


RECORD OF URGENT CABINET DECISION

The following is a record of an urgent cabinet decision which cannot be delayed until the next meeting of the Cabinet (as set out in Rule 12 of the Cabinet Procedure Rules):

Officer: Anne Storah	Signature: 
I can confirm that consultation has taken place with the following:	
• Leader	Date Consulted: 20/9/2010
• Deputy Leader	Date Consulted: 23/9/2010
• Relevant Portfolio Holder plus one of the following:	Date Consulted: 23/9/2010
• Chief Executive or	Date Consulted: 20/9/10.
• Deputy Chief Executive in the absence of the Chief Executive or if the Chief Executive is a decision taker	Date Consulted:
• Monitoring Officer in the absence of the Chief Executive and Deputy Chief Executive or if one is absent and the other is a decision taker	Date Consulted:
In the absence of the Leader, Deputy Leader or Portfolio Holder (if any) the consent of another Cabinet Member will be required. If so, please give details here:	

Details of Decision and Reasoning:	<p>(1) To approve the publication of the Proposed Submission Version of the Core Strategy ("The Way Forward") to allow the associated regulatory six week period of consultation on the document's soundness to proceed, starting on Monday 20th September 2010.</p> <p>(2) To inform of the formal submission of the Statement of Community Involvement (SCI) to the Secretary of State prior to approval of the SCI for planning purposes and also the approval of the Submission Version of the Core Strategy at December Council.</p>
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<p>Details of the reason for the use of the urgency procedure:</p>	<p>Rather than delay the Core Strategy's preparation and miss the milestones set out in the Local Development Scheme for Publication and Submission of the Core Strategy, which could have financial implications for the Council, it is considered that an Urgent Decision should be taken.</p> <p>This will enable the formal publication and consultation stage to go ahead whilst also ensuring that Council is still able to take a decision on the formal submission of the Core Strategy in December. This should ensure all milestones set out in the Local Development Scheme will be met.</p> <p>The Statement of Community Involvement has been updated to take account of changes to the Regulations affecting the preparation of the Local Development Framework and will be formally submitted to the Secretary of State. Full Council will be asked to approve the SCI and Submission Version of the Core Strategy in December.</p>
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<p>Decision to be taken by:</p>	<p>Leader of the Council</p>
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<p>Impact on Corporate Priorities:</p>	<p>Delays in the milestones set out in the Local Development Scheme could have financial implications for the Council – impacting on the Corporate Priority of providing Value for Money Services.</p>
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<p>Consultees and Method(s) of Consultation:</p>	<p>The Core Strategy has been subject of significant consultation with Councillors and members of the public, through reports/presentations, etc.</p>
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<p>Documents to be considered by the decision taker:</p>	<p>The Way Forward (Pre-Submission Version of Rossendale's Core Strategy), September 2010.</p> <p>Sustainability Appraisal and the Habitat Regulations Assessment of the <i>Way Forward (Pre-Submission Version of the Core Strategy)</i>.</p> <p>Statement of Community Involvement</p>
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	Report attached for approval of the publication of the Proposed Submission Version of the Core Strategy and subsequent consultation, and Submission of the Statement of Community Involvement to the Secretary of State (and associated documents).
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Implications:	Delays could have financial implications for the Council.
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Status: Please indicate if this is "for publication" or "not for publication". For advice please contact the Committee and Member Services Manager	For publication
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INSERT NAME OF DECISION TAKER LEADER OF COUNCIL	
Date:	20-9-2010

INSERT SIGNATURE OF DECISION TAKER



Publication Date: 6/10/10

Subject: Core Strategy DPD – Proposed submission consultation.

Status: For Publication

Report to:

Date:

Report of: Planning Manager

Portfolio

Holder: Regeneration

Key Decision: No

Forward Plan

General Exception

Special Urgency

1. PURPOSE OF REPORT

1.1 To approve the Publication of the Proposed Submission Version of the Core Strategy (“The Way Forward”) to allow the associated regulatory six week period of consultation on the document’s soundness to proceed, starting on Monday 20th September 2010.

1.2 To inform of the formal submission of the Statement of Community Involvement (SCI) to the Secretary of State prior to approval of the SCI for planning purposes and also the approval of the Submission Version of the Core Strategy at December Council.

