



The Planning
Inspectorate

Report to Rossendale Borough Council

by Roland Punshon BSc Hons, MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

10 October 2011

PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 20

**REPORT ON THE EXAMINATION INTO THE ROSSENDALE BOROUGH COUNCIL
CORE STRATEGY**

DEVELOPMENT PLAN DOCUMENT

Document submitted for examination on 21 December 2010

Examination hearings held between 5 April and 11 July 2010

File Ref: PINS/B2355/429/4

Abbreviations Used in this Report

AA	Appropriate Assessment
AHVA	Affordable Housing Viability Assessment
CS	Core Strategy
DPD	Development Plan Document
LDS	Local Development Scheme
LP	Local Plan
PAMC	Proposed Additional Minor Change
PC	Proposed Change
PMC	Proposed Minor Change
PPS	Planning Policy Statement
PSA	Primary Shopping Area
RS	Regional Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SRA	Strategic Regeneration Area

Non-Technical Summary

This report concludes that the Rossendale Borough Council Core Strategy Development Plan Document provides an appropriate basis for the planning of the borough over the next 15 years. The Council has sufficient evidence to support the strategy and can show that it has a reasonable chance of being delivered.

A limited number of changes are needed to meet legal and statutory requirements. These can be summarised as follows:

- Changes to clarify the Council's approach to the location of sustainable development in the borough;
- Changes to bring the DPD into line with the current legal position on general compliance with RSs and to address the existing housing provision shortfalls against RS housing requirements;
- Changes to bring the Council's strategy into line with national guidance on Green Belts and to clarify the Council's approach to development which may affect the Green Belt;
- Changes to rationalise the Council's approach to the loss of existing employment buildings and sites;
- Changes to rationalise the Council's approach to convenience retailing in Primary Shopping Areas and to bring this into line with national guidance;
- Changes to rationalise and clarify the Council's approach to proposals for renewable and low carbon power generation proposals and climate change and to bring the approach into line with national guidance;
- Changes to address related anomalies and inconsistencies in maps and diagrams; and
- Changes to ensure that monitoring and implementation of the plan provisions is transparent, methodical and capable of providing flexible responses to changes in circumstances.

All of the changes recommended in this report are based on proposals put forward by the Council in response to points raised and suggestions discussed during the public examination. The changes do not alter the thrust of the Council's overall strategy.

Introduction

1. This report contains my assessment of the Rossendale Borough Council Core Strategy Development Plan Document (DPD) - 'The Way Forward (2011-2026)' in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004. It considers whether the DPD is compliant in legal terms and whether it is sound. Planning Policy Statement (PPS) 12 (paragraphs 4.51-4.52) makes clear that to be sound, a DPD should be justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. The Publication version of the DPD was entitled 'Proposed Submission Version'. The representations which I have considered were made in respect of that document. I have been informed by the Council that, apart from some very minor typographical and other changes, the 'Proposed Submission Version' of the DPD was identical to the Submission version. My Report will focus on the Submission version.
3. My Report deals with the changes that are needed to make the DPD sound. These are identified in bold in the report by the reference 'PC..'. All of these changes have been proposed by the Council and are presented in Appendix A to this Report.
4. Some of the changes put forward by the Council are factual updates, corrections of minor errors or other minor amendments made in the interests of clarity. These Proposed Minor Changes [PMC..] are set out in Appendix B.
5. All of the Council's Proposed Changes and Proposed Minor Changes set out in Appendices A and B have been subject to a post-Hearings re-consultation exercise which has been carried out on the same basis as the consultation exercise undertaken at Publication stage. As part of the same post-Hearings re-consultation exercise, the Council sought views on the up-to-date position regarding the government's stated intention to abolish RSs and the government's statements made in the 2011 Budget and in the recently issued '*Planning for Growth*' document. The Council has also re-consulted on the Government's recently issued *Draft National Planning Policy Framework*. At this time that document is issued only for consultation purposes and it could be subject to change before it becomes national policy. In these circumstances it can be given little weight. Nonetheless, it indicates the government's intended direction of travel with regard to national planning policy. I have taken into account the representations received in respect of these various consultation exercises and have given them appropriate weight.
6. In addition to the PC and PMC changes, the Council has also proposed a series of Proposed Additional Minor Changes [PAMC..] to address some minor errors, updating and issues of consistency which have subsequently arisen. These are also set out in Appendix B. Where appropriate, the Council has sought to keep representors informed of the PAMC changes as they have arisen and some were discussed at Hearing sessions. Where a PAMC change affects a PC change I have made a note against both the PC and PAMC entries in the Appendices.

7. The PMC and PAMC changes do not have a bearing on the overall soundness of the DPD and, therefore, with one or 2 exceptions, they are not referred to in this Report. However, I endorse the Council's view that they improve the plan. None of the PMC and PAMC changes should materially alter the substance of the plan and its policies, or undermine the participatory processes undertaken.
8. The Council has updated its Sustainability Appraisal to take into account the implications of the Post-Submission Changes. Whilst the changes have resulted in some deterioration in performance against the SA objectives, this is largely due to the need to increase housing provision over the plan period (see Main Issue 2 below).
9. I am content for the Council to make any additional minor changes to page, figure, paragraph numbering, to correct any spelling errors and to update pages 4 and 5 of the document to accurately indicate the position reached in the plan preparation process prior to adoption.

Assessment of Soundness

Main Issues

10. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified ten main issues upon which the soundness of the plan depends.

Issue 1 - Is the Council's approach to the identification of locations for development sound having regard to the identified demand for larger dwellings, the constraints imposed by the Green Belt, the balance to be drawn between greenfield and brownfield land releases and the characteristics of settlements in the borough?

Greenfield and brownfield land

11. The Council's strategy with regard to the general location and principles of development is set out in Policies 1-3 of the CS and their supporting text. Additional detail is provided by the Area Vision Policies (AVP 1-6). A proposed change to Policy 1 clarifies that its provisions apply to all types of development [PC13]. The strategy seeks to locate the greatest amount of development and to make the most efficient use of land in the Rawtensall area which is judged to be the most accessible location and the location which is most attractive to developers. Because the amount of previously-developed land in the Rawtenstall area is limited, the Council accepts that, through the Site Allocations DPD, it may be necessary to allocate a mix of greenfield and brownfield development sites to achieve the necessary development levels in that area. However, this is balanced by the need to encourage development in the eastern part of the borough where large areas of previously-developed land are located and regeneration is required.
12. In the 2011 Budget Statement that government set out its proposals to localise choice about the use of previously-developed land and to remove nationally imposed targets. However, having taken into account the amount of previously-developed land in the borough and the strategy for regeneration, the Council has concluded that the target figure of 65% of housing

development to be undertaken on previously-developed land is appropriate. This would be in line with the requirements of the RS. The Council's position is explained in a proposed change to the CS [PC25]. I agree that that change should be made in order that the CS is properly justified. Should the emerging *National Planning Policy Framework* introduce changes to this general approach to previously-developed land, the Council may need to re-assess the criteria against which it assesses sites through the Site Allocations DPD process. I am satisfied that the planning process is sufficiently flexible to enable this to happen. I am not persuaded that there is any fundamental inconsistency between objectives of securing sustainable development and securing the most effective use of land in line with paragraph 40 of PPS3.

13. Some representors have suggested that a requirement to deliver higher proportions of housing development on previously-developed land would be more successful in regenerating the eastern part of the borough whilst others have argued that greater emphasis on the release of greenfield land would be more successful in 'kick-starting' development. However, I am not persuaded that either approach would be either pragmatic or realistic. The Council accepts that its whole housing requirement could be met from previously-developed land. However, this may not provide the necessary impetus to the house building industry, may not deliver the desired mix of housing in the most sustainable locations and could hold back the delivery of affordable housing. By contrast giving greater encouragement to the release of greenfield sites at this stage could hold back the Council's regeneration objectives. I take the view that the Council needs to balance its various objectives and that achievement of one should not necessarily over-ride the others. The Council's strategy appears to draw a reasonable balance between the competing demands of encouraging appropriate levels of development, sustainability and securing the regeneration of previously-developed land. To adopt higher or lower targets for the use of previously-developed land could hinder the Council's attempts to achieve its varied objectives for the borough. I am satisfied that the Council's approach to previously-developed land is appropriate in all of the circumstances and would, in overall terms, meet the objectives of sustainable development.

Larger houses

14. I do not consider that it is necessary at this strategic stage for the CS to go further in indicating that greenfield sites will be released to meet an identified need for larger houses. I am not persuaded that such houses could only be successfully delivered on greenfield sites. Suitably located brownfield sites could deliver the same standard of housing provided that the design of development and site characteristics are carefully considered. It would not be until the merits of all of the available sites have been weighed against one another that decisions could be made about how many greenfield sites would need to be released. This would be done through the Site Allocations DPD process. Clearly that process will need to adopt a pragmatic methodology to ensure that the sites chosen for allocation would secure the housing mix required in the area. The Council proposes a change to Policy 2 to clarify that allocations will involve both greenfield and previously-developed land and will address the need to provide for different identified types, sizes and tenures of dwellings [PC20]. I agree that this change would be helpful in providing clarity to the allocation process and in ensuring that the CS is effective.

