
2023/24	-509	0	507	-2	-0.06

Contingencies

The Re-use and Re-development of Employment Land Supplementary Planning Document adopted by the Council came into force on 31st July 2023. This SPD aims to require appropriate evidence to inform the decision-making process for applications involving the loss of general industrial (B2) or storage and distribution sites (B8). The effect of this SPD will be monitored in the years to come via this indicator.

Policy EMP4: Development Criteria for Employment Generating Development

“To support wider economic growth and increase jobs.”

Indicator	No. 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 2023/24, 9 applications were approved related to Class E (except E(g)), leading to a net gain in floorspace of 645sqm. Over the past 3 years, there has been a fluctuation in the amount of floorspace approved for Class E use (not considering E(g)).</p>																																			
	<table border="1"> <thead> <tr> <th data-bbox="363 651 963 712">Approvals (sqm)</th> <th data-bbox="968 651 1121 712">2021/22</th> <th data-bbox="1126 651 1264 712">2022/23</th> <th data-bbox="1268 651 1458 712">2023/24</th> </tr> </thead> <tbody> <tr> <td data-bbox="363 719 963 779">E(a) -shops</td> <td data-bbox="968 719 1121 779">1,818</td> <td data-bbox="1126 719 1264 779">-606</td> <td data-bbox="1268 719 1458 779">-72</td> </tr> <tr> <td data-bbox="363 786 963 887">E(b) – food and drink served on premises</td> <td data-bbox="968 786 1121 887">3</td> <td data-bbox="1126 786 1264 887">359</td> <td data-bbox="1268 786 1458 887">-274</td> </tr> <tr> <td data-bbox="363 893 963 1066">E(c) – financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality</td> <td data-bbox="968 893 1121 1066">-148</td> <td data-bbox="1126 893 1264 1066">-242</td> <td data-bbox="1268 893 1458 1066">855</td> </tr> <tr> <td data-bbox="363 1072 963 1133">E(d) – indoor sport and recreation</td> <td data-bbox="968 1072 1121 1133">0</td> <td data-bbox="1126 1072 1264 1133">372</td> <td data-bbox="1268 1072 1458 1133">0</td> </tr> <tr> <td data-bbox="363 1140 963 1200">E(e) – medical services</td> <td data-bbox="968 1140 1121 1200">0</td> <td data-bbox="1126 1140 1264 1200">-154</td> <td data-bbox="1268 1140 1458 1200">136</td> </tr> <tr> <td data-bbox="363 1207 963 1267">E(f) – crèche, day centre, nursery</td> <td data-bbox="968 1207 1121 1267">287</td> <td data-bbox="1126 1207 1264 1267">86</td> <td data-bbox="1268 1207 1458 1267">0</td> </tr> <tr> <td data-bbox="363 1274 963 1335">Total</td> <td data-bbox="968 1274 1121 1335">1906 *</td> <td data-bbox="1126 1274 1264 1335">-185**</td> <td data-bbox="1268 1274 1458 1335">645</td> </tr> </tbody> </table>				Approvals (sqm)	2021/22	2022/23	2023/24	E(a) -shops	1,818	-606	-72	E(b) – food and drink served on premises	3	359	-274	E(c) – financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality	-148	-242	855	E(d) – indoor sport and recreation	0	372	0	E(e) – medical services	0	-154	136	E(f) – crèche, day centre, nursery	287	86	0	Total	1906 *	-185**	645
Approvals (sqm)	2021/22	2022/23	2023/24																																	
E(a) -shops	1,818	-606	-72																																	
E(b) – food and drink served on premises	3	359	-274																																	
E(c) – financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality	-148	-242	855																																	
E(d) – indoor sport and recreation	0	372	0																																	
E(e) – medical services	0	-154	136																																	
E(f) – crèche, day centre, nursery	287	86	0																																	
Total	1906 *	-185**	645																																	
	<p>*1,805sqm was reported in 2021/22 because it wrongly included the loss of a public house (application 2021/0248)</p>																																			
	<p>** -243sqm was reported in 2022/23</p>																																			

In terms of completions in 2023/24, the Borough has seen a net loss of 401 sqm in floorspace for commercial, businesses and services activities (not including offices, research and development and light industrial). This is the first year since the adoption of the Plan where a reduction in the amount of floorspace delivered for commercial, business and services activities is seen.

Completions (sqm)	2021/22	2022/23	2023/24
E(a) -shops	-5	542	-524
E(b) – food and drink served on premises	216	52	-50
E(c) – financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality	325	0	87
E(d) – indoor sport and recreation	0	372	0
E(e) – medical services	0	0	0
E(f) – crèche, day centre, nursery	0	0	86
Total	536*	966	-401

*436sqm was reported in 2021/22 as it included the loss of a bar (not to be counted within Class E)

The list of approvals related to town centre uses and employment floorspace can be found in Appendix 2 with the completions in Appendix 3.

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 / sqm 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) the latter limited to under 100sqm) outside of employment areas, where it will not detriment the amenity of the local area, in order to support small businesses.</p> <p>The table below lists the planning applications approved and completed within and outside allocated employment sites in 2023/24.</p> <table border="1"> <thead> <tr> <th></th> <th colspan="3">Approvals 2023/24</th> <th colspan="3">Completions 2023/24</th> </tr> <tr> <th>Net Employment Floorspace provision (sqm) (gains and losses)</th> <th>Outside Allocated Sites</th> <th>Allocated Sites</th> <th>Total</th> <th>Outside Allocated Sites</th> <th>Allocated Sites</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>E(c) Financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality (under 100 sqm)</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>E(g) Offices, Research and Development and Light Industrial Process</td> <td>-464</td> <td>-2906</td> <td>-3370</td> <td>-431</td> <td>-78</td> <td>-509</td> </tr> <tr> <td>B2 General Industrial</td> <td>0</td> <td>1172</td> <td>1172</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B8 Storage and Distribution</td> <td>150</td> <td>5536</td> <td>5686</td> <td>507</td> <td>0</td> <td>507</td> </tr> <tr> <td>Total</td> <td>-314</td> <td>7604</td> <td>3488</td> <td>76</td> <td>-78</td> <td>-2</td> </tr> </tbody> </table>							Approvals 2023/24			Completions 2023/24			Net Employment Floorspace provision (sqm) (gains and losses)	Outside Allocated Sites	Allocated Sites	Total	Outside Allocated Sites	Allocated Sites	Total	E(c) Financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality (under 100 sqm)	N/A	N/A	N/A	N/A	N/A	N/A	E(g) Offices, Research and Development and Light Industrial Process	-464	-2906	-3370	-431	-78	-509	B2 General Industrial	0	1172	1172	0	0	0	B8 Storage and Distribution	150	5536	5686	507	0	507	Total	-314	7604	3488	76	-78	-2
	Approvals 2023/24			Completions 2023/24																																																			
Net Employment Floorspace provision (sqm) (gains and losses)	Outside Allocated Sites	Allocated Sites	Total	Outside Allocated Sites	Allocated Sites	Total																																																	
E(c) Financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality (under 100 sqm)	N/A	N/A	N/A	N/A	N/A	N/A																																																	
E(g) Offices, Research and Development and Light Industrial Process	-464	-2906	-3370	-431	-78	-509																																																	
B2 General Industrial	0	1172	1172	0	0	0																																																	
B8 Storage and Distribution	150	5536	5686	507	0	507																																																	
Total	-314	7604	3488	76	-78	-2																																																	
	<p>In 2023/24, a small proportion of new B8 floorspace was approved outside of allocated employment sites with the bulk of the new B8 floorspace was granted within allocated employment site. All B2 approvals were located within existing employment sites. There is a net loss of E(g) floorspace approved both within allocated sites and outside.</p> <p>During the same period all the B8 completions occurred outside of allocated sites. Whilst the majority of offices floorspace loss occurred outside allocated sites.</p>																																																						

Results (Cont.)	Over the last 3 years, most approvals for employment floorspace (small and large) occurred within allocated sites, except in 2021/22. However, in terms of completions, the only year which delivered more gains in employment floorspace in allocated sites (rather than outside) is 2021/22.						
		Approvals			Completions		
	Total net employment floorspace provision (E(g), B2 and B8)	Outside Allocated Sites	Allocated Sites	Total	Outside Allocated Sites	Allocated Sites	Total
	2021/22	2776	445	3221	480	12,881	13,361
	2022/23	-492	-780	-1272	-1045	-14	-1059
2023/24	-208	3802	6394	76	-78	-2	

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 2023/24 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 previous years demonstrating some progress towards the development of the site. A masterplan has been 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.
Contingencies	Review policy and site allocation

Policy EMP7: New Hall Hey

“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 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 for E(g), B2 or B8 uses were submitted, approved or completed on the new employment site allocation NE4 at New Hall Hey in 2023/24 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	The trigger has been met, however it is to be noted that the planning application for works and use of replacement section for the Haweswater Aqueduct has been granted in November 2023 which will impact the allocation site.
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.”