2. CORPORATE PRIORITIES

2.1. The matters discussed in this report impact directly on the following corporate priorities:-

- Delivering quality Services to our customers
- Delivering regeneration across the Borough
- Encouraging healthy and respectful communities
- Keeping our Borough clean, green and safe
- Promoting the Borough
- Providing value for money services

3. RISK ASSESSMENT IMPLICATIONS

3.1. Delays in the milestones set out in the Local Development Scheme could have financial implications for the Council.

3.2. The only other specific risk for members to consider arises from if the Core Strategy is found to be unsound. However, it is the view of the Planning Manager that the document meets the tests of soundness as listed in the Report and that this risk is low.

4. BACKGROUND AND OPTIONS

- 4.1. As members will be aware the Core Strategy Development Plan Document (DPD) is being prepared and has undergone extensive consultation in its latest format. This consultation was undertaken in November / December 2009 on the entire document and then again in May 2010 on specific policies which had undergone significant change and required public consultation.
- 4.2. Having taken account of the comments received, and the findings of the Sustainability Appraisal, Habitat Regulations Assessment and the evidence base, and the implications of the revocation of the Regional Spatial Strategy for the North West (RSS), a Proposed Submission version of the Core Strategy has been prepared. This sets out the key strategic planning policies that the Council would like to take forward, and which will direct development in the Borough over the next 15 years.
- 4.3. No significant changes have been made to the overall vision, strategic objectives or general format of the Core Strategy. The Core Strategy remains aligned and complementary to the Sustainable Community Strategy. Members will be aware that the RSS for the North West has been revoked and no longer forms part of the Development Plan. All references to RSS policies have therefore been deleted. However, the evidence base which supported the RSS remains as a material consideration. Where appropriate reference has been maintained to the supporting evidence base. For example, the housing requirement set out in the RSS has been retained, as it is justified by the broader Evidence Base prepared both for the RSS and separately for the Core Strategy.
- 4.4. The revised Core Strategy is now considered sound to progress to the next stage in the regulatory process – Proposed Submission Publication. Regulations 27 and 29 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations of 2008 require Councils to consult on a proposed submission version of their Development Plan Documents. This needs to be for a period of at least 6 weeks. Representations will be invited from each of the specified statutory bodies, general consultation bodies, as well as all other stakeholders, including residents, local businesses and developers. These documents will be deposited at Council offices and libraries, and will also be available online on the Council's website.
- 4.5. The Proposed Submission Publication period is an opportunity to comment only on the soundness of the Core Strategy. Thus general objections or new suggestions are not appropriate. Soundness is defined in government guidance and ensures that a plan is justified, effective and consistent with national policy. For a plan to be justified it needs to be based on a robust and credible evidence base and should be the most appropriate strategy when considered against reasonable alternatives. To be effective the plan should be deliverable (which comprises having sound infrastructure delivery, no regulatory or national planning barriers to delivery, be coherent with proposals for neighbouring authorities, be signed up to by delivery partners, and be flexible and able to be monitored).

- 4.6. Following the six week Proposed Submission Publication period all comments will be summarised. Should any fundamental issue relating to soundness be identified advice will be sought from the Planning Inspectorate as to how to proceed. Otherwise, if as anticipated, no fundamental soundness concerns are raised, the Core Strategy and its associated documentation (including the Evidence Base, Sustainability Appraisal and Habitat Regulations Assessment) will be formally submitted to Government in December.
- 4.7. Following formal submission a Planning Inspector will be appointed on behalf of the Secretary of State to hold a public examination into the soundness of the Core Strategy. Based on the Planning Inspectorate's anticipated timetable it is expected that the examination will take place in March / April 2011. Subject to the Inspector finding the Core Strategy sound it is expected that the document will be adopted in October 2011 and will be used to determine all planning applications in the Borough.
- 4.8. Another part of the Local Development Framework (LDF) is the Statement of Community Involvement (SCI). As members will recall the Statement of Community Involvement (SCI) sets out how the Council will consult with communities, businesses and individuals on the documents that form the Local Development Framework (LDF), including the Core Strategy.
- 4.9. It has been necessary to review the SCI (which had been adopted in August 2007) since new Regulations made 3 key changes to how the Local Planning Authority should consult with stakeholders in respect of the LDF. These included: (i) removal of the need to consult at "Options" and "Preferred Options" stages; (ii) no requirement to undertake Sustainability Appraisal on Supplementary Planning Documents (SPDs) and (iii) SCIs are no longer subject to examination by a Planning Inspector.
- 4.10. The revised Statement of Community Involvement has been out for consultation (18th February-12th March and 14th May-25th June) and received a limited number of representations. These are listed in the accompanying Statement of Consultation document.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

The Financial implications arising from the development of the core strategy have been separately identified. Resources have been identified and a specific earmarked reserve created.