Early delivery of sites

15. Some representors have raised concerns that the CS does not make sufficient provision for the right size and type of housing development sites to come forward ahead of the Site Allocations DPD process. It is argued that a more 'pro-development' approach is required to enable early recovery of the housing industry from recession and to deliver economic growth in line with national statements. The Council proposes a change to the text [PC22] which, amongst other things, makes clear that there will be a need to closely monitor requirements for housing, to respond flexibly to deviations from the housing trajectory and to make 'pragmatic' decisions on sites which come forward ahead of the Site Allocations DPD process in order to ensure that housing provision is properly facilitated in the short term. I was informed at the Hearings that the Council was already putting in place a methodology which would enable the Council and developers to work together to identify early opportunities for development. The Council described this as a 'step change' in its approach to growth and development. In my view the type of approach described to me would be important in ensuring that growth is fostered in the early part of the plan period and I would encourage all parties to enter into it in a realistic and pragmatic manner.
16. The Council would need to undertake its Site Allocations DPD exercise in the light of up-to-date national guidance as well the CS provisions. It is not therefore necessary to slavishly repeat the guidance in the CS. In these circumstances I do not consider that the CS needs to go further in setting out its approach for the short term or to specify the way in which the Site Allocations DPD process would operate.
17. The Council will need to take a balanced view of both brownfield and greenfield sites which come forward through the Site Allocations DPD process to ensure that sites are, amongst other things, deliverable and suitable for the encouragement of growth. In the Submission version of the CS, the way in which this part of the policy would be applied is obscure. However, another proposed change to Policy 2 clarifies the circumstances in which the development of un-allocated greenfield sites would be permitted [PC21]. I agree that the proposed change would make the criteria much clearer and would make the CS more effective.
18. Importantly Policy 2, as amended by PC21, will enable un-allocated sites to come forward where they would deliver significant social, economic or environmental benefits. This will enable greenfield sites to come forward if the balance between the objectives in the Council's strategy is demonstrated to be inhibiting housing provision in an unacceptable manner. However, I do not consider that a strategy based wholly on the application of this principle would be acceptable as it would give insufficient strategic guidance and would provide no means of deciding between rival sites. I am satisfied that an approach which allocates sites through the Site Allocations DPD is the most appropriate way to identify any greenfield sites which are required. If housing is not being delivered in line with the Council's predictions, I do not consider that this should automatically be taken as indicating that more greenfield sites should be released for development. I heard evidence at the Hearing sessions that some existing greenfield development sites in the area had been developed only slowly. There could be many reasons why delivery of housing

would fall behind requirements. It should not be assumed that this necessarily results from a lack of easily-developed, greenfield sites. It would be only through proper examination of the reasons behind non-delivery through a robust monitoring and implementation strategy that appropriate responses could be established (see Issue 10 below).

Distribution of housing sites

19. Policy 3 allocates proportions of housing development to different parts of the borough. The Council proposes a number of changes to the policy and to paragraph 161 to clarify what it means by the 'Rawtenstall area' [PC28], to make the policy more flexible in its distribution of housing to Bacup, Haslingden and Whitworth whilst avoiding a concentration in any single settlement [PC29] and to avoid allocating housing development to the smallest settlements which are likely to be the least sustainable locations [PC30 and PC16]. Consequential changes are made to Figure 17 [PC31]. With these changes I consider that the policy represents a balanced approach to meeting the Council's objectives. Whilst it could be argued that individual settlements could, and possibly should, accommodate greater or lesser amounts of housing development, I have seen no clear evidence to suggest that the apportionment devised by the Council is inherently wrong. I do not consider that it would be appropriate to extend the description of the 'Bacup, Haslingden and Whitworth' area to include 'the areas immediately surrounding'. To do so would divert development attention from these larger, more sustainable settlements where the development of previously-developed land is most likely to deliver regeneration benefits. This would undermine the principal reason for allocating development in these settlements. Having regard to the character of the local environment which is made up of a number of small and medium sized settlements within a rural landscape, the Council's Policy 1 objective of resisting the amalgamation of settlements is justified and would not be inconsistent with wider sustainability objectives.

Green Belt

20. The detailed boundaries of the Green Belt in the area were established in 1982 and, except for minor changes made in 1995, have remained fixed since that time. I have seen no evidence to persuade me that a substantial strategic change to Green Belt boundaries would be necessary to meet the development objectives of the CS. In the 2011 Budget statement, the government re-affirmed its intention to retain existing controls on Green Belt land. Whilst I have not had the opportunity to visit all parts of the Green Belt, I have seen no areas where it was clear that significant anomalies exist in the way in which land had been designated. Given the government's continuing commitment to the protection of the Green Belt as expressed in the 2011 Budget statement, I do not consider that the Council's approach to identifying locations for development by weighting its choices to avoid substantial incursions into the Green Belt could be argued to be inherently flawed.
21. I accept that Green Belt locations around Rawtenstall may be accessible in terms of public transport and other links to the conurbation and that development of sites in this area may encourage public transport improvements. However, the overall concept of sustainability goes beyond a consideration of accessibility alone. I am not therefore persuaded that, when

all factors are weighed together, sites in this location would necessarily deliver the most sustainable alternatives.

22. Nonetheless, in line with Policy RDF4 of the RS, the Council proposes to review Green Belt boundaries in identified parts of the plan area to assess the potential for small scale changes which may be appropriate. The Council proposes substantial changes to Policy 1 and its supporting text, Policy AVP1 and Policy AVP5 and its text [PC15, PC17, PC1, PC7, PC8] and the introduction of a map showing the general location of those parts of the Green Belt to which the review would be limited [PC18]. Consequential changes are also made to Figures 13 and 14 [PC9 and PC11]. These changes resolve a conflict which existed in the Submission version of the CS between Policy 1 and some AVP policies but also bring Policy 1 more closely into line with *Planning Policy Guidance 2: Green Belts* (PPG2). This amended approach appears pragmatic and, within the tightly drawn parameters within which the exercise would be undertaken, I consider that it is sound. The Government's continuing support for the protection of the Green Belt – including any changes which come through the emerging *National Planning Policy Framework* - will need to be properly factored into the weighing exercise which will be necessary when the merits of alternative development sites is undertaken at the site allocation stage. With regard to the way in which the areas where a review will be undertaken have been selected, I consider that the Council's approach is generally sound and I have seen no persuasive evidence to support arguments for a wider review or for the inclusion of other areas. Users of the CS should bear in mind that the depiction of settlements and the Green Belt on the Green Belt Review diagram and the AVP Maps is not intended to accurately show the boundaries of these features. Their precise boundaries are shown on the Council's Proposals Map.
23. A change is proposed to paragraph 208 to bring the assessment methodology for sites for gypsies, travellers and travelling showpeople into line with national guidance [PC36].

Issue 2 - Is the Council's approach to meeting the identified requirement for housing sound having regard to its approach to shortfalls against targets set by the RS, its approach to the plan period and delivery rates?

24. PPS12 requires that the CS should provide a policy basis for at least 15 years from the date of adoption. The Council expects adoption to take place in 2011 and, in line with the guidance, the plan period ends in 2026. I have taken into account concerns that, by the time the Council's Site Allocations DPD is prepared and adopted, only about 13 years of the plan period would remain. Given the way in which LDF documents are prepared, this is a far from uncommon set of circumstances. However, I do not consider that this provides persuasive or compelling grounds for extending the plan period of the CS. Whilst some local authorities have adopted longer CS plan periods, this is usually in response to specific issues. I can see no clear benefit which would be derived from extending the plan period to cover additional years when there is no specific reason for doing so and when any provisions of the CS would need to cover a period when prevailing circumstances would be increasingly difficult to predict.

25. The fact that the Site Allocations DPD may not be in place until 2013 should not prevent the Council from giving pragmatic consideration to development proposals before that time. The Council has proposed a change to the text accompanying Policy 2 of the CS which indicates that this would be the case [PC22]. The Council intends to introduce a robust Monitoring and Implementation Strategy (see Issue 10 below) which will enable the CS provisions to be adjusted to meet developing circumstances. In my view this, rather than any arbitrary extension of the plan period, is likely to be a more successful methodology for ensuring that the CS meets the long-term needs of the borough.
26. Whilst the government has made clear its intention to abolish RSs, recent legal judgements indicate that until this happens, the Council has a duty to prepare a CS which is in general conformity with the RS. The most recent judgement further states that *'It would be unlawful for the local planning authority preparing, or a Planning Inspector examining, development plan documents to have regard to the proposal to abolish regional strategies.'* The Council proposes changes to the Submission version of the CS to bring it into line with the up-to-date position in this regard [PC22]. I agree that these changes need to be made.
27. The Strategic Housing Market Assessment (SHMA) which informed the RS was based on 2004 data. The Council has completed its own SHMA based on 2008 data. Both SHMAs were developed in-line with DCLG guidance. Whilst I have noted the Council's, and others', comments regarding the relatively crude nature of the methodologies which these exercises employed as a way to identifying housing requirements, I have seen no evidence to indicate that more sophisticated methods would produce any different results. The RS requires the provision of 222 dwellings per annum over the plan period of 2003-2021. The Council's SHMA indicates a higher annual requirement of 335 dwellings. It would appear therefore that household growth in the borough may already exceed the requirement set by the RS. However, the Council's SHMA concludes that this is not necessarily a compelling argument for changing the requirement set by the RS. It points out that many other factors, such as infrastructure constraints and the character of the local area, needed to be borne in mind in setting a RS requirement.
28. In the Submission CS the Council has employed the RS requirement of 222 dwellings per year in developing its housing strategy. This has been extrapolated to give a total requirement over the 15 year plan period of 3330 dwellings. Historically, annual house building rates in the borough have rarely exceeded the annual requirement set by the RS. However, the Council has produced no clear evidence to show that this represents a natural capacity of the local housing industry. Housing building rates could have been held back by a variety of factors not least of which could be restrictive planning policies. I have seen no evidence to indicate that annual building rates could not be increased above historic rates in the right conditions.
29. The Council's proposed annual rate of housing delivery would be in general conformity with the RS. Whilst I am satisfied that house building rates of more than 222 dwellings per annum could be achieved, I have seen no evidence to persuade me that substantially higher annual rates could be consistently maintained. In addition, given the character of the local environment with its

narrow, developed valleys and open uplands, I am concerned that a substantial increase in requirement to meet the need/demand levels identified by the Council's SHMA could be difficult to achieve without causing unacceptable harm to the character and appearance of the area. In these circumstances I take the view that the adoption of a substantially increased housing target in line with the requirements identified in the Council's SHMA with its potential for consequential changes throughout the DPD could be beyond what may be taken as the bounds of 'general conformity' with the RS. If repeated throughout the region, delivery of the RS could be compromised. Even so, the Council will need to carefully monitor housing requirements through reviews of the SHMA and its AMR to ensure that its strategy can be adapted to accommodate increased requirements if the need/demand levels identified in the Council's 2008 SHMA are indicative of a longer-term trend of increasing requirements. If subsequent analysis indicates that there is a housing requirement which is consistently higher than the requirement set by the RS, the Council will need to respond flexibly to cater for it. A robust Monitoring and Implementation Strategy will assist in this regard (see Issue 10 below). In these circumstances I am satisfied that, in the light of the existing evidence, the adoption of a housing requirement of 222 dwellings per annum is appropriate although the level of the overall housing requirement will need to be kept under regular review and the DPD should be adapted as appropriate.