Indicator	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																														
Target	Majority of town centre uses to be located in the identified centres																														
Progress towards target	<p>In 2023/24, 35 permissions were granted in relation to town centre uses. The majority (70%) 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>7 / 21%</td> <td>3 / 9%</td> <td>23 / 70%</td> </tr> </tbody> </table> <p>During the same period, 21 permissions were completed. The majority of them outside of town centres (52%).</p> <table border="1"> <thead> <tr> <th>Completions</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Outside of Centres</th> </tr> </thead> <tbody> <tr> <td>Number of town centre uses completed</td> <td>5 / 24%</td> <td>5 / 24%</td> <td>11 / 52%</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Target</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>More than 50% of town centre uses approved in identified centres</td> <td>42%</td> <td>36%</td> <td>30%</td> </tr> <tr> <td>More than 50% of town centre uses completed in identified centres</td> <td>53%</td> <td>47%</td> <td>48%</td> </tr> </tbody> </table>			Approvals	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres	Number of town centre uses applications approved	7 / 21%	3 / 9%	23 / 70%	Completions	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres	Number of town centre uses completed	5 / 24%	5 / 24%	11 / 52%	Target	2021/22	2022/23	2023/24	More than 50% of town centre uses approved in identified centres	42%	36%	30%	More than 50% of town centre uses completed in identified centres	53%	47%	48%
Approvals	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres																												
Number of town centre uses applications approved	7 / 21%	3 / 9%	23 / 70%																												
Completions	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres																												
Number of town centre uses completed	5 / 24%	5 / 24%	11 / 52%																												
Target	2021/22	2022/23	2023/24																												
More than 50% of town centre uses approved in identified centres	42%	36%	30%																												
More than 50% of town centre uses completed in identified centres	53%	47%	48%																												
	<p>The permissions approved in 2023/24 amount to a net gain of 2,845sqm of town centre use floorspace (259sqm (net) was approved within town centres and 2,586sqm was approved outside of centres). Please see table below for a breakdown of floorspace gained and lost per use class and location.</p>																														

The large amount of town centre uses approved outside of centres was largely in part due to the approval of an application for 2820sqm gain of use class E(g) (2023/0330), however, it should be noted that this application was approved in existing employment allocation EE16 which specifically encourages use classes E(g), B2 and B8.

Floorspace (sqm) Approved	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total
Class E (Commercial, Business, Services)	273	-260	3104	3117
Sui Generis (Pubs and other Drinking Establishments)	64	110	-147	27
F1 (Learning and Non-residential Institution)	0	0	-489	-489
F2 (Local Community Uses)	0	72	118	190
Total	337	-78	2586	2845

In terms of completion, the net amount of floorspace lost for town centre uses in 2023/24 is 783sqm. A net loss of 250sqm (32% of the floorspace lost) occurred within town centres (the majority outside of the primary shopping areas) and a further loss of 533sqm (68%) 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	-401	-10	-499	-910
Sui Generis	269	-180	-140	-51
F1	0	0	106	106
F2	0	72	0	72
Total	-132	-118	-533	-783

The list of approvals related to town centre uses and employment floorspace can be found in Appendix 2 and the completions in Appendix 3.

Trigger	Disproportionate amount of town centre uses approved / completed outside identified centres
Trigger met	Yes, the amount of approvals outside of centres was greater than the approvals within centres. However, there was a greater loss of town centre use floorspace outside of centres than within.

	<p>During the monitoring period the majority of planning permission granted (70%) were for premises or land situated outside of town centres. This figure has worsened over the previous three monitoring periods.</p> <p>The majority of permissions implemented were located outside town centres (52%), this has remained relatively stable over the previous three monitoring periods but is still above the trigger point.</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>

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>No applications were approved involving the change of use from shops (Class E(a)) into other uses in 2023/24.</p> <p>During the same period, 3 permissions were implemented in town centres leading to approximately 219 sqm of retail floorspace lost (2022/0117, 2022/0531 and 2022/0586) and 553 sqm overall.</p> <table border="1" data-bbox="445 1128 1385 1366"> <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>-219 / 40%</td> <td>0 / 0%</td> <td>-334 / 60%</td> <td>-553 / 100%</td> </tr> </tbody> </table> <p>This is the first year since the adoption of the Plan in which no approvals for the loss of retail was granted.</p> <table border="1" data-bbox="453 1536 1305 1688"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>Retail (E(a)) floorspace lost Approved (sqm)</td> <td>-664</td> <td>-720</td> <td>0</td> </tr> </tbody> </table> <p>In terms of completions, there has been a loss of retail throughout the previous three years.</p> <table border="1" data-bbox="453 1856 1305 2009"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>Retail (E(a)) floorspace lost Implemented (sqm)</td> <td>-489</td> <td>-190</td> <td>-553</td> </tr> </tbody> </table>					Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total	Retail (E(a)) floorspace lost Implemented (sqm)	-219 / 40%	0 / 0%	-334 / 60%	-553 / 100%		2021/22	2022/23	2023/24	Retail (E(a)) floorspace lost Approved (sqm)	-664	-720	0		2021/22	2022/23	2023/24	Retail (E(a)) floorspace lost Implemented (sqm)	-489	-190	-553
	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total																										
Retail (E(a)) floorspace lost Implemented (sqm)	-219 / 40%	0 / 0%	-334 / 60%	-553 / 100%																										
	2021/22	2022/23	2023/24																											
Retail (E(a)) floorspace lost Approved (sqm)	-664	-720	0																											
	2021/22	2022/23	2023/24																											
Retail (E(a)) floorspace lost Implemented (sqm)	-489	-190	-553																											

	Further information about the implemented permissions is provided below.
Trigger	Net loss of retail in identified centres
Trigger met	<p>Overall, there was no net loss of retail floorspace approved in identified centres. In terms of completions, 533sqm of retail floorspace was lost to other uses. 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 five 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
2022/0531	Change of use from shop to sui generis drinking establishment with food offering.	E(a)	SG	-87	0	0	0	0	0	0	87	0	0	Centre not PSA
2022/0117	Prior notification (Class MA): Proposed change of use from ground floor retail use with living accommodation above to a dwellinghouse.	E(a)	C3	-55	0	0	0	0	0	0	0	0	0	Centre not PSA
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 not PSA
2022/0482	Prior Approval - Conversion of former baker/shop to house	E(a)	C3	-54	0	0	0	0	0	0	0	0	0	Not Centre
2022/0361	Demolition of buildings and the formation of an extended and reconfigured car park	C3, E, SG	Car Parking	-280	0	0	0	0	0	0	-140	0	0	Not Centre

Indicator	No. of vacant retail frontages / sqm of vacant floorspace in retail centres
Target	Net reduction in vacancy rates
Progress towards Target	The number of vacant ground floor units was assessed during town centres surveys carried out by the Council's Town Centre Regeneration Officers for the 2024 monitoring period. The findings of this assessment are compared in the table below with the level of vacancies in 2022 and 2023.

	There has been a sharp increase in the number of vacant units in Haslingden and Bacup. In Rawtenstall the number of vacant units has decreased slightly.
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 years 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 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)	No. of Ground Floor Vacant Units in Centres (2024)	Changes in vacant units over the last three monitoring periods
Town Centre	Rawtenstall	12	9	8	Decrease (-4)
District Centres	Bacup	22	37	38	Increase (+16)
	Haslingden	22	42	41	Increase (+19)
Local Centres	Crawshawbooth	6	Not recorded		
	Waterfoot	15	24	Not recorded	Increase (+9)
	Whitworth	2	Not recorded		
Neighbourhood Parades	Edenfield	2	Not recorded		
	Helmshore	0	Not recorded		
	Stacksteads	5	Not recorded		
	Facit	0	Not recorded		

Indicator	Town Centre Health checks including Vacancy Rates
Target	Net reduction in vacancy rates
Progress towards Target	Please see the information below.
Trigger	N/A
Trigger Met	N/A
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 table below shows the 2022 vacancy rates for all the defined centres and 2023 & 2024 vacancy rates for Rawtenstall, Bacup & Haslingden. 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.

Retail Hierarchy	Location	Vacancy Rate per number of units (2022)	Vacancy Rate per number of units (2023)	Vacancy Rate per number of units (2024)	Health Check
Town Centre	Rawtenstall	4.4%	4%	3.5%	<p>The vacancy rate has slightly decreased in Rawtenstall Town Centre between 2022 and 2024, with the number of vacant premises decreasing by 4 (to 8 vacant premises) and the overall vacancy rate decreasing by 0.9% (to a 3.5% overall vacancy rate).</p> <p>The Town Centre offers a wide 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</p>

Retail Hierarchy	Location	Vacancy Rate per number of units (2022)	Vacancy Rate per number of units (2023)	Vacancy Rate per number of units (2024)	Health Check
					<p>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 bus station present at its core, ongoing improvements to active travel links 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>
District Centres	Bacup	12.2%	16.3%	16.1%	<p>The vacancy rate worsened between 2022 and 2024, with the number of vacant premises increasing by 16 (to 38 vacant premises) and the overall vacancy rate increasing by 3.9% (16.1% of the centre is vacant).</p> <p>Still, 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</p>

Retail Hierarchy	Location	Vacancy Rate per number of units (2022)	Vacancy Rate per number of units (2023)	Vacancy Rate per number of units (2024)	Health Check
					centre, at the local supermarket and also just adjoining its boundary near the health centre.
	Haslingden	10.4%	22.5%	19.2%	<p>The vacancy rate has worsened significantly in Haslingden with the number of vacant premises increasing by 19 (to 41 vacant premises) and the overall vacancy rate increasing by 8.8% (19.2% 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. It should however be noted that vacancy rates decreased between 2023 and 2024.</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 (14 units) which impact on the vitality of the centre as most of the takeaway units are closed during the day. Some of the vacant units are in a poor state of repairs. However, restoration works have been carried out for some premises including the former Royal British Legion which has a positive impact on the quality of the environment. The National Lottery Heritage Fund – Big Lamp project is to provide</p>