6. MONITORING OFFICER

At an independent examination the Inspector has to be satisfied that the DPD meets the legal requirements under the 2004 Act and is sound. If the Inspector is so satisfied, then the DPD can proceed to adoption. However, there are other possible outcomes of the Examination. The most serious would be finding of unsoundness in relation to a critically important part of the Core Strategy leading to a recommendation that it should be withdrawn.

7. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

7.1. No Human Resource implications.

8. CONCLUSION

8.1. It is considered that the Proposed Submission version of the Core Strategy and the Revised Statement of Community Involvement are sound documents, which can be taken forward to the next stages in the regulatory process.

9. RECOMMENDATION(S)

9.1. Approval is granted for the publication of the Proposed Submission version of the Core Strategy (subject to Recommendation 9.2); and

9.2 Authority is delegated to the Planning Manager in consultation with the Portfolio Holder for Regeneration to make any typographical and formatting and other minor amendments (including the insertion of photographs) prior to publication of the Proposed Submission version of the Core Strategy.

9.3 That the revised Statement of Community Involvement be submitted to the Secretary of State for comment prior to adoption by Council in December.

10. CONSULTATION CARRIED OUT

10.1. Consultation has been carried out on several of the studies as part of the *Core Strategy: The Proposed Way Forward* consultation undertaken in November / December 2009. Consultation with stakeholders has also been included as part of most of the studies (e.g. the consultants spoke to property agents, and economic development and business organisations active in the area as part of the Employment Land Study).

10.2 The Revised Statement of Community Involvement has undergone two periods of consultation in March / April and then again in during May / June 2010.

11. COMMUNITY IMPACT ASSESSMENT

Is a Community Impact Assessment required Yes No

Is a Community Impact Assessment attached Yes No

11.1 The Sustainability Appraisal undertaken of the Core Strategy considers social, environmental and economic impacts of the policies and so it is not considered necessary to undertake a separate CIA.

11.2 A CIA has been undertaken for the Statement of Community Involvement, and is attached.

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required Yes No

Is a Biodiversity Impact Assessment attached Yes No

- 12.1 The Sustainability Appraisal undertaken of the Core Strategy considers social, environmental and economic impacts of the policies and so it is not considered necessary to undertake a separate Biodiversity Impact Assessment. A Habitat Regulations Assessment has also been undertaken which considers impacts of the policies in relation to sites of international nature conservation value, within 30 km of Rossendale.
- 12.2 The Statement of Community Involvement sets out the Council's approach to consultation and has no impacts on Biodiversity. Consequently it has not been deemed necessary to undertake a Biodiversity Impact Assessment.

Contact Officer	
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Position	Principal Planner (Forward Planning)
Service / Team	Forward Planning
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Email address	annestorah@rossendalebc.gov.uk

Background Documents

Document	Place of Inspection
Core Strategy: Proposed Submission Version	
Core Strategy Sustainability Appraisal	
Core Strategy Habitat Regulations Assessment	
Core Strategy: Consultation Statement	Online at www.rossendale.gov.uk/corestrategy
Statement of Community Involvement	One Stop Shop
Community Impact Assessment for the Statement of Community Involvement	
Statement of Community Involvement – Consultation Document	

ROSSENDALE BOROUGH COUNCIL LOCAL DEVELOPMENT FRAMEWORK STATEMENT OF COMMUNITY INVOLVEMENT – SUBMISSION

REPRESENTATIONS STATEMENT UNDER REGULATION 30(1)(e)

1. This statement has been prepared to meet the requirements set by Regulation 30(1)(e) of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. It summarises how the Council published the Statement of Community Involvement (SCI) for submission and made it available for comment between 14th May and 25th June 2010 under Regulations 27 and 30 and includes the Council's summaries and responses to the representations received.