30. In the Submission CS the Council proposed to take no account of any shortfall in provision against housing requirements which has accrued since the beginning of the RS period. However, in the light of discussions at the Hearing sessions the Council has proposed a substantial change to this position [PC22 and PAMC30]. It now proposes to build into its housing strategy the genuine shortfall against the RS requirement which has built up since the beginning of the RS plan period. This does not include the shortfall which built up during the period when Policy 12 of the former Joint Lancashire Structure Plan was in operation i.e. between 2003 and 2008. The effect of this policy was to impose a maximum annual house provision target of 220 between 2003 and 2006 and 80 during 2006 and 2008. Until 2006 housing provision in the borough met the 220 target figure but between 2006 and 2008 provision was substantially reduced. However, this was a situation imposed on the Council and did not amount to a genuine shortfall in provision. The purpose of the policy was not to hold back provision but to transfer the pressure for housing provision to the main urban areas where the regeneration benefits would be greatest. If the policy operated successfully (and I have no reason to believe that it did not) no overall shortfall in housing provision would have accrued during this period as the dwellings which should have been built in the borough to meet the identified housing requirement would have been built elsewhere. I agree with the Council that this should not be counted as a shortfall.
31. The restraint imposed by Structure Plan Policy 12 was removed in 2008. However, the onset of the economic recession and the downturn in the house building industry at that time meant that annual house building rates stayed well below the RS target. The Council accepts that this does represent a genuine shortfall of provision against local housing requirements and that, even though it accrued before the CS plan period commenced, it should be accommodated in the housing strategy. Between 2008 and 2011 this amounted to a shortfall of 365 dwellings. The overall housing requirement

over the plan period has therefore been increased from 3330 to 3700. Realistically, the house building industry cannot be expected to emerge from its downturn before about 2014 and, until that time, house building rates can be expected to fall further behind requirements. This also needs to be accommodated in the trajectory of provision.

32. The Council's proposed change explains this background and amends Policy 2 accordingly. The Council proposes to change the housing trajectory shown in Figures 15 and 16 to accurately show the expected delivery of housing over the whole of the plan period, including the already accrued shortfall [PC 23 and PC24]. The trajectory indicates an expected shortfall in provision against the 222 dwelling annual target in the period up to 2014 as the house-building industry moves out of recession with an accelerated level of provision after that time to take advantage of the reservoir of need/demand which will build up during the period of economic uncertainty. In my view the proposed changes indicate a more realistic approach to the issue of housing provision and are necessary to make the CS sound. Should the emerging *National Planning Policy Framework* eventually require that Councils should make front-loaded allocations to ensure a viable and deliverable 5 year housing supply, I am satisfied that this can be progressed through the phasing provisions of the Site Allocations DPD.

Issue 3 - Is the requirement in Part (c) of Policy 4 which requires that developers should pay for independent viability assessments reasonable?

33. Policy 4 of the CS deals with the provision of affordable and supported housing. Parts 2a and 2b of the policy set out targets for the provision of affordable housing on residential development sites. Part 2c deals with circumstances where these requirements can be relaxed. The Council has proposed changes to the Submission version of this provision [PC33-34]. The change introduces the possibility that economic viability may provide justification for a relaxation of the requirement – an approach which in my view is in line with the emerging *National Planning Policy Framework* as well as existing guidance. However, it makes clear that, where economic viability is the reason for the relaxation, it would be for the developer to demonstrate this through the submission of an economic viability assessment. At the Hearing sessions the Council made clear that it would undertake its own appraisal of this assessment before deciding whether it agreed with its findings. Where it did not agree, the policy allows for the appointment of an independent auditor, at the developers expense, to adjudicate on the matter. Some representors consider that developers should not be required to pay for this adjudication process.
34. In my view the general methodology set out in part 2c of the policy is sound and would allow for the resolution of disagreements. In circumstances where release from the policy requirement to provide affordable housing is requested, I consider that the onus of demonstrating the necessary exceptional circumstances should lie with the developer. The developer should produce clear and persuasive evidence to support his/her position in which case the Council's assessment should support the developer's conclusions. Only where both sides had assessed the evidence and are in disagreement would there be any need to appoint an independent auditor. If the developer's case is so marginal or unclear that disagreement arises then I consider that it

should be for the developer to pay for a third party opinion to resolve the matter as, by definition, the developer's case, as originally made, was not sufficiently clear to persuade the Council. To retain the credibility of this methodology, it would be important that the Council, for its part, carries out its own assessment in a thorough and professional manner. I have seen no evidence to suggest that it would do otherwise.

Issue 4 - Is the Council's assessment of employment sites sufficiently flexible to enable pragmatic decisions about their retention to be made in the forthcoming Site Allocations DPD?

35. Policy 10 of the CS makes clear that about 21 ha of employment land will be allocated through the Site Allocations DPD. The policy also makes clear that the Council will protect the best sites in terms of their location, access and suitability through the Site Allocations DPD. No specific employment sites are allocated by the CS.
36. The Council carried out an *Employment Land Study* in late 2009. This assessed existing employment areas in terms of a range of criteria and then graded the sites as good, medium or poor in terms of overall quality and attractiveness. In many cases the examined areas were composed of groups of separate industrial premises whose individual qualities were varied. At the Hearing sessions the Council made clear that it would be looking at the characteristics of the employment areas in greater detail before making decisions on which to retain through the Site Allocations DPD. The Council proposes a change to the text accompanying Policy 10 to draw attention to its intended refinement of the site categorisation results set out in the *Employment Land Study* [PMC27]. I agree that this change should be made although it has no bearing on the soundness of the CS.

Issue 5 - Does the criteria based approach set out in Policy 10 give sufficient flexibility to enable the release of employment sites and buildings to other uses?

37. Part of Policy 10 deals with the loss, or partial loss, of existing employment sites. In the Submission version of the CS any proposal involving the loss of an employment site or building to an alternative use would have needed to satisfy all of the criteria set out in this part of the policy. In my view this would have prevented the conversion of sites and buildings to other uses where there were sound planning grounds for permitting such a conversion.
38. The Council proposes a change to that part of the policy [PC43]. The change rationalises the criteria which would be applied to such proposals. It would allow more pragmatic and balanced planning decisions to be made and would allow appropriate conversions where there are clear planning benefits to be derived. I agree that the change should be made in order to make the CS effective.
39. Some concerns have been raised that the requirement to advertise an existing employment site/building for 12 months before conversion to other uses would be acceptable could hold back development. I agree that this could be the case. However, the Council's employment land strategy could be significantly undermined if land/buildings which are inherently suitable and necessary for

viable employment purposes are released for other uses indiscriminately. In my view it is important that the suitability of such sites/buildings for employment use should be properly tested over a reasonable period. The policy allows this to happen. However, it makes clear that, in exceptional circumstances, the requirement may be relaxed. It would be for the owner/developer to make a case to justify such an exception. I am satisfied that the requirement draws a proper balance and would not be an unnecessary impediment to development when the requirement for land in different uses has been taken into account.

Issue 6 - Does the Council's approach to town centre developments comply with the national guidance in PPS4 and does it accurately represent the circumstances in Rawtenstall Town Centre?

40. One of the Government's objectives set out in PPS4 is to promote the vitality and viability of town and other centres. As part of this the Government wants to focus the main town centre uses, including all types of retailing, in existing centres. Paragraph 6.3 of the '*Planning for Town Centres Practice Guidance on Need, Impact and the Sequential Approach*' document indicates that, so far as retailing is concerned, the 'centre' for the purposes of PPS4 is the defined Primary Shopping Area.
41. The Council's *Retail and Town Centre Study Update* was completed in 2009 at the same time that PPS4 was published. Paragraph 8.9 of the Study states that the assessment undertaken indicates that there is no global capacity for additional convenience retail floorspace in the borough, even by 2024. However, it points out that convenience floorspace proposals may still be appropriate in centres despite the lack of identified need.
42. The Council's strategy for town and other centres is set out in Policy 11 of the CS, the associated text and Figures 18-22 which show the identified town, district and local centres. In the Submission version of the CS the policy contained a provision which would have committed the Council to resisting proposals for all new convenience floorspace of more than 200m², even those in Primary Shopping Areas (PSAs), except in specific circumstances. However, following discussions at the Hearing sessions, the Council proposes a change which would limit its resistance to such proposals to those sites outside of the designated Primary Shopping Areas [PC45]. The change would reflect the sequential approach to retail development set out in PPS4, making clear that the Council's first preference would be the Primary Shopping Area.
43. I consider that the approach embodied in the proposed change would be more consistent with the sequential methodology advocated by national guidance. In my view the change is necessary to bring the policy into line with the guidance set out in PPS4.
44. Policy 11 sets out a hierarchy of centres in the borough. This is consistent with the findings of the Retail and Town Centre Study Update. I have seen no evidence to show that this is not appropriate. The policy also draws attention to the Council's proposals for the Valley Centre in Rawtenstall and this is dealt with in more detail in Policies 12 and AVP4. The Council proposes a number of changes to Policy 12 and its associated text to clarify its proposals for the Valley Centre and to remove the suggestion that it may contain a re-located

bus station [PC49-52]. In my view these provisions strike a proper balance appropriate to a CS between encouraging redevelopment of this site for mixed use whilst retaining sufficient flexibility to allow the proposed Masterplan/SPD exercise to develop viable alternatives. I agree that these changes should be made.

45. The changes proposed by the Council to Figures 18 and 19 [PC47 and PC48] correct some omissions regarding the secondary shopping frontages, provide more detail on edge-of-centre supermarkets and show the market sites in Rawtenstall and Bacup. I consider that the changes are necessary to ensure that the CS is justified by the evidence base. The Council's Proposals Map will need to be amended to take account of these changes.
46. The Council proposes a change to Policy13 which clarifies its approach to proposals which would involve the loss of 'corner shops' [PC54]. I agree that the change should be made in order that the DPD should be effective.

Issue 7 - Does the Council's approach to renewable and low carbon power proposals and to general development proposals set out in Policies 19 and 20 properly reflect their likely effects and the likely mitigation measures which would be appropriate?