Retail Hierarchy	Location	Vacancy Rate per number of units (2022)	Vacancy Rate per number of units (2023)	Vacancy Rate per number of units (2024)	Health Check
					grants for up to 19 priority buildings on Higher Deardengate (more information can be found at ENV2). The centre is easily accessible by bus and offers car parking spaces at different locations (e.g. behind the library and at the Co-operative supermarket).
Local Centres	Crawshawbooth	11.8%	N/A (to be monitored in 2025)		
	Waterfoot	13.5%	27.6%	N/A (to be monitored in 2025)	The vacancy rate worsened between 2022 and 2023, with the number of vacant premises increasing by 9 (to 24 vacant premises) and the overall vacancy rate increasing by 14.1% (27.6% of the centre is vacant).
	Whitworth	5.4%	N/A (to be monitored in 2025)		
Neighbourhood Parades	Edenfield	5.3%	N/A (to be monitored in 2025)		
	Helmshore	0%	N/A (to be monitored in 2025)		
	Stacksteads	7%	N/A (to be monitored in 2025)		
	Facit	0%	N/A (to be monitored in 2025)		

Table 1 Vacancy rates in designated centres and neighbourhood parades

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>In June 2023, the Council approved a Levelling Up Outline Execution Plan to deliver several projects including the Rawtenstall gyratory, Rawtenstall Market, Bacup Market, the Bridge and Rawtenstall Connected. A Vision Statement was created, supported by 5 Vision objectives:</p> <ol style="list-style-type: none"> 1. A Welcoming Town; 2. Re-stitching the Town;
---------------	---

3. **Safe and Vibrant Streets and Spaces;**
4. **Bringing Communities Together;**
5. **Re-connect the Town with Nature.**

To find out more information follow this link: [Rawtenstall Masterplan](#)

Phase 1 of Spinning Point for the re-development of the town square into a new bus station including retail / café units, associated car parking and landscaping is complete.

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 In 2023/24, there were 5 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 gain of 621sqm.	In 2023/24, there were 5 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 gain of 621sqm.					
	Identified Centres	Number of Applications Approved	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 Approved (sqm)					
	Rawtenstall	0	0	0	0	0
	Bacup	3	0	0	620	-72
	Haslingden	0	0	0	0	0
	Crawshawbooth	1	0	0	-182	182
	Waterfoot	1	0	0	0	64
	Whitworth	0	0	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	0	0	447	174	

In 2023/24, 7 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 21sqm.

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	307	0	0
Bacup	2	0 (no net change)	0	0	-72
Haslingden	2	0	0	-148	-108
Crawshawbooth	1	0	0	-182	182
Waterfoot	1	-87	0	0	87
Whitworth	0	0	0	0	0
Edenfield	0	0	0	0	0
Helmshore	0	0	0	0	0
Stacksteads	2	-132	0	0	0
Facit	0	0	0	0	0
Total	7	-87	307	-330	89

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	<p>No floorspace for retail E(a) or F2(a) was lost to other uses outside of identified centres in 2021/22.</p> <p>390sqm of retail E(a) was approved to be lost to other uses outside of identified centres in 2022/23.</p> <p>72sqm of retail E(a) was approved to be lost to other uses outside of identified centres and 334sqm of retail E(a) was lost due to the implementation of permissions in 2023/24.</p>

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 2021/22, 2022/23 or 2023/24.</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%. One permissions was submitted and subsequently refused in 2021/22 for hot food takeaways (reference 2022/0032).</p> <p>For the period 2020/21 to 2022/23 11 wards within Rossendale had a prevalence of obesity in Year 6 children above the Local Plan policy R5 threshold of 15%, this is 3 fewer wards than the 2019/20 – 2021/22 period. In addition, 6 wards also had a prevalence of obesity in reception year children above the threshold of 10%, this is 3 fewer wards than the 2019/20 – 2021/22 period.</p> <p>Goodshaw and Helmshore wards both now have obesity prevalence rates below the threshold in policy R5 for both reception and Year 6 children.</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	<p>No new hot food takeaways were approved in 23/24.</p> <p>The Obesity Profile data from the Government for the period 2023/24 will be released on 5 November 2024.</p>
Contingencies	Produce a Supplementary Planning Document to provide additional guidance on Sui Generis uses and planning for health

Policy R6: Shopfronts

“To enhance amenity and ensure good design.”

Indicator	No. of applications in conservation areas involving change to shop fronts Of these, how many involved consideration of design / quality of shopfront?
Results	<p>In 2023/24, there were 6 applications approved in conservation areas for alterations to shopfronts. 4 applications were approved in Haslingden Conservation Area (2023/0052; 2023/0053; 2023/0165; 2023/0193), 1 in Rawtenstall Town Centre Conservation Area (2023/0265) and 1 in Bacup Town Centre Conservation Area (2023/0375).</p> <p>The design and quality of the proposed shopfronts were a material consideration for all 6 applications. Indeed, comments from the heritage advisor (Growth Lancashire) were sought on all 6 applications and their recommendations informed the conditions associated to the grant of permission.</p>
Contingencies	Update Supplementary Document on Shopfront design

Chapter 6: Environment

Strategic Policy ENV1: High Quality Development in the Borough

“Ensure high quality design throughout the Borough.”

Indicator	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			
Target	All large scale developments (100+ dwellings) to be accompanied by appropriate Design Brief / Code and/or Health Impact Assessment			
Progress towards Target	No applications for 100 or more dwellings were validated in 2023/24.			
		2021/22	2022/23	2023/24
	No. of major residential applications (100+ dwellings) accompanied by Design Brief/Code and/or Health Impact Assessment	0 out of 1	1 out of 1 (2022/0451)	N/A
Trigger to Implement Contingencies	50% of large scale development not being accompanied by appropriate briefs / assessments			
Trigger Met	Not in 2023/24 as there was no large residential scale development (100+ dwellings) validated. The application 2021/0623 (Grane Road Mill) submitted without a Design Brief/ Code and HIA was done so prior to the adoption of the Local Plan and was subsequently refused.			
Contingencies	The Council is considering undertaking a Design Code SPD, with the aims of implementing this SPD to achieve high levels of design across the borough.			
Indicator	Development receiving design awards (Civic Trust awards, BURA awards, RTPI awards or CABE awards)			
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 CABE awards in 2023/24.			
		2021/22	2022/23	2023/24
	No. of developments receiving design awards	0	0	0
Trigger to Implement Contingencies	Failure to deliver design award targets over five year intervals.			

Trigger Met	Not yet as only two and a half years have been monitored since the Local Plan was adopted.										
Contingencies	Work with developers to seek opportunities to improve the quality of design.										
Indicator	No. of appeal decisions determined on design grounds										
Target	100% of appeal decisions won on design grounds										
Progress towards Target	<p>Of the 26 appeals decided by the Planning Inspectorate in Rossendale in 23/24, 10 were allowed (38%). 7 of those discussed design matters, especially the impact of the proposed development on the character and appearance of the local area.</p> <table border="1" data-bbox="440 555 1393 763"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>% of appeals allowed (lost) on design grounds</td> <td>21%</td> <td>23.9%</td> <td>26.9%</td> </tr> </tbody> </table> <p>Over a three year period, there has been an increased in the percentage of appeals lost on design grounds.</p>				2021/22	2022/23	2023/24	% of appeals allowed (lost) on design grounds	21%	23.9%	26.9%
	2021/22	2022/23	2023/24								
% of appeals allowed (lost) on design grounds	21%	23.9%	26.9%								
Trigger to Implement Contingencies	25% of appeals lost on design grounds										
Trigger Met	Yes, 26.9% of appeals were lost on design grounds (7 out of 26 appeals).										
Contingencies	As part of the Local Plan review, consider amending relevant policies to encourage better design. For example, one Inspector mentioned the fact that policy HS9 (housing extensions) did not refer to well-designed and beautiful places.										
Indicator	No. of dwellings completed above required building standards for energy sufficiency										
Target	Approval of at least one exemplar energy scheme										
Progress towards Target	<p>There were no major applications approved for residential scheme and nor for 'Passivhaus' type dwelling in 2023/24.</p> <p>All 37 dwellings approved under the application 2021/0271 with a lower carbon dioxide emission compared to the standards required by the Building Regulations were built in 2023/24.</p> <p>The Passivhaus approved last year (2022/0342 and then 2022/0626 for the same site) has not yet been completed in 2023/24.</p> <table border="1" data-bbox="354 1760 1479 1968"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>No. of dwellings approved above energy efficiency standards (major applications or Passivhaus)</td> <td>0</td> <td>79 (2021/0500, 2021/0271 and 2022/0626)</td> <td>0</td> </tr> </tbody> </table>				2021/22	2022/23	2023/24	No. of dwellings approved above energy efficiency standards (major applications or Passivhaus)	0	79 (2021/0500, 2021/0271 and 2022/0626)	0
	2021/22	2022/23	2023/24								
No. of dwellings approved above energy efficiency standards (major applications or Passivhaus)	0	79 (2021/0500, 2021/0271 and 2022/0626)	0								

	No. of dwellings built above energy efficiency standards (major applications or Passivhaus)	0	0	37
Trigger to Implement Contingencies	Failure to deliver energy and design award targets over five year intervals			
Trigger Met	No, 37 dwellings have been built out above standards for energy efficiency.			
Contingencies	The Written Ministerial Statement of 13 December 2023 ⁴ states that the Government is not expecting local authorities to set local energy efficiency standards for buildings. This is because the introduction of the 2021 uplift to minimum energy efficiency in Building Regulations (Part L) and further energy efficiency building regulations planned in 2025 are considered more appropriate to provide clarity and consistency than local standards. As such it is possible but it requires robust evidence for a Local Planning Authority to increase energy efficiency above national standards.			

Strategic Policy ENV2: Heritage Assets

“To conserve and enhance the historic environment.”