PUBLICATION ARRANGEMENTS UNDERTAKEN UNDER REGULATION 27

2. The Statement of Community Involvement (SCI) was formally published on 14th May 2010 and it was made available until 25th June 2010. It was made known that the document would be submitted to the Secretary of State along with any representations and our assessment of those representations.
3. The Statement of Community Involvement (SCI) along with the Matters Notice were available to inspect at the following locations:
 - 3.1. Council Offices One Stop Shop, Lord Street, Rawtenstall
 - 3.2. Rawtenstall Library
 - 3.3. Haslingden Library
 - 3.4. Crawshawbooth Library
 - 3.5. Bacup Library
 - 3.6. Whitworth Library
4. The Statement of Community Involvement (SCI), Matters Notice and Statement of Pre-Submission Consultation were published on the Council's website at www.rossendale.gov.uk/sci. Downloadable PDF files of all the documents and comment forms were placed on the webpages and information of where and when paper copies were available for inspection were set out.
5. Advertisements and the Matters Notice were published in the Rossendale Express on 15th May 2010 and the Free Rossendale Independent May Issue 7 2010. Copies of the Matters Notice and Advertisement.
6. We sent a letter containing the published Statement of Community Involvement (SCI) and Matters Notice to the specific consultation bodies. We also wrote to local businesses, community groups and other organisations, as well as individuals who had asked to be notified about the submission of progress of the LDF setting out where and when they could inspect the document and how they could obtain copies. Details of specific bodies, organisations and other bodies consulted are set out in Appendix 1.
7. 2 Responses were received about the published Statement of Community Involvement, both representations were in support of the document.

8. As soon as practicable after submission of the document this statement and information about the representations received will be made available at the same locations at which the documents were deposited for inspection and will publish all of the representations on the Council's website.
9. A summary of the main issues raised are set out below:

General Comments

- Change the title of Statutory Consultees to "Specific Consultees" as set out in the 2008 Amendment Regulations
- Clarification that Statutory Consultees have 21 days in which to comment on applications after having received all the information they need to provide an informed response, as set out in Circular 08/2005.
- References to the Integrated Regional Strategy for the North West would benefit from the inclusion of the website.
- The addition of relevant contact details to page 5.
- Re-phrasing of a sentences and wordings in sections 6.1 and 6.2

APPENDIX 1: MATTERS NOTICE AND PRESS ADVERT

Statement of Community Involvement (SCI) – Publication

The Statement of Community Involvement sets out the Council's commitment and processes of involving local communities in the preparation of planning documents and in the process of considering planning applications.

It sets out how you will be involved in preparing planning documents and consulted on planning applications. It also includes details of when you can get involved and give your views on plans/proposals as well as how we will let you know about policy documents/planning applications.

When the Council prepares planning documents and receives planning applications, it will have to follow the consultation processes set out in the Statement of Community Involvement (SCI).

The revised Statement of Community Involvement (SCI) will be published for consultation between **14th May and 25th June 2010** and will be available on the Council's website. Alternatively, hard copies have been placed at each of the Borough's main libraries and at the Council's One Stop Shop, and are available to view during normal opening hours.

All comments and representations must be made using the Publication form provided and sent to any of the address given on the back of this leaflet by **Friday 25th June 2010**.

For further information or to download the Publication form please visit www.rossendale.gov.uk/sci

Comment on the Statement of Community Involvement (SCI)

All comments and representations should be sent via email or post to the following addresses:

- forwardplanning@rossendalebc.gov.uk
- The Forward Planning Team, SCI, FREEPOST RRCB-GABL-CUJC, Rossendale Borough Council, PO Box 74, Bacup, OL13 0WU

Please note: all comments must be received by 5pm on Friday 25th June 2010 on the relevant comment forms.

Local Plan Review:

Core Strategy Update and Additional Limited Consultation

The Local Plan is currently being updated and replaced, mainly with the Core Strategy. The Core Strategy is a broad planning document covering the big issues across Rossendale such as transport, employment, the natural environment, built heritage, housing, education and health.