47. I consider that, in the Submission version of Policy 19, there were a number of mixed messages. This was largely due to the way in which the policy sought to deal with both the mitigation of the climate change impacts of new development and proposals for low and zero carbon sources of energy.
48. The Council has proposed substantial changes to Policy 19 [PC63]. These divide the policy into 2 parts and makes clear which provisions relate to proposals for low and zero carbon sources of energy and which apply to other developments. The changes to the policy also provide more flexibility in the type of climate change mitigation measures which could be employed. I agree with the Council that the changes should be made in order to make the CS effective.
49. Proposed changes to the text accompanying Policy 19 recognise the benefits of proposals for low and zero carbon sources of energy with regard to national energy security and also make clear how the pragmatic generation capacities for different technologies have been derived [PC64 and PC65].
50. The Council proposes changes to Policy 20 [PC67] which clarify the way in which community benefits and climate change benefits could be employed to outweigh any residual harm arising from wind energy proposals. The changes would bring the policy into line with national guidance and I agree that they should be made.
51. Proposed changes [PC68] to the text accompanying Policy 20 draw attention to the part of the evidence base which examined the effect of wind energy generation proposals on the landscape and summarises the findings. They also remove the reference to national targets which may have implied that further proposals could be acceptable. A change is proposed to paragraph 285 to clarify the way in which the policy would be applied [PC69]. I agree that these changes should be made to clarify the Council's position and to ensure that the plan provisions are justified by the evidence base.

52. In addition the Council has proposed further minor changes [PAMC53] to the text accompanying Policy 20 which ensure that any implication that the evidence base imposed a hard and fast ceiling to the amount of additional wind-generated energy which could be accommodated in the borough is removed. The revised text makes clear that, whilst future proposals are likely to have significant effects on landscape character, they would be treated on a site specific basis. I do not consider that these changes go to the soundness of the DPD but I agree that they provide useful clarification and endorse their inclusion.

Issue 8 - Is the Council's approach to the Rossendale Hospital site in accordance with national guidance set out in PPG2 and is the approach to retention of parts of the existing building and to mixed use development realistic?

53. The former Rossendale Hospital is located on a large, partially wooded site to the east of Rawtenstall. The main buildings form a dense group centred round the original Victorian workhouse which, with its twin ornamental cupolas, is something of a local landmark in the surrounding area. The site is located in the Green Belt but the Council's proposed strategy is to designate it as a Major Developed site in the Green Belt. The site is referred to in Policy 1 and its associated text and in Policy AVP4.
54. The Council has proposed a number of changes to Policy 1 and its associated text and to Policy AVP4 to bring its proposals into line with the terminology employed in PPG2 [PC14, PC17, PC5]. I agree that these changes should be made to ensure that the DPD is compatible with national guidance. Should the emerging *National Planning Policy Framework* eventually introduce different criteria against which this type of proposal in the Green Belt should be judged, the Council would need to take that up-dated guidance into account.
55. The Council has also proposed changes to Policy AVP4 to make clear that, whilst the Council's preference is for mixed-use redevelopment of the site, single-use alternatives will be considered if mixed-use redevelopment is not viable [PC5]. Other proposed changes clarify the Council's requirements with regard to a Development/Design Brief [PC17]. I agree that the changes should be made in order to provide a proper degree of flexibility over the future use of the site and to accommodate the possibility that development proposals may come forward in the near future.
56. The main workhouse building has been considered for Listing as a building of special architectural or historic interest. However, English Heritage considers that the building does not merit designation in the national context although it recognises that building has an impressive façade and that it has clear interest in the local context. A proposed change to the text in paragraph 164 of the CS [PC17] requires that the local significance of the workhouse building should be assessed and recognised in proposals for redevelopment. I consider that reference to 'local significance' is justified. As I have noted above, the building is something of a local landmark, as English Heritage mention it has an impressive façade and its history is clearly important to those who live in the area. Whilst I accept that the building does not meet the criteria for Listing, I am satisfied that it has importance in the local area and the text only requires that its 'local significance' should be assessed and recognised. It does not

attribute any particular measure of 'local significance' to the building at this stage. In these circumstances I take the view that the terminology employed by the Council is sound.

Issue 9 – Is the Council's approach to environmental assets, landscape, tourism, social infrastructure and heritage assets in line with national guidance and is it appropriate to the circumstances of the borough?

57. The CS has been subject to a Habitat Regulations Assessment which found that the plan provisions would have no significant adverse effects on any sites of international importance to environmental conservation or protection. In the light of the changes to the CS which the Council proposes, this assessment has been updated and, again, it has been concluded that there would be no significant adverse effects.
58. The Council proposes a change to Figure 24 to ensure comprehensiveness [PC61]. In addition it proposes a number of minor changes to various policies and text to provide a comprehensive picture of environmental assets in the borough and their status and to bring the terminology employed generally into line with guidance. While these changes do not necessarily have a bearing on the overall soundness of the CS, I agree that they should be made. I note that some representors' concerns regarding terminology, consistency of approach and comprehensiveness remain. However, I do not consider that shortcomings in this regard have any substantial bearing on the overall soundness of the CS.
59. A number of minor changes are also proposed which clarify various points regarding landscape issues and which bring the terminology employed into line with guidance. None of these have a bearing on the soundness of the CS but, in the interests of clarity and comprehensiveness I agree that they should be made. Similar minor changes are proposed which reinforce the Council's approach to the built heritage of the area.
60. With regard to tourism, I accept that the borough has a number of assets. Whilst some may consider that the CS places undue emphasis on the area's 'Adrenaline Gateway' activities, I am satisfied that this is not unduly at the expense of other activities. A number of minor changes are proposed which set out other facilities. None of these changes have a bearing on the soundness of the CS but, in the interests of clarity and comprehensiveness, I agree that they should be made. A change is proposed to Policy 7: Social Infrastructure to clarify its application [PC39]. I agree that the change should be made in the interests of effectiveness.
61. In overall terms I am satisfied that the CS sets out a proper and measured approach to environmental assets, landscape, tourism, social infrastructure and heritage assets. It contains specific policies which set out the necessary provisions for protection, conservation and enhancement but it also refers to these issues in other policies where it is appropriate. In my view the provisions are effective, justified and in-line with national guidance.

Issue 10 - Is the Council's approach to monitoring and implementation sufficiently robust to ensure delivery of the plan provisions?

62. The Submission version of the CS embodies a confused and weak approach to monitoring and delivery of the plan provisions. In my view the Council's

approach would not be sufficiently robust to ensure delivery of the plan provisions or to enable a flexible response to be made to non-delivery of the plan provisions. It would not be effective in this regard.

63. However, the Council proposes a number of changes which provide a means by which the delivery of the provisions of each policy can be monitored and measured [PC2-4, PC6, PC10, PC12, PC19, PC26, PC32, PC35, PC37, PC38, PC40-42, PC44, PC46, PC53, PC55, PC57-60, PC62, PC66, PC70-73]. Measurable 'triggers' are identified which will provide the impetus to examine the causes of delivery failure in good time and to establish the remedial measures which can be brought into play to bring delivery back 'on track'. In some cases the contingency measures which would be employed to remedy a significant failure of delivery are not specified. However, until such time as the Council has had the opportunity to establish the reasons why such failures have occurred, it would be unwise to specify solutions. In these circumstances I agree with the Council that a contingency which would enable it to examine the causes behind shortfalls in delivery and then decide on the most appropriate course of remedial action would be the most effective approach.

Legal Requirements

64. My examination of the compliance of the Core Strategy with the legal requirements is summarised in the table below. I conclude that the Core Strategy meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Council's latest LDS was formally adopted in March 2010. The Core Strategy is identified within the LDS which sets out an expected adoption date of July 2011. The Core Strategy's content and timing are generally compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The Council has confirmed that community involvement in the preparation of the CS was undertaken in accordance with the Regulations in the period before the SCI was adopted. The SCI was adopted in 2010 and consultation since that time, including the consultation on the Post-Submission Proposed Changes (PC) and the Post-Submission Minor Changes (PMC), has been compliant with the requirements therein. I am satisfied that the Post-Submission Additional Minor Changes (PAMC) deal with relatively minor issues and that no further re-consultation is required.
Sustainability Appraisal (SA)	SA has been carried out on the Publication document and has been reviewed in the light of the Post-Submission Changes which are proposed by the Council. I am satisfied that it is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (September 2010) on the Publication version of the

	CS sets out why AA is not necessary. The Report has been updated in the light of the Council's Post-Submission Changes. No significant impacts were identified.
National Policy	The Core Strategy complies with national policy except where indicated in my Report but appropriate changes are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
2004 Act and Regulations (as amended)	The Core Strategy complies with the Act and the Regulations.
Regional Strategy (RS)	The Core Strategy is in general conformity with the RS.

Overall Conclusion and Recommendation

65. I conclude that with the changes proposed by the Council, set out in Appendix A (PC changes as amended by the PAMC changes), the Rossendale Borough Council Core Strategy DPD satisfies the requirements of s20(5) of the 2004 Act and meets the criteria for soundness in PPS12. Therefore I recommend that the plan be changed accordingly. For the avoidance of doubt, I endorse the Council's proposed minor changes (PMC and PAMC changes), set out in Appendix B.

Roland Punshon

Inspector

This report is accompanied by:

Appendix A (separate document) Council Changes that go to soundness

Appendix B (separate document) Council's Minor Changes and Additional Minor Changes

Appendix C (separate document) Council's Changes to Maps and Diagrams

Appendix D (separate document) Changes proposed by the Council to provide Monitoring and Implementation Tables

Appendix A – Changes proposed by the Council that the Inspector considers are needed to make the plan sound

Appendix A: Proposed Changes (PC)

No.	Policy	Page	Para/ Bullet	Proposed change
PC1	AVP1	38	Environmental Protection and Development - First Bullet point	Delete final sentence.
PC2	AVP1	41	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table AVP1 in Appendix D.
PC3	AVP2	45	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table AVP2 in Appendix D.
PC4	AVP3	49	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table AVP3 in Appendix D.
PC5	AVP4	50	Housing and Employment Land heading: fourth bullet point	Delete text under fourth bullet point and replace by: 'The former Rossendale Hospital Site is designated as a Major Developed Site Green Belt. It is the Council's preference that it be developed for mixed-use purposes, which may include a mix of market and supported housing, live-work units or offices. However single uses will be supported where it is proven to the Council's satisfaction that opportunities for mixed-use development have been explored and are not viable.'
PC6	AVP4	53	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table AVP4 in Appendix D.
PC7	AVP5	54	Paragraph 135	Delete ', retention of existing Green Belt boundaries' from third sentence.
PC8	AVP5	54	Environmental Protection heading: first bullet point	Delete first bullet point and associated text.
PC9	AVP5 Figure 13: Southwest Rossendale Area Vision Map	56		Make corrections to the diagram as shown on the copy of the diagram included as Appendix C(PC9)
PC10	AVP5	57	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table AVP5 in Appendix D.
PC11	AVP6 Figure 14: Haslingden and Rising Bridge Area Vision Map	60		Make corrections to the diagram as shown on the copy of the diagram included as Appendix C(PC11)
PC12	AVP6	61	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table AVP6 in Appendix D.