Indicator	No. of heritage assets on national Heritage at Risk (HAR) Register
Target	Removal of assets from Heritage at Risk (HAR) Register, or progress made in addressing issues with them
Progress towards Target	As of the 31 st of March 2024 there were 7 entries within Rossendale on the 2023 HAR Register: <ul style="list-style-type: none"> • Bacup Town Centre – Condition: Very bad (improving) • Rawtenstall Town Centre – Condition: Poor (deteriorating) • Church of St Thomas, Haslingden – Condition: Poor (no change since last year) • Church of St Bartholomew, Whitworth – Condition: Poor (no change) • Church of St James, Haslingden – Condition: Poor (no change) • Church of St John the Evangelist, Crawshawbooth – Condition: Very bad (no change) • Grane Mill, Haslingden – Condition: Poor (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 2040 vision and Rawtenstall Masterplan projects and engage with relevant landowners to protect and improve those assets listed on the HAR Register.

⁴ Planning: Local Energy Efficiency Standards Written Ministerial Statement (Wednesday 13 December 2023). Available at: <https://hansard.parliament.uk/Commons/2023-12-13/debates/23121331000011/PlanningLocalEnergyEfficiencyStandards>

Indicator	No. of listed buildings on the local Buildings at Risk 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 & Haslingden 2040 visions, Rawtenstall Masterplan 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>One project has been completed (Bacup High Street Heritage Action Zone) and 3 are ongoing.</p> <p>Bacup High Street Heritage Action Zone</p> <ul style="list-style-type: none"> • Named one of the best performing HS HAZ projects • 14 buildings restored and repaired • 3 buildings brought back from dereliction • Transformation of Hempstead Memorial Gardens • Development plans for Union Street public realm works • Feasibility Studies on 4 buildings – 3 of which proceeded with full planning applications by the owners • Review & update of the Bacup Conservation Area Management Plan with recommendations • 31 Community engagement events • Engagement events attracted over 500 attendees • Over 2000 followers on social media • Continued support of the business community • The successful delivery of events by the Bacup Cultural Consortium. <p>National Lottery Heritage Fund Big Lamp, Haslingden</p> <ul style="list-style-type: none"> • 4 buildings received grants and have had significant restoration works undertaken • The public realm improvement are due to start early in 2025 – creating a dedicated events space for the local community and a more accessible and pedestrian friendly town centre • Lots of brilliant and exciting community engagement activity including a mural within the town centre, lime pointing training and awarding micro grants to community groups to be able to undertake their won project. <p>Haslingden Connected</p> <ul style="list-style-type: none"> • a £10,000 grant form Historic England has been received to prepare a public realm strategy to enhance public spaces in Haslingden by March 2025.

- the strategy will aim to guide the design, management and transformation of public spaces that are inclusive, vibrant and sustainable based on Haslingden’s heritage and the needs of the community.

Rossendale Heritage Futures

- a three year project funded by Historic England with the grant secured by Valley Heritage Building Preservation Trust and a contribution from Rossendale Borough Council
- a steering group is being formed who will prioritise the list of heritage assets across the valley (including 5 conservation areas)
- several key priority buildings have been identified (Stubbylee for example) that are in the most at risk position
- the project will secure grant funding from the Architectural Heritage Fund to develop and produce feasibility studies
- an additional aim of the project is to formalise the partnership between Valley Heritage and the Council and maximise our respective areas of expertise and opportunities.

Policy ENV3: Landscape Character and Quality

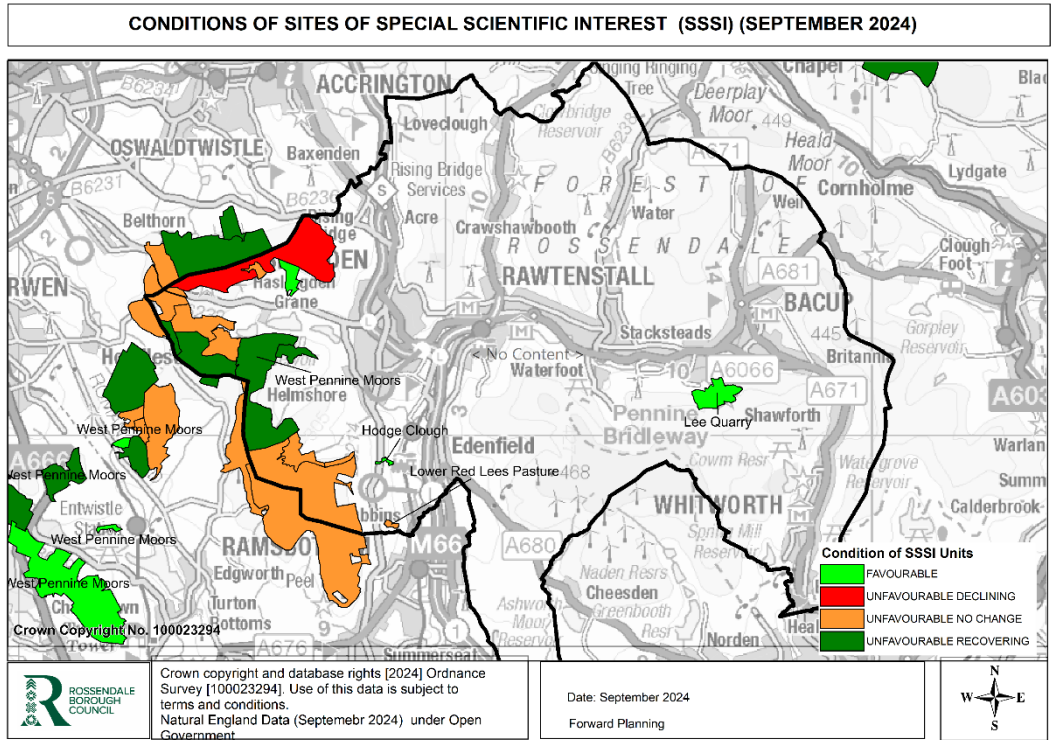
“To protect the distinctive landscape character of the Borough, and to conserve and enhance the natural and built environment.”

Indicator	Area of land protected from development for their intrinsic landscape character or visual amenity value and any loss of such area
Target	No net loss of landscape character or visual amenity
Progress towards Target	Rossendale does not have any areas designated for their landscape value. The Borough forms part of the Southern Pennines National Character Area and it was involved in the South Pennines Park partnership which closed in December 2023. There were no major housing applications approved within the enclosed uplands or moorland landscape character types in the Borough in 2023/24.
Trigger to Implement Contingencies	Any loss of landscape character or visual amenity
Trigger Met	The trigger it not considered to have 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.”

Indicator	No. of SSSIs within or partly within the Borough
Target	Maintain number of SSSIs within the district
Progress towards Target	There are 4 Site of Special Scientific Interest located within (or partly within) the Borough: <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
Indicator	% of SSSIs units assessed as being in favourable or unfavourable condition
Target	Improve % of SSSIs recorded as being in favourable condition
Progress towards Target	The Magic Map website reported the following information on the status of the SSSI as of September 2024: <ul style="list-style-type: none"> - Lower Red Lees Pasture – unfavourable no change - Lee Quarry – favourable condition - Hodge Clough – favourable condition - West Pennine Moors – 1 unit in favourable condition, 4 units within or partly within the Borough in unfavourable condition recovering, 8 units in unfavourable conditions with no change and 1 unit in unfavourable condition declining. <p>Overall, almost 18% of the SSSI units within (or partly within) the Borough are in favourable conditions and 82% are in unfavourable conditions. Please see the map below for further information. The status of Lower Red Lees Pasture site has declined from ‘unfavourable recovering’ to ‘unfavourable no change’ since last year.</p>



Trigger to Implement Contingencies	Year on year reduction in the condition of SSSIs
Trigger Met	Yes, the status of Lower Red Lees Pasture site has declined from 'unfavourable recovering' to 'unfavourable no change' since last year.
Contingencies	Unsure development proposed within the impact zones from the SSSIs are adequately assessed and Natural England consulted on the proposals as necessary.
Indicator	No. of development proposals which result in the loss (and extent/ % of loss) of areas recognised as being part of the ecological corridors/networks and natural features which provide local distinctiveness
Target	No net loss of land within ecological networks
Progress towards Target	In 2023/24, 56 applications were granted within the grassland and/or woodland ecological networks, but only 27 comprised new buildings or structures which could result in the loss of areas in an ecological network. Amongst those 27 applications, 10 were located within a woodland 'stepping stone habitat' and 2 within a grassland 'stepping stone habitat'. The reminder 15 were granted within 'corridors' of the identified networks.

		2021/22	2022/23	2023/24
	No. of development proposals resulting in loss of grassland network	N/A	12	9
	No. of development proposals resulting in loss of woodland network	N/A	11	18
	Total no. of development proposals resulting in loss of ecological networks	N/A	23	27
Trigger to Implement Contingencies	Year on year reduction in the condition and extent of ecological corridors / networks			
Trigger Met	There has been a few permissions granted for home extensions or new buildings/structures affecting ecological networks.			
Contingencies	Policy ENV4 aims to retain the function of ecological networks and therefore mitigation measures are often ask to compensate for any loss. These mitigations ties in with other biodiversity enhancement measures (biodiversity net gain, bat and bird boxes, mammal pathways).			
Indicators	<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>Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p>			
Target	No net loss of designated areas for their environmental value			
Progress towards Target	No new areas were designated for their environmental value in 2023/24 in the Borough, and no areas designated for their environmental value were un-designated in 2023/24.			
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.			
Indicators	<p>Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost</p> <p>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</p>			
Target	Net gains in biodiversity			

Progress towards Target

Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost

There were no major applications received between 12 February 2024 and 31st March 2024 so no applications are subject to the mandatory Biodiversity Net Gain (BNG) framework in this monitoring period.