Since the last consultation on the Core Strategy 'The Proposed Way Forward' some of the policies you will have seen have significantly changed and in some places brand new policies have been created.

To ensure that you know what the Council's overall approach in the Core Strategy will be, we are putting these altered or new policies out for a three week consultation.

Altered

- **General Development Locations and Principles (RLDF1) - ALTERED**
- **Meeting Rossendale's Housing Requirement (RLDF2)- ALTERED**
- **Distribution of Additional Housing (RLDF3) - ALTERED**
- **Affordable and Supported Housing (RLDF 4) - ALTERED**
- **Preserving and Enhancing the Built Environment (RLDF16) - ALTERED**
- **Planning Application Considerations (RLDF23) – ALTERED**

New

- **Rossendale's Green Infrastructure (RLDF17) – NEW**
- **Biodiversity, Geodiversity and Landscape Conservation (RLDF18) - NEW**
- **Climate Change and Renewable Energy (except Wind) (RLDF19) - NEW**

These policies will be out for public consultation between **14th May and 4th June 2010** and we are only seeking your views on the above policies.

The altered/new policies are available to view and download on the Council's website www.rossendale.gov.uk/corestrategy. Alternatively, hard copies have been placed at each of the Borough's main libraries and at the Council's One Stop Shop, and are available to view during normal opening hours.

All comments and representations must be made **by 5pm on Friday 4th June 2010**

using the consultation forms provided and sent to:

Comment on the Core Strategy

The Forward Planning Team, Core Strategy, FREEPOST, RRCB-GABL-CUJC, Rossendale Borough Council, PO Box 74, Bacup OL13 0WU

Or E-mail: corestrategy@rossendalebc.gov.uk

To view the policies or to download the comment form, please visit www.rossendale.gov.uk/corestrategy

Community Involvement in Planning – Publication of Statement of Community Involvement

The Statement of Community Involvement sets out the Council's commitment and processes of involving local communities in the preparation of planning documents and in the process of considering planning applications.

When the Council prepares planning documents and receives planning applications, it will have to follow the consultation processes set out in the Statement of Community Involvement (SCI).

The revised Statement of Community Involvement (SCI) will be published for consultation between **14th May and 25th June 2010** and will be available on the Council's website www.rossendale.gov.uk/sci. Alternatively, hard copies have been placed at each of the Borough's main libraries and at the Council's One Stop Shop, and are available to view during normal opening hours.

All comments and representations must be made by **5pm on Friday 25th June 2010** using the consultation forms provided and sent to:

Comment on the Statement of Community Involvement (SCI)

The Forward Planning Team, SCI, FREEPOST, RRCB-GABL-CUJC, Rossendale Borough Council, PO Box 74, Bacup OL13 0WU

Or E-mail: forwardplanning@rossendalebc.gov.uk

To view the policies or to download the comment form, please visit www.rossendale.gov.uk/sci

For further information on this consultation please contact

Caroline Ridge on 01706 238627 or Adrian Smith on 01706 252419.

APPENDIX 2: ORGANISATIONS AND BODIES CONSULTED

Government Office for the North West
Regional Planning Officer
Regional Planning Policy Co-ordinator
Planning Inspectorate
Burnley Borough Council
Calderdale Borough Council
Calderdale MBC
Hyndburn Council
Lancashire County Council
Rochdale MBC
Whitworth Town Council
Hapton Parish Council
Cliviger Parish Council
Dunnockshaw & Clowbridge Parish
Council
Habergham Eaves Parish Council
North Turton Parish Council
Wadsworth Parish Council
Bury MBC
Blackburn with Darwen Borough Council
Natural England
English Heritage
Commission for Architecture & Built
Environment
English Heritage
Highways Agency
Highways Agency
North West Team
Rail Passengers Council
East Lancashire Rail Company
East Lancashire Rail Company
Network Rail
Network Rail
Northwest Regional Development Agency
Yorkshire Forward
Ofcom
NTL
Ms Victoria McSherry
British Telecom
Director of Public Health
United Utilities, Ground Floor
United Utilities
Powergen
NW Electricity Board
The Education & Welfare Centre
Lancashire County Council
Department for the Transport
Department of Trade and Industry
Defence Estates North
Department of Work and Pensions
Department of Constitutional Affairs
Sport England