Appendix A: Proposed Changes (PC)

PC13	1	65		After 'approach' in first sentence insert: "for all types of development".
PC14	1	65	Green Belts & Countryside heading: first bullet point	Delete 'on' between 'site,' and 'Haslingden' in first line and replace by 'off'. Delete 'defined' between 'is' and 'as' in first line and replace by 'designated'. Delete 'The existing building footprint' in the second and third lines and replace by 'The footprint of existing buildings'.
PC 15	1	65	Green Belts & Countryside heading	Delete second paragraph beginning 'Should a review ...' and the associated bullet points and replace by: 'A review of the existing Green Belt boundaries (Local Plan Saved Policy DS3) in the areas shown on Figure (<i>number to be determined</i>) will be undertaken as part of the Site Allocations DPD. The review will be limited to small scale changes and cartographic corrections that do not adversely impact on the purposes of including land in the Green Belt. The review will be based on a consistent process that reflects current national guidance. Any changes to the Green Belt would only be made in exceptional circumstances and would take into account each of the following criteria: <ul style="list-style-type: none"> • Effect on openness • The overall integrity of the Green Belt • Checking the unrestricted sprawl of large built-up areas and other settlements • The significance of local and longer distance views into and out of the site • Preventing neighbouring towns and villages merging into one another • The maintenance of an appreciable open zone around and between built-up areas • The safeguarding of the countryside from encroachment • To preserve the setting and special character of historic towns and settlements • Whether it assists urban regeneration by encouraging the recycling of derelict and other urban land • Where small scale selective rounding off of Green Belt boundaries would promote sustainable development opportunities.'
PC16		66	161	Delete text and replace by: Development in other settlements is expected to be primarily focused in Whitworth. Other areas such as Stacksteads, Waterfoot, Helmshore and Edenfield will play a supporting role. Improvements and increases to existing housing, employment, retail and service provision will be supported at an appropriate scale as identified in other policies in this document. In smaller settlements such as Goodshaw, Loveclough, Irwell Vale, Water and Weir the level of development should primarily support and relate to local needs.

Appendix A: Proposed Changes (PC)

PC17		66	164	<p>Delete paragraph 164 and replace by:</p> <p>'Substantial parts of the Borough, particularly in the south west and around Whitworth, were designated as Green Belt in the North East Lancashire Structure Plan adopted in November 1979. Detailed boundaries were established in the 1982 Local Plan with only minor changes made as part of the 1995 Rossendale District Local Plan. The main purposes originally identified in the Structure Plan for including land in the Green Belt were to protect settlements from coalescing, manage urban sprawl and create recreational opportunities. These purposes have not changed while pressures for development, especially in attractive areas such as South West Rossendale remain high. The landscape setting of settlements set in steep sided valleys is an essential element of the Borough's character. PPG2 also identifies the Green Belt's role to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Rossendale has a significant supply of previously developed land.</p> <p>Existing Green Belt boundaries will subject to a limited Review in the areas defined on Figure (<i>number and page number to be determined</i>). The areas identified are those where the Council considers that one or more of the following applies a) Minor cartographic changes are required, e.g. Stacksteads b) Existing settlement inset boundaries may be excessively tight, e.g. Edenfield and Whitworth c) small scale changes would support sustainable patterns of development, e.g. Rawtenstall and Rising Bridge.</p> <p>The Review of Green Belt boundaries will be undertaken as part of the Site Allocations DPD. It will consider small scale local boundary amendments where this would not adversely affect the openness of the Green Belt, increase urban sprawl and affect recreational opportunities. All sites to be considered would be appraised using a detailed methodology based around the 5 purposes of including land in the Green Belt. Minor boundary amendments that would assist in the assembly of development sites that are sustainable and would not impact the purposes of including land within the Green Belt will be considered. All changes will be exceptional and will not impact on the general extent of the Green Belt.</p> <p>The former Rossendale Hospital site is designated as a Major Developed Site in the Green Belt. This reflects the potential for redevelopment and the importance of ensuring the longer term environmental improvement of the site. The local significance of the original Victorian Workhouse building should be assessed and recognised in proposals for redevelopment. Development should be based on the existing building footprint reflecting guidance in Planning Policy Guidance Note 2 (PPG2) "Green Belts". Development of the site as a whole should be guided by production of a Development/ Design Brief or Masterplan either prior to submission of an application or as part of a planning application.'</p>
------	--	----	-----	--

Appendix A: Proposed Changes (PC)

PC18	1	66		Insert illustrative map as shown in Appendix C(PC18) as Figure (<i>number to be determined</i>) to show general areas where Green Belt Review will be undertaken.
PC19	1	67	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 1' in Appendix D.
PC20	2	67	Part 2	Delete text and replace by: 'Allocating Greenfield and previously-developed land to meet the requirements for the period 2011-2026 to meet identified type, size and tenure needs including indicative phasing where appropriate.'
PC21	2	67	Part 7	Delete text and replace by: 'Prioritising the development of previously developed land. However, development of un-allocated greenfield land will be permitted where: i. It is for 100% affordable and/or supported housing schemes; or ii. It forms a minor part (up to 15% of the overall site size) of a larger mixed use scheme or a major housing proposal (10+ dwellings) on previously developed land; or iii. It delivers a significant social, economic, or environmental benefit; or iv. The application is for a barn conversion and it can be demonstrated that the site has been marketed for economic uses for 12 months, to the satisfaction of the Council, and is not viable for these purposes.'
PC22		68	171-183	Delete text and replace by: 'Planning Policy Statement 12: Local Spatial Planning requires that Core Strategies should provide a policy basis for at least 15 years from the date of adoption. The Regional Spatial Strategy for the North West (RSS) sets out the housing requirement which should be met by the Council. Whilst the government has made clear its intention to abolish RSSs, until this happens, the Council has a duty to prepare a Core Strategy which is in general conformity with the RSS. The Council is satisfied that this requirement has been satisfied. The Strategic Housing Market Assessment which informed the RSS was prepared in accordance with DCLG guidance and was based on 2004 data. The study accepted that it did not necessarily provide the level of detail needed at a local level to inform local planning and housing policies and advised that it should be read alongside more local assessments. Although it was not adopted until 2008, the RSS sets targets for the period 2003-2021. The annual requirement for Rossendale identified in the RSS is 222 dwellings a year. The Council supported the original Option 1 figures during the preparation of the RSS which was justified by the evidence base, including population forecasting and housing market growth, etc. The Council's own SHMA which was used to inform the Core Strategy was prepared in 2008. Whilst this concluded that the annual housing requirement was higher than that set out in the RSS it also pointed out that, for a variety

Appendix A: Proposed Changes (PC)

			<p>of reasons, this was not necessarily a compelling argument for changing the requirement. In these circumstances the Council has decided that the RSS annual target is realistic and that it should be retained. The Council has extrapolated the annual requirement set by the RSS forward to 2026, giving a minimum requirement over the whole of the plan period of 3330.</p> <p>Historically housing completion rates have only occasionally exceeded 222. The reasons for this are likely to be diverse. However, since the beginning of the RSS plan period in 2003, housing provision was constrained by Policy 12 of the (former) Joint Lancashire Structure Plan which set maximum annual housing provision targets of 220 between 2001 and 2006 and 80 during 2006 and 2016. In the years 2003/4 to 2005/6 housing completions averaged about 220 a year. However, during 2006 and 2008 the degree of housing restraint imposed by the Structure Plan meant that completions fell well below the target levels subsequently set by the RSS. This should not be treated as a shortfall against targets. The purpose of the Structure Plan's restraint policy was not to prevent requirements from being met but rather to divert the housing provision to areas where regeneration would deliver greater benefits. In these circumstances, assuming that the Structure Plan policy was operating successfully, whilst the requirement for additional housing in Rossendale was not being met in Rossendale, it should have been met elsewhere. There should therefore be no actual shortfall against the housing requirement during that period of restraint.</p> <p>The housing restraint strategy imposed by Structure Plan Policy 12 was removed in 2008 when the RSS was adopted. However, since that time the onset of the economic recession has held back housing provision. At 1st April 2011 the degree of underprovision which had arisen since removal of the housing restraint policy was 365. This shortfall against targets represents an unsatisfied requirement for housing by Rossendale's population which has built up before 2011. Even though the Core Strategy's plan period does not commence until 2011, this historic unsatisfied requirement should be recognised and accommodated in the Core Strategy. The Core Strategy therefore makes provision for a minimum housing requirement of 3700 dwellings. It may take some years for the economy to emerge from recession and during this period the shortfall against targets is likely to grow larger. This too will need to be accommodated.</p> <p>Historic records of housing completions tend to indicate that the RSS's annual requirement of 222 dwellings may be difficult to maintain consistently over the plan period. However, more recent evidence indicates that, prior to the onset of the recession, it was necessary to refuse planning permission for substantial numbers of dwellings because of the housing restraint strategy which was in place. Although it is likely that not all of these proposed developments would have translated into built</p>
--	--	--	---

Appendix A: Proposed Changes (PC)