However, between 1st April 2023 and 31st March 2024, 4 major applications were granted and 75% include a biodiversity gain requirement:

- 2021/0275 – Section 106 Agreement signed with biodiversity gain requirements
- 2023/0103 – Biodiversity net gain estimated at 132 % (11.67 biodiversity units)
- 2023/0108 – Biodiversity improvements secured via condition (hedgerow planting)

	2021/22	2022/23	2023/24
Biodiversity requirements subject to Mandatory BNG	N/A	N/A	0
Biodiversity requirements pre-mandatory BNG	0	2021/0271 (new acid grassland and native hedgerow) 2021/0500 (£5,500 for habitat enhancement)	2021/0275 (biodiversity impact assessment and offsite scheme if needed) 2023/0103 (gain of 11.67 biodiversity units) 2023/0108 (condition to secure biodiversity improvements)

Amount of net gain/loss of biodiversity in the Borough (% of biodiversity units change)

Amongst the major planning applications approved in 2023/24, two provide information on the percentage of biodiversity loss or gain following development:

- 2021/0275 – Loss of 12.76% (habitat), gain of 13.12% (hedgerow) and loss of 1.82% (river). However, a Section 106 Agreement was signed to request an updated Biodiversity Impact Assessment and a biodiversity offsetting scheme should any loss be identified
- 2023/0103 – Biodiversity net gain estimated at 132.60 % (habitat)

Average % biodiversity units change for major applications granted	2021/22	2022/2	2023/24
		3	

	<table border="1"> <tbody> <tr> <td>Habitat</td> <td>N/A</td> <td>N/A</td> <td>59.92%</td> </tr> <tr> <td>Hedgerow</td> <td>N/A</td> <td>N/A</td> <td>13.12%</td> </tr> <tr> <td>River</td> <td>N/A</td> <td>N/A</td> <td>-1.82%</td> </tr> </tbody> </table>	Habitat	N/A	N/A	59.92%	Hedgerow	N/A	N/A	13.12%	River	N/A	N/A	-1.82%
Habitat	N/A	N/A	59.92%										
Hedgerow	N/A	N/A	13.12%										
River	N/A	N/A	-1.82%										
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	A loss of river biodiversity unit has been identified.												
Contingencies	A Section 106 Agreement has been signed to request an updated Biodiversity Impact Assessment and a biodiversity offsite scheme to compensate for any loss if needed (2021/0275).												
Indicator	Progress towards visitor management plan for South Pennines SPA												
Results	Natural England shared findings of a study which looked at the 'Recreation use of the South Pennine Moors and implications for strategic housing growth'. The report completed in March 2024 provides an analysis of visitor surveys undertaken at 10 different locations within the South Pennine Moors in winter 2023. The study shows that 75% coming directly from home lived within 24.4km of the South Pennine Moors. Rossendale residents amounted to less than 1% of people surveyed.												
Indicator	Hectares of new greenspace habitats created as part of new development proposals												
Results	No major housing developments were approved in 2023/24. <table border="1"> <thead> <tr> <th></th> <th>2021/2 2</th> <th>2022/23</th> <th>2023/2 4</th> </tr> </thead> <tbody> <tr> <td>Hectares of new greenspaces agreed via Section 106 Agreements</td> <td>N/A</td> <td>0.07 (2021/0500)</td> <td>N/A</td> </tr> </tbody> </table>		2021/2 2	2022/23	2023/2 4	Hectares of new greenspaces agreed via Section 106 Agreements	N/A	0.07 (2021/0500)	N/A				
	2021/2 2	2022/23	2023/2 4										
Hectares of new greenspaces agreed via Section 106 Agreements	N/A	0.07 (2021/0500)	N/A										

Policy ENV5: Green Infrastructure networks

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

Indicators	Addition (hectares) of green infrastructure networks (per approvals/ completions) Loss (hectares) of green infrastructure networks (per approvals/ completions)																			
Target	No net loss of green infrastructure																			
Progress towards Target	<p>The green infrastructure comprised the ecological networks mentions in the previous section with the addition of ‘greenlands’.</p> <p>No. of applications granted that could result in the loss of green infrastructure</p> <p>On top of the 27 applications granted that could result in the loss of ecological networks, an additional 21 applications were also granted on former ‘greenlands’ within the green infrastructure but only 3 of them could result in the loss of green infrastructure.</p> <p>There has been no change to the extent of the green infrastructure area designated on the Policies Map.</p> <table border="1" data-bbox="352 862 1481 1243"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>No. applications granted that could results in the loss of ecological networks</td> <td>N/A</td> <td>23</td> <td>27</td> </tr> <tr> <td>No. applications granted that could results in the loss of ‘greenlands’</td> <td>N/A</td> <td>3</td> <td>3</td> </tr> <tr> <td>Total no. applications granted that could results in the loss of green infrastructure</td> <td>N/A</td> <td>26</td> <td>30</td> </tr> </tbody> </table>					2021/22	2022/23	2023/24	No. applications granted that could results in the loss of ecological networks	N/A	23	27	No. applications granted that could results in the loss of ‘greenlands’	N/A	3	3	Total no. applications granted that could results in the loss of green infrastructure	N/A	26	30
	2021/22	2022/23	2023/24																	
No. applications granted that could results in the loss of ecological networks	N/A	23	27																	
No. applications granted that could results in the loss of ‘greenlands’	N/A	3	3																	
Total no. applications granted that could results in the loss of green infrastructure	N/A	26	30																	
Trigger to Implement Contingencies	Net loss of land of green infrastructure importance within the district																			
Trigger Met	Some permissions have been granted which could result in the loss of green infrastructure																			
Contingencies	Mitigation measures in line with Policy ENV5 are sought as part of the planning application process to retain the function and connectivity of the green infrastructure in new developments.																			
Indicator	Mitigation measures adopted																			
Results	Examples of conditions on planning permissions include the requirement of Biodiversity Enhancement Measures (2022/0444), management of invasive species and implementation of proposed Biodiversity Enhancements Measures (2023/0177).																			

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 2023 Air Quality Annual Status Report for Rossendale dated September 2023 states that the main local air quality issue “continues to be Nitrogen Dioxide (NO₂), caused by road traffic vehicle”. There have been improvement at two Air Quality Management Area (AQMA) which were therefore revoked in 2022 at Rawtenstall (Bacup Road) and Haslingden (Manchester Road near Syke Side). However, a new AQMA incorporating 13 residential properties has been declared on one side of the road at Grane Road in Haslingden.</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</p> <p>The two AQMAs at Rawtenstall and Haslingden have been revoked in 2022 following air quality improvements for 3 consecutive years.</p> <table border="1"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>No. of AQMA</td> <td>2</td> <td>2</td> <td>1</td> </tr> </tbody> </table>		2021/22	2022/23	2023/24	No. of AQMA	2	2	1
	2021/22	2022/23	2023/24						
No. of AQMA	2	2	1						
Trigger to Implement Contingencies	Year on year worsening of air quality levels								
Trigger Met	The trigger has not been met as a decrease in NO ₂ has resulted in two AQMAs being revoked, however one AQMA has been declared at Grane Road, Haslingden. Overall there has not been a worsening of the situation.								
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 2023/24. For information, on 8 July 2024 the Government published a policy paper removing the ‘de facto’ ban on onshore wind in England. This change in national planning policy might encourage the submission of new planning applications for wind energy in the future.			
		2021/22	2022/23	2023/24
	Estimated wind energy capability approved (kW)	0	0	0
	Estimated wind energy capability delivered (kW)	0	0	0

Policy ENV8: Other forms of Energy Generation

“To support renewable energy provision.”

Indicator	Amount of other renewable energy capability approved / generated			
Results	In 2023/24, there was one application approved for an air source heat pump and solar panels (2023/0185), two for solar panels (2023/0103 and 2023/0420) and one for a ground source heat pump (2023/0467). Overall these schemes could produce/generate an equivalent 27kW of energy. Please note that some renewable energy project can be undertaken under permitted development rights without the need of applying for planning permission.			
	Solar panels (2022/0440, 2022/0544) and an air source heat pump (2023/0185) have been installed in 2023/24 which could generate an equivalent of 39.7kW.			
		2021/22	2022/23	2023/24
	Estimated renewable energy capability approved (kW)	Not available	78	27.4
Estimated renewable energy capability delivered (kW)	147	12	39.7	

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	<p>No. of dwellings approved in areas at risk of flooding:</p> <p>Based on a GIS analysis, 9 new dwellings were approved on sites within flood zone 2 in 2023/24 (2023/0426 – 8 dwellings with only access road and landscape area within zones at risk of flooding and 2023/0525 – existing property with new flat at ground floor).</p>															
Trigger to Implement Contingencies	Increased incidents of major flood events															
Trigger Met	No major flood incidents have been recorded in 2023/24.															
Contingencies	Continue to work with partners to manage flood risk.															
Target	Sustainable Drainage Systems (SuDS) provided where necessary for development															
Progress towards Target	<p>In 2023/24, no major residential applications were approved. However, 4 major applications were granted for non-residential developments with conditions added to submit a final surface water sustainable drainage strategy to the Local Planning Authority and a verification report demonstrating that the system has been adequately constructed (2023/0108; 2023/0505; 2021/0275 and 2023/0103).</p> <table border="1" data-bbox="352 1178 1375 1379"> <thead> <tr> <th>Sustainable Drainage Systems Required</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>Major residential applications approved</td> <td>1</td> <td>2</td> <td>0</td> </tr> <tr> <td>Major non-residential applications approved</td> <td>1</td> <td>1</td> <td>4</td> </tr> </tbody> </table>				Sustainable Drainage Systems Required	2021/22	2022/23	2023/24	Major residential applications approved	1	2	0	Major non-residential applications approved	1	1	4
Sustainable Drainage Systems Required	2021/22	2022/23	2023/24													
Major residential applications approved	1	2	0													
Major non-residential applications approved	1	1	4													
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	3 comments from the Environment Agency were received in 2023/24 ⁵ for the following applications:		
	<ul style="list-style-type: none"> objection to 2022/0532 - householder application refused, although not on flood risk grounds and appeal dismissed; no objection to 2023/0484 - partial demolition approved with conditions subject to works undertaken in accordance with the flood risk assessment; 2023/0520 - outline application for a dwelling refused, one of the reasons being no information regarding the management of flood risk. 		
	2021/22	2022/23	2023/24
No. of Planning permissions granted contrary to EA advice	1 (2021/0487 – access road to an existing dwelling)	0	0