Sports Council for the NW
Sports Development
Office of Government Commerce
Treasurer-Cribden Neighbourhood
Association
Stubbins Residents Association
Rawtenstall Residents Association
Irwell Vale & Lumb Residents Association
Turn Village Residents Association
Helmshore Residents Association
Grane Residents Association
Edenfield and District Community
Burnley Road Action Group
Anglo Pakistani Society
Asian Groups Association
Religious Society of Friends
Asian Women's Group
Asian girls group
Rossendale Muslim Girls and Womens
Group
Haslingden Baptist Church
Haslingden Bangladeshi Welfare
Association
Masjid-e-Bial and islamic centre
Disability Rights Commission
Access Lancashire
Multiple Sclerosis Rossendale
Blind Society
Aged Blind and Deaf Centre
Rosendale Valley Deaf Group
Rossendale MENCAP and Gateway
East Lancashire Deaf Society
Rossendale BEA
Northern Technologies
WISE Women Investing in Skills for
Entrepreneurship
The Guardian Angel Entrepreneur
Network
Knowledge North West
Age Concern England
Manchester Airport Plc
British Chemical Distributors and Traders
Association Ltd
British Geological Survey
County Ecology Unit
East Lancs Chamber of Commerce
Rossendale Chamber of Commerce
Church Commissioners Manchester
Civil Aviation Authority
Coal Authority
The Built Environment

Commission for New Towns and English Partnerships
Racial Equality
Crown Estate Office
Diocesan Board of Finance
Disability Rights Commission
National Grid
Policy Team Manager
British Telecom
RBC: Contamination Land Officer
Chief Engineer (Bridges)
Environment Directorate
RBC: Public Rights of Way
Council for the Protection of Rural England
Friends of the Earth
RSPB
The Wildlife Trust for Lancashire
Lancashire Fire & Rescue Service HQ
Forestry Commission
The Gypsy Council
Health & Safety
Help the Aged
Rossendale Civic Society
Rossendale Civic Trust
Crawshawbooth & Loveclough Community Association
East Lancashire Community Action Partnership
LCC Youth and Community Services
Local Transport Planning Environment Directorate
Rossendale Transport
Racial Equality
National Playing Fields Association
Rail Passengers Council
Crime Prevention Officer And Architectural Liaison Officer
Maritime Centre
Town Planner
Freight on Rail
East Lancs Railway
Network Rail
Northwest Regional Development Agency
Road Haulage Association
Home Builders Federation
Traveller Law Reform Coalition
North West Water
Woman's National Commission
CPRE North West
A J Cocker Associates
Access & Heritage Team Leader
Aggregate Industries
Ancient Monuments Society
Arundel

Ashiana HA
Auto Cycle Union
B & E Boys
Barratt Manchester
Bat Consultancy Service
Belway Homes
Briery Homes Limited
Britannia Residents United
British Horse Society (Chief Executive)
British Mountain Bike Federation
Bryant Homes NW Limited
Bryndor
Burnley, Pendle & Rossendale Primary Care Trust
C/o GVA Grimley
C/o GVA Grimley
C/o GVA Grimley
CA Planning
Cable & Wireless Communications
Campaign for Real Ale Limited
Carpenter Bidwells Planning
CB Richard Ellis Limited
Charles Topham & Sons
Cheshire/ Warrington Tourist Board
Chief Assistant Infrastructure & Freight
Colliers CRE
Consulting Limited
Cork Toft Partnership
Council for British Archaeology
Country Land & Business Association
Countryside Officer
Countryside Properties Plc
Countryside Residential North West Ltd
County Education Department
Cribden Neighbourhood Association
Cribden Neighbourhood Association
Cumbria Tourist Board
DAV Plan UK
David Wilson Homes North West
David Whitehead & Sons Ltd
De Pol Associates
Deakin Design Associates
Deansgrave Farm
Development Planning Partnership
DPPS Consulting Group
DPPS Consulting Group
Dunlop, Heywood, Lorenz
East Lancashire Building Partnership
East Lancashire Hospital NHS Trust
East Lancs Health Authority
Emerson Group
English Shooting Council
Environment Directorate
Eversheds Solicitors
Fire and Rescue Service