				<p>development, it is possible that house building rates would have been higher if restraints had not been in place. Whilst meeting annual targets for housing provision of more than 222 will be challenging, they would not necessarily be unachievable.</p> <p>Realistically, addressing the shortfall against targets which has arisen since 2008 cannot take place whilst the building industry is emerging from recession. This is unlikely to be before 2013/14. Until that time the shortfall against targets is likely to grow; albeit at a slower rate and it will be necessary to plan to satisfy any growing shortfall against targets. The strategy should seek to plan for increased provision to both satisfy and take advantage of the demand which has built-up as soon as possible. Accelerated rates of housing provision should be planned for the 5 year period commencing in 2013 to bring the provision trajectory back into alignment.</p> <p>It will be necessary to continue to monitor housing completions through the Annual Monitoring Report and updates to the SHLAA and to respond flexibly to deviations from this trajectory as set out in the Implementation Strategy (Triggers and Contingencies). Land, both greenfield and brownfield, to satisfy the housing requirement will be allocated in the Site Allocations DPD. However, until that DPD is prepared it will be important that the Council ensures that adequate and suitable sites are made available to ensure that sufficient land is readily available for development. This will require a pragmatic approach to development proposals which come forward ahead of the completion of the Site Allocations DPD.</p> <p>The Council will need to carefully monitor proportions of development being undertaken on greenfield and brownfield land to ensure that the accelerated rate of development does not compromise its ambitions with regard to regeneration of previously-developed sites. Significant variations from the Council's targets may require contingency measures to be put into place.'</p>
PC23	Figure 15: Housing Trajectory	69		Delete Figure 15 and replace with the diagram included as Appendix C(PC23)
PC24	Figure 16: Previously- Developed Land Trajectory	69		Delete Figure 16 and replace with the diagram included as Appendix C(PC24)
PC25		69	186	Delete text and replace by: 'Rossendale has a large amount of previously-developed land and buildings requiring regeneration and redevelopment which is reflected in the target set in the Regional Spatial Strategy for the North West. Although Regional Spatial Strategies are to be

Appendix A: Proposed Changes (PC)

				abolished by the Localism Bill and the 2011 Budget Statement sets out the Government's intention to remove nationally imposed targets for previously-developed land, it is the Council's view that vacant and derelict land and buildings are important local issues and as such will maintain the commitment to deliver 65% of all new housing on previously-developed land. In order to achieve this target, it has been necessary to assess the amount of brownfield land available across the Borough'
PC26	2	70	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 2' in Appendix D.
PC27	3	71		In first line insert 'of 3700 dwellings' between 'requirement' and 'within'.
PC28	3	71	Part 1	Insert '(Hareholme, Longholme and Cribden wards)' between 'area' and 'equating'.
PC29	3	71	Part 2	Delete text and replace by: 'Smaller but significant numbers of additional houses will be built in the towns of Bacup, Haslingden and Whitworth equating to approximately half of the overall housing requirement. Sites will be allocated in Bacup, Haslingden and Whitworth to provide an even spread of development.'
PC30	3	71	Parts 4 and 5	Delete text in Parts 4 and 5 and replace with new Part 4: 'Minimal numbers of additional houses will be built in other smaller and more isolated to meet identified local needs and help to create sustainable communities, reflecting their relative size and function and their limited capacity to accommodate growth.'
PC31	Figure 17: Proposed Residential Distribution	72		Delete Figure 17 and replace with the diagram included as Appendix C(PC31)
PC32	3	73	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 3' in Appendix D.
PC33	4	74	Part 2c	Delete text and replace by: 'Unless otherwise agreed with the Council, a relaxation of the above requirements will only be considered if it is demonstrated that this would result in the development being financially unviable based on the findings of an economic viability assessment submitted to and approved by the Council. Where the Council is not in agreement with the findings of the assessment an independent auditor will be appointed at the cost of the applicant, to undertake a site-specific economic viability assessment to ensure that full affordability potential is reached.'
PC34	4	74		Insert new paragraph after paragraph 195 as follows: 'Where an area of land is developed in a consistently piecemeal manner under the required levels of affordable housing, the Council will investigate whether to apply

Appendix A: Proposed Changes (PC)

				affordable housing contributions across the wider site area, particularly where the same developer(s), company(s) and/or landowner(s) are involved.'
PC35	4	75	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 4' in Appendix D.
PC36	5	76	Paragraph 208	Delete text and replace by: 'Site selection should take into account latest national guidance. The Council will also expect all applicants to demonstrate that they have considered the criteria set out in the policy. The site should, wherever possible, be large enough to accommodate not only living accommodation but also storage areas for any business related activities. Many Gypsy families contain children and access to services is important and encourages better integration with the settled community. The location of pitches should therefore be close to (within 30 minutes travel) of at least two of the following: shops, primary school, community facilities, GP. Road access should be capable of accommodating vans or rigid axle lorries. The site should be located within 800 metres of a bus route.'
PC37	5	76	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 5' in Appendix D.
PC38	6	78	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 6' in Appendix D.
PC39	7	78		Delete lines 1-4 and replace by: 'It is proposed that social infrastructure improvements and new provisions will be encouraged at suitable locations within the Borough: The loss of social infrastructure / cultural facilities such as pubs, post offices, theatres, community halls, youth centres, parks and open space that require a change of use application will be resisted, particularly in local centres and small settlements. All the following factors will be considered when assessing applications:' Insert fifth bullet point with the following text: 'Significance of loss on the local community.'
PC40	7	79	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 7' in Appendix D.
PC41	8	81	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 8' in Appendix D.
PC42	9	83	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 9' in Appendix D.
PC43	10	84		Delete paragraph 6 and (a) – (e) and replace by: 'The loss of existing employment sites and buildings to non employment generating

Appendix A: Proposed Changes (PC)

				<p>uses will only be supported where:</p> <p>(a) re-development for employment uses has been adequately demonstrated to the satisfaction of the Council to be economically unviable and the site is unlikely to be used for existing or future employment purposes, or</p> <p>(b) the access to the site is poor and cannot be adequately improved, or</p> <p>(c) the current, or any alternative employment, use has a significant adverse impact on the neighbouring land uses, or</p> <p>(d) the site and/or buildings are significant heritage assets and their re-use or development is the most appropriate means to secure and maintain an acceptable and viable use that is consistent with their conservation, and in all cases</p> <p>(e) the site has been marketed for 12 months, or less in exceptional circumstances, using a methodology agreed by the Council, and</p> <p>(f) the development will have no unacceptable adverse impacts on surrounding land uses.'</p>
PC44	10	85	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 10' in Appendix D.
PC45	11	86		<p>Delete seventh paragraph and replace by:</p> <p>'Proposals for new convenience retail floorspace of greater than 200m² will be resisted outside of the defined Primary Shopping Area boundaries unless:</p> <ul style="list-style-type: none"> • under the sequential test a more appropriate site cannot be identified, or • it forms part of a wider Council endorsed regeneration scheme initiative, and the proposal will improve consumer choice and diversify employment opportunities, or other agreed benefits, and • it can be demonstrated to the Council's satisfaction that it will not have an unacceptable adverse impact on the vitality and viability of other centres.
PC46	11	87	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 11' in Appendix D.
PC47	Figure 18: Rawtenstall Town Centre Boundary	88		Delete Figure 18 and replace with the diagram included as Appendix C(PC47)
PC48	Figure 19: Bacup District Centre Boundary	89		Delete Figure 19 and replace with the diagram included as Appendix C(PC48)
PC49	12	93	First bullet point	Delete text and replace by:

Appendix A: Proposed Changes (PC)

				'A focal point for retailers with other supporting uses appropriate to a town centre'.
PC50	12	93	Second bullet point	Delete second bullet point and text.
PC51	12	93		Delete last sentence and replace by: 'All designs should take into account public transport access, parking provision and public open space provision.'
PC52		93	244	Delete text and replace by: 'It is envisaged that the redeveloped Valley Centre will incorporate a range of uses including retail, a public space and car parking with potential for other uses subject to viability. The re-development of the bus station (see Policy 8) as a separate project will enhance the southern gateway to the site.'
PC53	12		Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 12' in Appendix D.
PC54	13	94		Delete last sentence of third paragraph beginning 'Where the Council considers ...' and replace by: 'Where the Council considers the loss of the retail facility may have negative impacts for the local community, it will be necessary to provide additional information and market the building for a period of at least 12 months, or less in exceptional circumstances, using a methodology agreed by the Council.'
PC55	13	95	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 13' in Appendix D.
PC56	14	95		Insert ', including its heritage assets,' between 'Valley' and 'giving particular' in the second sentence of the first paragraph.
PC57	14	97	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 14' in Appendix D.
PC58	15	98	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 15' in Appendix D.
PC59	16	100	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 16' in Appendix D.
PC60	17	102	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 17' in Appendix D.
PC61	Figure 24: Rossendale Environmental Assets Map	103		Delete Figure 24 and replace with the diagram included as Appendix (PC61)
PC62	18	105	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 18' in Appendix D.
PC63	19	106		Delete Policy 19 and replace by:

Appendix A: Proposed Changes (PC)

				<p>‘Policy 19: Climate Change and Low and Zero Carbon Sources of Energy Section One: Renewable and Low Carbon Power Generation Proposals Renewable and low carbon power (all types) and heating will meet at least 25% of the energy needs of the Borough by 2026. Renewable energy generation capacities for the period up to 2026 are set out in tables within the supporting text.</p> <p>All types of renewable and low carbon energy generation proposals (e.g. solar photovoltaic, hydro electric, biomass, solar thermal, ground source heat, etc) will be given positive consideration provided that they can demonstrate that:</p> <ul style="list-style-type: none">a) They do not have a significant visual, noise, odour or other impact on local residents and sensitive users.b) They do not adversely impact key land resources, areas of ecological, geological or geomorphological value, cultural heritage or biodiversity assets.c) They do not have a significant impact (either alone or cumulatively) on the character and value of the natural or urban landscape.d) Their contribution to carbon emissions reduction and other community benefits outweigh other considerations. <p>Proposals for wind energy developments will also be assessed against Policy 20.</p> <p>Section Two: All Other Developments The Council will promote mitigation of climate change by:</p> <ul style="list-style-type: none">1. Locating new development in sustainable, accessible locations which minimise the need for travel and length of journeys, in line with Policy 1.2. Requiring that new developments adopt energy-efficient, water-efficient and low carbon designs and layouts which meet or exceed the most up to date relevant national and regional standards. The Council will also maximise opportunities for increasing energy efficiency in existing buildings.3. Requiring that natural passive heating and cooling systems are incorporated into new developments where appropriate.4. Conserving and enhancing the Borough’s peatlands5. Expecting new developments to incorporate climate change benefits (such as tree planting) on site, or where this is not appropriate to make contributions towards mitigating climate change elsewhere through planning obligations.
--	--	--	--	--

Appendix A: Proposed Changes (PC)