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 major application approved in 23/24 (2023/0103 – All Saints RC Language College, Haslingden Road, Rawtenstall) was accompanied by an Arboricultural Impact assessment.		
	2021/22	2022/23	2023/24
No. of AIA submitted on major applications	3	2	1
Indicator	No. of trees subject to a Tree Preservation Order (TPO) lost		
Results	The felling of 31 trees protected by a TPO was permitted in 23/24 and 40 replacement trees were required as part of these approvals.		
	2021/22	2022/23	2023/24
No. of trees subject to a TPO lost	36 (and 4 groups)	20	31
No. of replacement trees required	16	20	40

Chapter 7: Leisure and Tourism

⁵ <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

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	Number of approvals for cultural and leisure facilities (per type of proposals)		
Results	23/24:		
	Planning Ref	Description of Development	Address
	2023/0359	Erection of a timber chalet-type building at the Whitaker	Whitaker Museum, Haslingden Road, Rawtenstall
	2023/0158	Demolition of former cinema and bingo hall and erection of a building providing 5 commercial units	Former Regal Cinema, Bacup
	2023/0231	Partial demolish existing club house and rebuild increasing footprint	Bacup FC Sports Club, West View Football Ground, Cowtoot Lane, Bacup
	2023/0351	Installation of 2 meter fencing around parts of Bowling Green	Whitworth Bowling Green, Market Street, Whitworth
	2023/0228	Shipping container for storage of maintenance tools and machinery for the pitch	Leavengreave Sports Pitch, Oak Street, Shawforth

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 over the three previous monitoring periods.		
	Planning Ref	Description of Development	Address
	2023/0103	Demolition of the main school building and language centre, erection of replacement education facility... and outdoor recreation facilities.	All Saints RC Language College, Haslingden Road, Rawtenstall

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			
	23/24:			
	Application Ref	Description of Development	Address	Status
	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
	2023/0028	Change of use of former Police Office to Community Led Youth Hub	5 Union Street, Bacup	Completed
	2023/0287	Siting an additional steel storage container... in order to provide storage for tents and other equipment used for scouting activities	Community Centre, Hill Street, Crawshawbooth	Completed
	2023/0383	Installation of a secure shipping container for storage of tools and gardening equipment for the use of Friends of Whitaker Park	Whitaker Park, Haslingden Road, Rawtenstall	Completed

No. of approvals / completions involving the loss of existing community facilities

23/24:

Application Ref	Description of Development	Address	Status
2022/0526	Conversion of former church to a Business Centre	Christ Church, Beech Street, Bacup	Unimplemented
2023/0285	Change of use of Public House and residential to form 4 1 bedroom flats	Jolly Sailor Inn, Booth Road, Waterfoot	Under Construction
2023/0395	Change of use to hostel for homeless people	Commercial Hotel, 1 Manchester Road, Haslingden	Unimplemented
2023/0425	Change of Use of land to residential garden curtilage	Dearden Wood Campsite, Michael Wife Lane, Edenfield	Completed
2023/0566	Former amenity block to residential	Dearden Wood Campsite, Michael Wife Lane, Edenfield	Completed

Trigger to Implement Contingencies

Year on year reduction in reported community facilities

Trigger Met

There was a loss of a community facility in Edenfield, however there was a gain in Bacup as well as facilitation works to other existing community uses in Whitaker Park and Crawshawbooth. Any 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.”

Indicator	Levels of Visitor Numbers attracted to the District					
Results	Data relating to Rossendale’s Visitor Economy was last published by Marketing Lancashire for 2022 , 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 2023/2024.					
		2018	2020	2021	2022	2018 vs 2022
	Total Visitor Numbers (millions)	1.44	0.37	0.95	1.26	-12.5%
	Day Visitors (millions)	1.30	0.31	0.86	1.12	-13.8%
	Staying Visitors (millions)	0.14	0.06	0.09	0.14	0%
	Total Visitor Days (millions)	1.65	0.47	1.09	1.48	-10.3%
	Visitor Days – staying visitors (millions)	0.35	0.15	0.23	0.36	2.9%
	<p>Prior to the pandemic Lancashire was experiencing steady growth in its visitor economy sector. Although Rossendale is still experiencing fewer visitor numbers than prior to the pandemic, numbers are increasing, and the total number of visitors for 2022 were 1.26 million, exceeding 2021’s figures of 0.95 million. The number of visitors staying overnight at 0.14m visits is now back at re-Covid levels, generating 0.36 m nights in accommodation across Rossendale.</p> <p>Of all the 14 districts in Lancashire, Rossendale still records the lowest figures in terms of key statistics relating to tourism. The 1.26 million tourism visits represent 2% of all tourism visits to Lancashire, similar to previous years.</p> <p>STEAM data records that £66m was generated within the local economy through visitor and tourism expenditure. In 2022 the economic impact exceeded that of 2018 (£65.92m compared to £63.56m) for the first time since the pandemic. However, when adjusted for inflation economic impact was down by 10% between 201 and 2022. Also at £65.9m Rossendale continues to contribute 1% towards the county’s economic impact.</p> <p>Employment is measured in full-time equivalent jobs; 699 FTE jobs were recorded in 2022, a loss of 117 jobs since 2018, but higher than the jobs recorded in 2021. For 2022 this represents 1% of all people employed in this sector in Lancashire.</p> <p>The Council’s Economic Development team reported that there were approximately 39,128 visitors to The Whitaker in 2022.</p>					
Target	Increase in tourism related facilities, in line with the Tourism Strategy					

Progress towards Target	No approvals for tourist-specific facilities were granted over the previous three monitoring periods. 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. / location of approval / completions of overnight tourism accommodation</p> <p>Unfortunately there has been no update since STEAM 2021 about specific overnight accommodation in Rossendale. The table below was reported in last year’s AMR (2022-23) which showed year on year increases in non-serviced accommodation (e.g. holiday lets), and a decline in the serviced accommodation stock (e.g. hotels). This has resulted in an overall loss of bed spaces in the Borough, which was already experiencing lower levels of overnight accommodation than surrounding areas.</p> <table border="1"> <thead> <tr> <th></th> <th>2018</th> <th>2020</th> <th>2021</th> <th>2018-2021</th> </tr> </thead> <tbody> <tr> <td>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>Steam data relating to Rossendale’s Visitor Economy for 2022 reports staying visitors generated a total economic impact of £20 million for the businesses and communities of Rossendale. As the table bellows there has been improvement between 2021 and 2022 data. This is unsurprising given that the country was still experiencing the impact of the pandemic in 2021. The number of staying visitors, and the number of visitor days for staying visitors in 2022 has returned to pre-Covid levels and the economic impact of these staying visitors is now almost 20% greater than in 2018.</p> <table border="1"> <thead> <tr> <th></th> <th>2018</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>Variance year on year 2021 v 2022</th> <th>Pre-Covid Variance 2018 v 2022</th> </tr> </thead> <tbody> <tr> <td>Staying Visitors (millions)</td> <td>0.14</td> <td>0.06</td> <td>0.09</td> <td>0.14</td> <td>55.6%</td> <td>0%</td> </tr> <tr> <td>Visitor Days - Staying Visitors (millions)</td> <td>0.35</td> <td>0.15</td> <td>0.23</td> <td>0.36</td> <td>56.5</td> <td>2.9%</td> </tr> <tr> <td>Economic Impact - Staying Visitors (£millions)</td> <td>16.79</td> <td>7.49</td> <td>11.58</td> <td>19.67</td> <td>69.9</td> <td>17.2</td> </tr> </tbody> </table>		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	2022	Variance year on year 2021 v 2022	Pre-Covid Variance 2018 v 2022	Staying Visitors (millions)	0.14	0.06	0.09	0.14	55.6%	0%	Visitor Days - Staying Visitors (millions)	0.35	0.15	0.23	0.36	56.5	2.9%	Economic Impact - Staying Visitors (£millions)	16.79	7.49	11.58	19.67	69.9	17.2
	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	2022	Variance year on year 2021 v 2022	Pre-Covid Variance 2018 v 2022																																											
Staying Visitors (millions)	0.14	0.06	0.09	0.14	55.6%	0%																																											
Visitor Days - Staying Visitors (millions)	0.35	0.15	0.23	0.36	56.5	2.9%																																											
Economic Impact - Staying Visitors (£millions)	16.79	7.49	11.58	19.67	69.9	17.2																																											

Given the planning applications approved in 2023/24 were for non-serviced accommodation (glamping pods and camping), as shown below, it is reasonable to assume that the trend for non-serviced accommodation is continuing.