Footpath & Bridleway Trust
Fordham Research Limited
General Manager
Glengarth Construction
Gough Planning Services
Grand National Archery Society
Greenmount
Greensnook House
Group Engineer Bridges
GVA Grimley
Halliwell LLP
Harvest Housing Group
Haslingden Chamber of Trade
Haslingden EMB
Haslingden High School
Hawthorn Farm
Head of Dft Rail
Heritage Trust for the North West
Higham & Company
Highways Manager
Homename Ltd
Houses of Parliament
Houses of Parliament
Housing 21
HOW Planning LLP
HOW Planning LLP
Hurstwood Development
Indigo Planning
Institute de Beaute
JMP Consulting
John Rose Associates
John Rose Associates
Knight Frank
Knott Hill Farm
L & J Consulting
Lambert Smith Hampton
Lancashire Badger Group
Lancashire County Council
Lancashire County Council
Lancashire County Council
Lancashire County Council
Lancashire County Council
Lancashire County Council
Lancashire County Council
Lancashire County Council
Lancashire County Council
Lancashire County Council Property
Group
Lancashire PFA
Lancashire Sock
Lancashire Special Educational Needs
Lancashire/ Blackpool Tourist Board
Lancashire County Council
Lancs. County Council District Partnership
Officer
Land Manager
Land Mark Information Group

Land Use Planning Adviser (E Midlands &
NW)
LCC Archaeology Service
LCC Network Management Traffic &
Safety
LCC Property Group (Land Agency)
Lichfield House
Lovel Johns
MAFF
Malahat Properties Limited
Malcolm Judd & Partners
Market Traders
Matthew & Goodman
MCP Planning & Development
Morris Homes (North) Limited
MSM Homes
Nathaniel Litchfield & Partners
National Generating Company
Neighbourhood Manager for East
Lancashire Area
Nelson House
NHBC North Region
Norfolk House
North British Housing Limited
North Manchester National Farmers Union
North West British Mountaineering Council
Northwest Regional Development Agency
Northwest Regional Development Agency
Parish Council
Partnership Director
Paul & Company Chartered Surveyors
Paul Butler Associates
PC Components Limited
Peacock and Smith
Peel Holdings Ltd
Pennine Paths Protection Society
Persimmon Homes (Lancashire) Ltd
Planning Assistant
Planning Inspectorate Library
Planning Liaison
Planning Manager
Planning Partnership
Plot of Gold Limited
Police
Police
Policy Adviser - Environment
Priory Court
Railtrack Property
Ray Halliday
Research Co-ordinator Listen Here
Residential Design Limited
Rossendale Free Press
Rossendale Leisure Trust
Rossendale Riding Club
Rossendale Search & Rescue

Rowland Homes Limited
Royal Mail Group Property
Samual Taylor, Son & Platt
Sandicroft Limited
Save Britains Heritage
Seddon Homes Limited
Senior Planner
Senior Planner
Smith Gore
Social Services
Society for the Protection of Ancient Buildings
Society for the Protection of Ancient Buildings
Steven Abbott Associates
Stewart Ross Associates
Stockport Homes
Strategic Planning Manager
Strutt & Parker
Sure Start
Sustainable Development - Planning Manager
Taylor Woodrow Developments Limited
The National Trust
The Planning Bureau Limited
The Target Shooting Federation
The Twentieth Century Society
The Victorian Society
Tom & Myerscough
Town Planning
Trading Standards Department
Turley Associates
Victoria House
Walton & Co Planning lawyers
West Coast Energy Ltd
West Pennine Housing Association
Westbury Homes (Holdings) Ltd
Westray Keith Phelps
Westville 2
Wildlife Trust (Lancashire)
Windrush House
Yorkshire Forward
Youth4Ria
Disability Rights Commission
Home Builders Federation
Lancashire County Council
Manchester Airport
Sanderson Weathall
Yorkshire Forward
The Environment Agency
The Bacup Consortium Trust
The Barn Owl Trust
The Built Environment
The Coal Corporation
The Council for British Archaeology

The Court Yard
The Diocese of Blackburn
The Garden History Society
The Georgian Group
The Graham Bolton Planning Partnership Limited
The Mersey Partnership (The Tourist Board for Merseyside)
The Mission Hall