				<p>The Council will promote adaptation to climate change by the following measures:</p> <p>6. Securing planning obligations for energy infrastructure and climate change adaptation measures.</p> <p>7. New development should not be located in areas considered to be at a high risk of flooding in accordance with the Rossendale Borough Council SFRA. Where development cannot be accommodated in areas of low flood risk and this is demonstrated to the Council, it will only be acceptable where appropriate mitigation is undertaken and demonstrated that the development is not at an unacceptable risk of flooding and will not increase flood risk elsewhere.</p> <p>8. Expecting new developments to implement Sustainable Drainage Systems (SuDS) - such as incorporating permeable paving, swales, soakaways and conserving floodplains where appropriate, and minimise the use of impermeable surfacing in order to slow down the passage of rainwater into waterways and contribute to flood prevention.</p> <p>9. Requiring that new developments incorporate water saving and recycling measures where possible to minimise water usage.'</p>
PC64		106	Paragraph 271	In the third sentence insert '(with associated benefits for national energy security)' after 'wider distribution'.
PC65		107	Paragraph 276	In first sentence insert '(Maslen, 2010)' after 'sub-regional study'. After the second sentence insert: 'Pragmatic capacities are the realistic amounts of power generation that can be expected from the different technologies once constraints (such as landscape character impacts in the case of commercial wind energy) and load factors (the assumption that technologies will not convert 100% of the renewable resource into useable energy – e.g. for commercial wind the load factor used is 0.27) have been taken into account.'
PC66	19	107	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 19' in Appendix D.
PC67	20	108		In second bullet point in paragraph 1 insert 'shadow' between 'or' and 'flicker'. Delete text under fifth bullet point in paragraph 1 and replace by: 'Impacts on the historic environment have been minimised, and the residual impacts, in particular the harm to the significance of heritage assets, are outweighed by the climate change benefits of the specific proposed development.' Delete text under seventh bullet point in paragraph 1 and replace by: 'Community benefits, including contributions to energy efficiency measures (which may include contributions to energy efficiency measures), would outweigh any residual harm, including to heritage assets.'

Appendix A: Proposed Changes (PC)

				NB See also PAMC**52
PC68		109	Paragraphs 277 and 278	<p>NB: See also PAMC53</p> <p>Delete text and replace by: 'Rossendale is an attractive area for wind energy developers as it has a significant wind resource. Scout Moor is the largest onshore wind farm in England. The UK Renewable Energy Strategy (July 2009) sets out how the Government aims to source 15% of energy production from renewable sources by 2020 with wind anticipated to meet two thirds of this figure. The National Policy Statement on Energy (EN1) (July 2011) assumes an even more ambitious target of 30%. The Renewable and Low Carbon Energy Study (Maslen 2010) identifies wind as the most easily captured renewable energy resource in Rossendale with a potential (landscape impact-limited) generation output of 20.1MW. This is based on a load factor of 0.27 as turbines do not always operate at maximum potential capacity. The study derived the figure of 20.1MW from the landscape capacity assessments in the Julie Martin Associates (2010) study. Beyond the 20.1MW of commercial wind energy generation, the study identifies that effects on landscape character are likely to be significant.'</p>
PC69		109	Paragraph 285	In third sentence delete 'to be considered as a material consideration'.
PC70	20	110	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 20' in Appendix D.
PC71	21	111	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 21' in Appendix D.
PC72	22	113	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 22' in Appendix D.
PC73	23	115	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 23' in Appendix D.
PC74	Figure ** (number to be determined): Areas for Green Belt Review	137		Insert diagram entitled 'Figure XX: Areas for Green Belt Review' in Appendix C(PC18).
PC75	24	117	Monitoring and Implementation	Delete table entitled 'Strategic Objectives Met:' and replace by Table 'Policy 24' in Appendix D.

Appendix B – Minor changes proposed by the Council

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

No.	Policy	Page	Para/ Bullet	Proposed change
PMC1		18	54	Delete first sentence and replace by: 'Rossendale contains some priority habitats listed on the UK Biodiversity Action Plan with the predominant habitats in the Borough being blanket bog with areas of upland Heath, upland oak woodland, wet woodland and upland springs and flushes.'
PMC2	Figure 8: Road Network	25		Make corrections to the diagram as shown on the copy of the diagram included as Appendix C(PMC2) NB: see also PAMC4
PMC3	Key Issues Table	27	Environment heading: fourth bullet point	Delete text and replace by: 'Ensuring that the character and quality of the Borough's landscapes are conserved and enhanced.' After fourth bullet point insert additional bullet point with the following text: 'Conservation and enhancement of the Borough's geological assets, geodiversity and Regionally Important Geological and Geomorphological Sites (RIGS).'
PMC4	Key Diagram	31B		Make corrections to the diagram as shown on the copy of the diagram included as Appendix C(PMC4) NB: See also PAMC6
PMC5		31		Insert suitable photograph
PMC6	Transformational Projects Table	32	The Adrenaline Gateway	In first line of the entry in the second column insert 'suitable' between 'of' and 'locations'.
PMC7	Transformational Projects Table	32	Manchester to Rawtenstall Commuter Rail Link	In the entry in the second column delete 'Greater Manchester Public Transport Executive' and replace by 'Transport for Greater Manchester (TIGM), Lancashire County Council'.
PMC8	AVP1	38		In final sentence insert '/Neighbourhood Plan' between 'Masterplan' and 'will'.
PMC9	AVP1 Figure 9: Whitworth, Facit and Shawforth Area Vision Map	40		Make corrections to the diagram as shown on the copy of the diagram included as Appendix C(PMC9) NB: See also PAMC11
PMC10	AVP2	42	Access heading: first bullet point	At end of text insert: 'Cycle links between Lee Quarry and Bacup Town Centre will also be developed to encourage cyclists to visit the town centre.'
PMC11	AVP2	42		In final sentence insert '/Neighbourhood Plan' between 'Masterplan' and 'will'.
PMC12	AVP2 Figure 10:	44		Make corrections to the diagram as shown on the copy of the diagram included as Appendix

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

	Bacup, Stacksteads, Britannia and Weir Area Vision Map			C(PMC12)
PMC13	AVP3	46	Access to the Countryside heading	Insert the following additional bullets points: <ul style="list-style-type: none"> • Develop old railway as a walking and cycle route • Link bridleways and mountain bike routes with Waterfoot Town Centre.
PMC14	AVP3	46		In final sentence insert '/Neighbourhood Plan' between 'Masterplan' and 'will'. NB: See also PAMC18
PMC15	AVP3 Figure 11: Waterfoot, Cowpe, Lumb and Water Area Vision Map	48		Make corrections to the diagram as shown on the copy of the diagram included as Appendix C(PMC15) NB: See also PAMC19
PMC16	AVP4	50	Accessibility and Community Facilities heading	Add additional bullet point with the following text: 'Improving cycle access to Rawtenstall Town Centre and Railway Station.'
PMC17	AVP4	50		In final sentence insert '/Neighbourhood Plan' between 'Masterplan' and 'will'.
PMC18	AVP4 Figure 12: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough Area Vision Map	52		Make corrections to the diagram as shown on the copy of the diagram included as Appendix C(PMC18) NB See also PAMC22
PMC19	AVP5	54	Environmental Protection heading	Insert additional bullet point with the following text: 'Protecting and where possible enhancing the Hodge Clough and Lower Red Lees Pasture Sites of Special Scientific Interest (SSSIs).'
PMC20	AVP5	54	Tourism and Leisure heading: sixth bullet point	Delete text and replace by: 'Other countryside rights of ways, including the completion of the national cycle route from Stubbins to Helmshore.'
PMC21	AVP5	54		In final sentence insert '/Neighbourhood Plan' between 'Masterplan' and 'will'.
PMC22	AVP6	58	Tourism and Leisure	Insert additional bullet point with the following text: 'Completion of the national cycle route from Helmshore to Rising Bridge.'

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

			heading	
PMC23	AVP6	58		In final sentence insert '/Neighbourhood Plan' between 'Masterplan' and 'will'.
PMC24	1	65	Overall Development Approach heading: seventh bullet point	Insert 'geodiversity' between 'countryside,' and 'and biodiversity'.
PMC25	1	65	Overall Development Approach heading	Insert additional bullet point after the fourth bullet point with the following text: 'The need to ensure that mineral resources are not needlessly sterilised by new development.'
PMC26	5	75	Part 3	Delete text and replace by: 'Sites will be located in places that have access to the road network which is acceptable to the Highway Authority, be within reach of schools, shops and other facilities, should have adequate space for business and storage activities on site or nearby and have reasonable access by foot, cycle or public transport.'
PMC27		85	232	Add the following text at the end of the paragraph: 'In assessing the contribution towards allocating the provision needed for B1, B2 and B8 uses, the Council will look at all employment areas and their overall categorisations as set out in the Employment Land Study in order to consider their varying qualities and characteristics and establish their suitability for long term employment uses.'
PMC28	14	95	First bullet point in fourth paragraph	Insert 'character' after 'landscape'.
PMC29		99	Paragraph 260	In second sentence delete 'and evaluation' after 'future appraisal' and replace by: 'prior to being recommended as'. NB Superseded by PAMC46
PMC30	17	100	Part 4	In first sentence insert 'river corridors,' after 'open spaces,'.
PMC31	18	104		In first sentence of first paragraph insert 'and locally' between 'statutory' and 'designated'. In part b) of second paragraph, insert 'in a favourable conservation status' after 'habitats'. In item 1 of third paragraph delete 'assessments in the Julie Martin Associates (2010) study' and replace with 'assessment'. Insert 'relevant and up to date' between 'with' and 'landscape'. Delete text in item 2 of third paragraph and replace by: 'Identify, conserve and enhance biodiversity assets, and avoid any negative effects on identified wildlife corridors, ecological networks and habitats – including on previously developed land.'
PMC32		109	Paragraph 283	In second line delete 'radiation' and replace by 'radar'.