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
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	Under construction
2021/0281	Proposed change of use from an annexe to a holiday let	208 Burnley Road, Bacup	Unimplemented
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
2024/0070	Temporary camp site	Plunge Farm, Plunge Road, Edenfield	Unimplemented
2023/0232	...glamping pods	7 Law Head Farm, Blackwood Road, Stacksteads	Unimplemented

Trigger to Implement Contingencies	No increase or net loss of visitor accommodation
Trigger Met	Although we have no update from STEAM data for 2022 about the 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						
	This will be provided in the Infrastructure Funding Statement 2023 to 2024 which will be available on the Council's website at: www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/4 by the end of the year.						
	Infrastructure Delivery Plan 2019 update Rossendale Borough Council						
	Ref	Location	Scheme	Priority (H/M/L)	Lead Delivery Agency	Potential Delivery Mechanism	Stats Update – Mar. 2024
	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	Successful LUF bid for funding to target some key locations. Works expected to begin 24/25.
	T3	Rawtenstall	Gyratory Improvements	M	LCC	LCC, DfT, Local Prosperity Fund, HIF (or replacement, s106)	Successful LUF bid. Works expected to begin 25/6.
	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 approval 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), now published by 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	Under review
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 Contingencies

Year on year failure to meet timescales identified within the IDP

Trigger Met

Progress is being made on several of the targets, particularly the higher priority projects, such as the Gytratory.

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 have been working together on the Local Cycling and Walking Infrastructure Project (LCWIP) for Rossendale to secure improvements to routes throughout the borough. The LCWIP has now been adopted by Lancashire County Council and is available here: https://www.lancashire.gov.uk/media/951845/hyndburn-and-rossendale.pdf</p> <p>A planning application, approved in 21/22 for a new Aldi food store in Bacup (2020/0363), is currently at an advance stage of construction, and makes a provision for an active travel route into and from the store, including s106 contributions.</p> <p>In 22/23 a planning application was approved for a residential development on Station Road, Whitworth (2021/0271). This 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> <p>No major applications were approved in 23/24 which proposed active travel investment, however work has been progressing on developing the Valley of Stone route, including improvements on Bacup Rd, Waterfoot and Bocholt Way, Rawtenstall and maintenance works on Hareholme Viaduct. Improvement and maintenance works also took place on Helmshore Viaduct (part of NCR6).</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	<p>No major residential planning applications were approved or completed in 21/22 which included EV charging points. One major retail application approved provided 4 EV points.</p> <p>Two major residential planning applications were approved in 22/23, equating to 78 dwellings, one permission required an EV recharging point at every property (37). Equating to 47% of new dwellings on major sites approved requiring EV recharging points.</p>

	<p>In 23/24 87 EV chargers were reported as being constructed on major residential development sites.</p> <p>No major residential planning applications were approved in 23/24, however 3 other applicable major applications were approved, all providing EV charging points as below:</p> <ul style="list-style-type: none"> • 2023/0108 – Erection of 11 industrial starter units – 3 EV spaces • 2023/0505 – Erection of new building – 1 EV space • 2023/0103 – Replacement education facility – 6 EV spaces
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. No applicable major residential planning applications were approved in 23/24 hence the lack of EV chargers granted in this monitoring period. We expect this figure to rise in subsequent monitoring periods.
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	
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	

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
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	
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	

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
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	
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
H56	Hareholme, Stagghills	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	

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
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: List of approvals related to town centre uses and employment in 2023/24

Application Number	Address	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)	B2 (sqm)	B8 (sqm)
2023/0140	288 Newchurch Road Stacksteads Bacup	Full: Change of use from office and separate 3-bedroom dwelling to a single dwellinghouse	Egi	C3	0	0	0	0	0	0	-89	0	0	0	0	0
2023/0368	Over 69 Deardengate, Haslingden, Rossendale, BB4 5SN	Prior notification (Class MA): Change of use from Offices to no.1 Flats	Egi	C3	0	0	0	0	0	0	-88	0	0	0	0	0
2023/0488	Over 67 Deardengate Haslingden Rossendale	Prior Notification (Class MA): Change of use of the upstairs Offices (First and Second Floor) to no. 4 Flats	Egi	C3	0	0	0	0	0	0	-242	0	0	0	0	0
2022/0616	717 Bacup Road Rawtenstall Rossendale BB4 7EU	Full: Proposed change of use from commercial development to ground floor bar with basement storage (sui generis).	Eg(i)	Sui Generis	0	0	0	0	0	0	-64	64	0	0	0	0
2023/0158	Former Regal Cinema 16 Burnley Road Bacup Lancashire OL13 8EU	Demolition of the existing former regal cinema and bingo hall, partial demolition to the rear of 14 Burnley Road and partial demolition to the rear of The Snooker Hall, to accommodate construction of a new two storey building and new extensions to the rear of The Snooker Hall and 14 Burnley Road, providing a total of 5 commercial units, with associated highways improvements to Hall Road and the rear courtyard and proposed relocation of a Bus Shelter.	Sui Generis	Ec(iii)	0	0	902	0	0	0	0	0	0	0	0	0
2023/0312	7-9 Manchester Road Haslingden BB4 5SL	Part two storey, part single storey extension for additional consulting rooms/training rooms to the rear of Hazelvalley Family Practice	E(e)	E(e)	0	0	0	0	136	0	0	0	0	0	0	0
2023/0565	11 Market Street Bacup OL13 8EY	Creation of 3 no. residential apartments at ground floor level and minor external alterations to the building	E(c)(i)	C3	0	0	-282	0	0	0	0	0	0	0	0	0
2023/0214	Land At Fallbarn Road Rawtenstall Rossendale Lancashire	Application for a certificate of lawfulness (S192) for the use of an approved building at Fallbarn Road, Rawtenstall for storage purposes	B8	B8	0	0	0	0	0	0	0	0	0	0	0	210
2023/0330	4 St Crispin Way Haslingden	Change of use the building from office use (Use Class E(G)(i)) to self-storage (Use Class B8) including	Egi	B8	0	0	0	0	0	0	-2820	0	0	0	0	4760

Application Number	Address	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)	B2 (sqm)	B8 (sqm)
	Rossendale BB4 4PW	external alterations, parking and access.														
2022/0526	Christ Church, Beech Street, Bacup	Proposed Conversion of former church to a Business Centre.	F1	Eg(i)	0	0	0	0	0	0	489	0	-489	0	0	0
2019/0434	BACUP SHOE CO LTD FALL BARN ROAD RAWTENSTALL BB4 7QE	Replacement of footwear wholesale unit.	B8	B8	0	0	0	0	0	0	0	0	0	0	0	0 (to not double count with 20213/0214)
2023/0400	466 Newchurch Road, Stackstaeds, Bacup, OL13 ONB	Prior approval: change of use of Class E to 2 flats C3 and retention of class E to ground floor	Egiii	C3	0	0	0	0	0	0	-86	0	0	0	0	0
2023/0202	847 Burnley Road, Loveclough, Rossendale, BB4 8QL	Prior approval: change of use from Commercial, Business and service (class E) to 2 dwellinghouses (C3)	Egi	C3	0	0	0	0	0	0	-262	0	0	0	0	0
2023/0237	Sun Dragon Cantonese Restaurant Blackburn Road Acre Rossendale	Lawful Development Certificate: proposed use of premises as a Class E children and parent facility with learning and play rooms, and ancillary cafe, book shop and consulting rooms.	Restaurant E(b)	E	0	0	0	0	0	0	0	0	0	0	0	0
2023/0285	Jolly Sailor Inn Booth Road Waterfoot Rossendale BB4 9BD	Change of use of Public House (Sui Generis) and C3 residential to form 4 1 bedroom flats (C3) with associated parking, cycle storage and bin storage	Sui Generis	C3	0	0	0	0	0	0	0	-147	0	0	0	0
2023/0525	548 Burnley Road Crawshawbooth Rossendale BB4 8NE	Full: Installation of a new shopfront with entrance door. Provision of a new entrance door on front elevation giving access to a new corridor leading to the existing first floor flat. Provision of a flat on the ground floor, with 2 new windows, a replacement door and an access ramp.	E(a), C3	E(a), C3	0	-37	0	0	0	0	0	0	0	0	0	0
2023/0390	613 Market Street Whitworth	New pitched roof to replace existing flat roof over dance studio	Sui Generis	Sui Generis	0	0	0	0	0	0	0	0	0	0	0	0
2023/0417	Alma Street Chapel Alma Street Bacup Lancashire	Full: Conversion of the basement level of the building from a store as approved by application 2017/0256 to a one bedroom apartment (Use Class C3) including external changes to fenestration.	Ancillary to C3	C3	0	0	0	0	0	0	0	0	0	0	0	0

Application Number	Address	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)	B2 (sqm)	B8 (sqm)
2023/0359	Whitaker Museum Haslingden Road Rawtenstall	Erection of a timber chalet-type building at the Whitaker	F2	F2	0	0	0	0	0	0	0	0	0	41	0	0
2022/0608	801 Burnley Road Crawshawbooth	Change of use from Motorcycle showroom and retail at first floor to ground floor cafe and retail to upper floor	Sui Generis	E(b)	0	120	0	0	0	0	0	0	0	0	0	0
2022/0615	Cuckoo Narr Farm Scotland Lane Ramsbottom	Valley View Tea Room comprising timber built cafe pod, indoor cafe area and customer toilets	Sui Generis	E(b)	0	60	0	0	0	0	0	0	0	0	0	0
2023/0103	All Saints Rc Language College Haslingden Road Rawtenstall Rossendale BB4 6SJ	Full: demolition of the main school building and language centre (Use Class F1a), erection of replacement education facility (Use Class F1a) and photovoltaic panels, with associated vehicle and cycle parking, refuse store and outdoor recreation facilities.	F1(a)	F1(a)	0	0	0	0	0	0	0	0	0	0	0	0
2023/0231	Bacup FC Sports Club West View Football Ground. Cowtoot Lane Bacup	Partial demolish existing club house and rebuild increasing footprint.	F2c	F2c	0	0	0	0	0	0	0	0	0	77	0	0
2023/0441	32 Deardengate Haslingden Rossendale BB4 5QJ	Change of use from office and storage associated with former bank to 1 no. two bedroom residential apartment.	E(g)(i)	C3	0	0	0	0	0	0	-78	0	0	0	0	0
2023/0391	564 Burnley Road Crawshawbooth	Change of Use from Financial Services to Drinking Establishment	Eci	Sui Generis	0	0	-182	0	0	0	0	182	0	0		
2023/0028	5 Union Street Bacup Lancashire OL13 0AA	Full: Change of use of former Police Office (Sui Generis) to Community Led Youth Hub under Classification F2 (b) - Spaces/Buildings for use by the Local Community	Sui Generis	F2(b)	0	0	0	0	0	0	0	-72	0	72		
2022/0504	295 Rochdale Road Edenfield Bury Lancashire BL0 0RN	Full: Change of use of land adjoining 295 Rochdale Road from residential and vacant industrial to residential use to form garden and parking space and ancillary external area within the curtilage of 295 Rochdale Road	B2	C3	0	0	0	0	0	0	0	0	0	0	0	0
2023/0108	Land On The North East Side Of York Avenue Haslingden	Full: Erection of new building to provide 11 no. Industrial starter units and new access	B2	B2	0	0	0	0	0	0	0	0	0	0	1188	0
2023/0163	Vehicle Storage Garage New Line Bacup Lancashire	Construction of garage on exg land used as a Haulage Yard	B8	B8	0	0	0	0	0	0	0	0	0	0	51	51

Application Number	Address	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)	B2 (sqm)	B8 (sqm)
2023/0117	Unit 1, Broadclough Mill, Burnley Road, Bacup, OL13 8PJ	Full: Repairs and change of use of part of mill to form a dwelling	B2	C3	0	0	0	0	0	0	0	0	0	0	-16	0
2023/0104	Unit 2 New Line Industrial Estate The Sidings Bacup OL13 9RW	Proposed two storey rear extension	B8	B8	0	0	0	0	0	0	0	0	0	0	0	776
2023/0236	Land And Buildings On The North West Side Of Martin Croft Road Haslingden Rossendale	Change of use of existing workshop to a dwelling	B8	C3	0	0	0	0	0	0	0	0	0	0	0	-111
2023/0238	928 Burnley Road Loveclough Rossendale Lancashire BB4 8QL	Application to determine if prior approval is required for conversion of business premises into two apartments, one at ground floor and one at first floor. Replacement of existing windows to be retained and minor modifications to existing fenestration, including the reinstatement / enlargement of a window, blocking up of an existing door and window, and modifications to window sizes to the rear existing extension to facilitate internal layout. Application of render to the rear existing extension.	E(g)	C3	0	0	0	0	0	0	-130	0	0	0	0	0
2023/0505	Primrose Mill Commerce Street Haslingden Rossendale BB4 5JT	Partial demolition of existing factory and erection of new building	B2	B2	0	0	0	0	0	0	0	0	0	0	0 (no increase in floorspace)	0

Appendix 3: List of completions related to town centre uses and employment approved in 2023/24

Application Number	Address	Proposal	Use Class Existing	Use Class Completed	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)	B2 (sqm)	B8 (sqm)
2022/0531	11 Burnley Road East Waterfoot Rossendale BB4 9AG	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	0	0
2022/0117	214 Newchurch Road Stacksteads Bacup Lancashire OL13 0TS	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	0	0
2022/0586	206 Newchurch Road Stacksteads Bacup Lancashire OL13 0TS	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	0	0
2021/0697	LIBERAL CLUB LORD STREET RAWTENSTALL ROSSENDALE BB4 7LZ	Full: change of use and conversion from Liberal Club to cafe and restaurant on the ground floor and 4 no. apartments above, with associated works.	E(g)(i)	E(b) and C3	0	307	0	0	0	0	-307	0	0	0	0	0
2023/0391	564 Burnley Road Crawshawbooth Rossendale BB4 8AJ	Change of Use from Financial Services to Drinking Establishment	Eci	Sui Generis	0	0	-182	0	0	0	0	182	0	0	0	0
2022/0482	371 Manchester Road Haslingden Rossendale Lancashire BB4 6PT	Prior Approval - Conversion of former baker/shop to house	E(a)	C3	-54	0	0	0	0	0	0	0	0	0	0	0

Application Number	Address	Proposal	Use Class Existing	Use Class Completed	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)	B2 (sqm)	B8 (sqm)
2022/0502	Mountain Rescue Headquarters 46 Clegg Street Haslingden Rossendale Lancashire BB4 5LW	Conversion of existing Mountain Rescue Centre into 2 x 2 bedroomed flats. (1 on ground floor accessed via existing entrance and 1 on first floor accessed via proposed external staircase.	Sui Generis	C3	0	0	0	0	0	0	0	0	0	0	0	0
2022/0517	41 Bury Road Haslingden Rossendale BB4 6PG	Prior Notification - Change of Use of Existing Offices to Nursery and Alternative Education Provision	E(g)(i)	E(f) and F1(a)	0	0	0	0	0	86	-192	0	106	0	0	0
2022/0349	238 Burnley Road East Waterfoot Rossendale BB4 9DQ	Change of use from offices to single dwelling.	B1 / E(g)(i)	C3	0	0	0	0	0	0	-70	0	0	0	0	0
2022/0361	Holmefield Service Station Burnley Road Rawtenstall Rossendale BB4 8EW	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	0	0
2022/0226	21-23 Market Street Whitworth Rossendale OL12 8RW	Change of use of the back garden of No. 23 to allow customers from the shop at 21 Market Street to use the area to consume food/drinks which they have purchased from the shop.	C3	E	29	0	0	0	0	0	0	0	0	0	0	0
2022/0606	609 Market Street Whitworth OL12 8QS	Prior notification: conversion of vacant office (Class E) to dwellinghouse (Class C3)	E(g)(i)	C3	0	0	0	0	0	0	-78	0	0	0	0	0
2021/0635	LAND TO THE REAR OF 311-317 MARKET STREET WHITWORTH	Full: Change of use of building from Use Class B2 to retail use on ground floor and office use above (Class E)	B2	E(a) and E(g) ancillary to B2	0	0	0	0	0	0	0	0	0	0	0	0 (no change of floorspace)
2023/0237	Sun Dragon Cantonese Restaurant Blackburn Road Acre Rossendale Lancashire BB4 5AZ	Lawful Development Certificate: proposed use of premises as a Class E children and parent facility with learning and play rooms, and ancillary cafe, book shop and consulting rooms.	Restaurant E(b)	E	0	0	0	0	0	0	0	0	0	0	0	0

Application Number	Address	Proposal	Use Class Existing	Use Class Completed	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)	B2 (sqm)	B8 (sqm)
2023/0390	613 Market Street Whitworth Rochdale Lancashire OL12 8DY	New pitched roof to replace existing flat roof over dance studio	Sui Generis	Sui Generis	0	0	0	0	0	0	0	0	0	0	0	0
2022/0615	Cuckoo Narr Farm Scotland Lane Ramsbottom Bury Lancashire BL9 6UP	Valley View Tea Room comprising timber built cafe pod, indoor cafe area and customer toilets	Sui Generis	E(b)	0	60	0	0	0	0	0	0	0	0	0	0
2021/0519	32 DEARDENGATE HASLINGDEN ROSSENDALE BB4 5QJ	Prior notification: conversion and change of use from bank (A2) to form 3 no. one-bedroom apartments (C3), with associated internal works.	E(c)(i)	C3	0	0	-148	0	0	0	0	0			0	0
2023/0029	51 Deardengate Haslingden Rossendale BB4 5QN	Full: Change of Use from Commercial ground floor and first and second floor apartment to all floors commercial use (office)	Cafe E(a), Takeaway (SG) and residential (C3)	E(g)(i)	0	0	0	0	0	0	216	-108	0	0	0	0
2021/0585	4-6 UNION STREET BACUP OL13 0AA	Removal of current shop front, replacement of shop front and subdivision of ground floor to 3 retail units (Class E(a))	E(a)	E(a)	0	0	0	0	0	0	0	0	0	0	0	0
2023/0441	32 Deardengate Haslingden Rossendale BB4 5QJ	Change of use from office and storage associated with former bank to 1 no. two bedroom residential apartment.	E(g)(i)	C3	0	0	0	0	0	0	-78	0	0	0	0	0
2023/0028	5 Union Street Bacup Lancashire OL13 0AA	Full: Change of use of former Police Office (Sui Generis) to Community Led Youth Hub under Classification F2 (b) - Spaces/Buildings for use by the Local Community	Sui Generis	F2(b)	0	0	0	0	0	0	0	-72	0	72	0	0
2022/0504	295 Rochdale Road Edenfield Bury Lancashire BL0 0RN	Full: Change of use of land adjoining 295 Rochdale Road from residential and vacant industrial to residential use to form garden and parking space and ancillary external area within the curtilage of 295 Rochdale Road	C3 and B2	C3	0	0	0	0	0	0	0	0	0	0	0	0

Application Number	Address	Proposal	Use Class Existing	Use Class Completed	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)	B2 (sqm)	B8 (sqm)
2023/0163	Vehicle Storage Garage New Line Bacup Lancashire	Construction of garage on exg land used as a Haulage Yard	B8	B8	0	0	0	0	0	0	0	0	0	0	0	507
2022/0621	Unit 16 Commerce Street Haslingden Rossendale Lancashire BB4 5JT	Change of use to motor vehicle service, repairs & MOT Class 7 testing centre, and associated palisade fencing installation, for BP Rolls (North-West) Limited	B2	B2	0	0	0	0	0	0	0	0	0	0	0	0

Produced by

The Forward Planning Team
Rossendale Borough Council
Room 120
The Business Centre
Futures Park
Bacup
OL13 0BB

forwardplanning@rossendalebc.gov.uk