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

PAMC1	Chapter 1 Title page	8		Insert paragraph numbers
PAMC2		14	Paragraph 38	In first sentence delete 'that would result' and replace by 'have resulted'.
PAMC3	Figure 4:Overall Policy Influences	21		In first row delete bold from text
PAMC4	Figure 8: Road Network Map	25		NB: See PMC2 and amended Map in Appendix C(PMC2) Add A682 from Rawtenstall to the M66 as a faster local road
PAMC5		31		Add photograph to blank page
PAMC6	Key Diagram	31B		NB: See PMC4 and amended Map in Appendix C(PMC4) Remove Goodshaw Lane from around Goodshaw/Loveclough Extend Built-up Area notation between Crawshawbooth and Loveclough
PAMC7		32 and 33	Paragraph 95	In Table titles replace capital letters by lower case.
PAMC8	Photograph	33	96	Consider replacement of photograph (see also PAMC36)
PAMC9		36	104	First word, replace 'he' by 'The'.
PAMC10		37		Insert photograph in blank space
PAMC11	Figure 9	40		NB: See PMC9 and amended Map in Appendix C(PMC9) In Key insert 'Local' between 'Healey Dell' and 'Nature Reserve'
PAMC12		41		In Delivery Agency(s) row delete ',' after 'Businesses'.
PAMC13	AVP2	42	Heritage and Sense of Place heading	Add 3 rd bullet point: 'Lee Quarry is designated as a Site of Special Scientific Interest and the Council will seek to ensure the conservation and enhancement of the special features of the SSSI.'
PAMC14	AVP2	42		NB: See also PMC11 In last sentence of policy delete 'Whitworth, Facit and Shawforth' and replace by 'Bacup, Stacksteads, Britannia and Weir'.
PAMC15		43	118	At end of paragraph insert: Lee Quarry is designated as a Site of Special Scientific Interest, noted for its geology. The site is also used as a mountain biking facility, which is an integral part of the Adrenaline Gateway Transformational Project for the Borough. It will be imperative to ensure that the special qualities of the SSSI are not undermined, but are conserved and enhanced through future developments.'
PAMC16		43	119	In second sentence delete ',' after 'Revolution' and insert '. It'
PAMC17	Table	43	In Strengths and	Insert penultimate bullet point: 'Cultural facilities, such as, The Royal Court Theatre'

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

			Opportunities column	Insert 'SSSI' after 'Lee Quarry' in last bullet point.
PAMC18	AVP3	46		NB: See also PMC14 In last sentence of policy delete 'the South West' and replace by 'Waterfoot, Cowpe, Lumb and Water'.
PAMC19	Figure 11: AVP3 Waterfoot, Cowpe, Lumb and Water Area Vision Map	48		NB: See PMC15 and amended Map in Appendix C(PMC15) Remove Coal Pit Lane from the map Amend size of 'The Glen' to reflect the position pertaining on the ground Amend colour of the Pennine Bridleway Add arrowhead alongside 'Stacksteads, Bacup and Whitworth' Amend Local Centre Boundary symbol to show river course through Waterfoot
PAMC20		50		Add paragraph number to second paragraph of text
PAMC21	Table	51	In Strengths and Opportunities column	Add additional bullet point: 'Built heritage in Rawtenstall and Crawshawbooth/Goodshaw'.
PAMC22	Figure 12 AVP4: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough Area	52		NB: See PMC18 and amended Map in Appendix C(PMC18) Change position of text 'Reedsholme' to south of Short Clough Reservoir Change position of large house symbol to south of Short Clough Reservoir Change 'River Limy' notation to 'Limy Water'
PAMC23	Table	55	In Strengths and Opportunities column	NB: See also PC9 In 3 rd bullet point delete 'Ways' and replace by 'Way'
PAMC24	Figure 13 AVP5: Southwest Rossendale Area Vision Map	56		Re-position railway line symbol to maintain position east of Bury Road
PAMC25	AVP6	58	Town Centre heading	Indent all bullet points after 2 nd bullet point. Delete 3 rd bullet point
PAMC26	Figure 14: AVP6 Haslingden and rising Bridge Area Vision Map	60		NB: See PC11 and amended Map in Appendix C(PC11) Re-position arrow to Deardengate to reflect correct position
PAMC27		62	Paragraph	First word, replace 'he' by 'The'.

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

			153	
PAMC28	1	65	Green Belts and Countryside	Second bullet point, delete 'Affect' and replace by 'Effect'
PAMC29		66	168	In 3 rd paragraph delete 'CO ² ' and replace by 'CO ₂ '
PAMC30	2	67	Part 1	NB This change brings Policy 2 into line with the changed text set out in PC22 in Appendix A and is made in the interests of consistency. Delete '3330' and replace by '3700'. Delete '222' and replace by '247'.
PAMC31	Figure 17	72		NB: See PC31 and amended Map in Appendix C(PC31) Extend built-up area notation between Loveclough and Goodshaw
PAMC32		80	Paragraph 221	In 8 th sentence delete 'Greater Manchester Integrated Transport Authority' and replace by 'Transport for Greater Manchester'
PAMC33	Header			Delete 'Chapter 15' and replace by 'Chapter 5'
PAMC34	Table	81		Add 'Transport for Greater Manchester' to list of Delivery Agency(s)
PAMC35	Header	82		Delete 'Chapter 1' and replace by 'Chapter 5'
PAMC36	Photograph	83		Consider replacement of photograph (see also PAMC8)
PAMC37	10	84		NB: See also PC43 In first line of 6 th paragraph insert 'and buildings' after 'employment sites'
PAMC38	11	86		In the first entry in the third paragraph delete 'Key Retail Centre:' and replace by 'Town Centre'. In the sixth paragraph delete "town centre boundary" and replace by 'town and district centre boundaries'. In the eighth entry insert: 'Town Centre' after 'Rawtenstall'; and 'District Centres' after 'Bacup and Haslingden'. Delete text under last bullet point in eighth paragraph and replace by: 'Elsewhere within the Borough – 200m ² '
PAMC39		87	Paragraph 238	After paragraph 238 insert the following text: 'Rossendale's centres should be the focus for new economic growth with main town centre uses developed in these centres. A wide range of services should be offered in the centres including retail, leisure, offices, tourism, arts and cultural facilities as well as special events. The vitality and viability of the towns will suffer if the main town centre uses are not focused within these centres, with the scale of development and services offered reflecting the Retail Hierarchy. Rossendale's Retail and Town Centre Study has noted that there is no global capacity for additional convenience floorspace in the Borough, given the number of superstores operating now in the Rawtenstall area. However, it is considered that the retail offer in Bacup could be improved

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

				with the addition of a new supermarket, and this is supported by the Council. There is some capacity for comparison shopping in Rossendale, taking into account the leakage expenditure going to neighbouring towns and this can be met in the centres, particularly in Rawtenstall, which can accommodate medium to large scale retail and leisure developments. The Borough has a strong representation of independent retailers, which is to be supported and encouraged.'
PAMC40		87	Paragraph 240	Delete text and replace by: 'It has been necessary to amend boundaries from those defined on the 1995 Rossendale District Local Plan to allow the contraction and consolidation of centres. This is to increase the viability and vitality of these centres, taking into account of the high numbers of vacancies within the centres. Vacancy levels are high in all the centres, greatly exceeding the current (2011) national average of 11.4%, and the range of different types of shops has also declined. The boundaries of the Town/District/Local centres and of the Primary Shopping Area have been defined to show the current concentration of land uses and to help the centres' future health by consolidating retail and service uses on a smaller area, allowing peripheral areas to revert to other employment uses or residential, and improving the vitality and viability of the defined centre.'
PAMC41		87	Paragraph 241	In first line delete 'key retail' and replace by 'town'. In eighth line delete 'town'.
PAMC42	Figure 18: Rawtenstall Town Centre Boundary Map	88		NB: See also PC47 and amended Map in Appendix C(PC47) Delete 'Belt Street' street name and replace by 'Ormerod Street'. Insert 'Bury Road' street name. Insert road number on A56
PAMC43	Figure 20	90		Delete 'Belt Street' street name and replace by 'Bell Street'
PAMC44	15	97		In 3 rd paragraph delete '(particularly outside the urban boundary)'
PAMC45	16	99		In last line of Part 7 delete 'Councils..' and replace by 'Council's ..'
PAMC46		99	Paragraph 260	NB: See also PMC29 Delete second sentence and replace by: 'The Council will undertake appraisals of other areas to inform consideration and pursuit of additional Conservation Area designations.'
PAMC47	Figure 23	101		In Key replace 'Cemetaries' by 'Cemeteries' and replace 'Derilict' by 'Derelict'
PAMC48	Figure 24: Rossendale Environmental Assets Map	103		NB: See PC61 and amended Map in Appendix C(PC61) Delete title and replace by: 'Rossendale Ecological and Geological Assets.' Move location adjacent to Policy 18
PAMC49		105	Paragraph 266	In second sentence replace each ';' by ','
PAMC50		107		Add paragraph number to text after paragraph 276

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

PAMC51	Table	107		Add title and Figure number to Table
PAMC52	20	108		<p>NB It is intended that these changes should supplement and where appropriate replace those set out in PC67 of Appendix A.</p> <p>In the first line of the text under the first bullet point of the first paragraph delete 'significant' and replace by 'an unacceptably harmful'.</p> <p>In the text under the second bullet point of the first paragraph delete 'significant' and replace by 'an unacceptably harmful'.</p> <p>In the text under the fifth bullet point of the first paragraph delete 'Impacts' and replace by 'Adverse impacts' and delete 'are' and replace by 'have been'.</p> <p>Delete text under the final bullet point of the first paragraph and replace by: 'Community benefits including contributions to energy efficiency measures outweigh any residual harm.'</p>
PAMC53		109	Paragraphs 277 and 278	<p>In paragraph 277 (as amended by PC68):</p> <p>In 3rd sentence delete 'draft' before 'National' and replace 'November 2009' by 'July 2011'</p> <p>Delete paragraph 278 (as amended by PC68) and replace by:</p> <p>'The study derived the figure of 20.1MW of commercial wind energy generation from the landscape capacity assessments in the Julie Martin Associates (2010) study (see table on page 107). Beyond this figure, the study identifies that effects on landscape character are likely to be significant. This should not however be taken to imply that any development(s) which individually or cumulatively exceed the 20.1MW will be unacceptable; such developments will be assessed on a site specific basis.'</p>
PAMC54	Table	110		Delete 'Infrastructure Planning Commission' from list of Delivery Agency(s) and replace by 'Major Infrastructure Planning Unit'
PAMC55	23	114		In 10 th bullet point re-position comma between 'movement' and 'that'
PAMC56		114		Add paragraph number to paragraph of text after paragraph 299
PAMC57		117		Add paragraph number to paragraph of text after paragraph 305
PAMC58	Chapter 6	118-126		<p>Delete title of Chapter 6 and replace by:</p> <p>'Delivery Mechanisms and Risks'</p> <p>and update Index on page 2 as appropriate.</p> <p>Update and amend lists of 'Delivery Agencies' under each policy as appropriate to reflect</p>

Appendix B: Proposed Minor Changes (PMC) & Proposed Additional Minor Changes (PAMC)

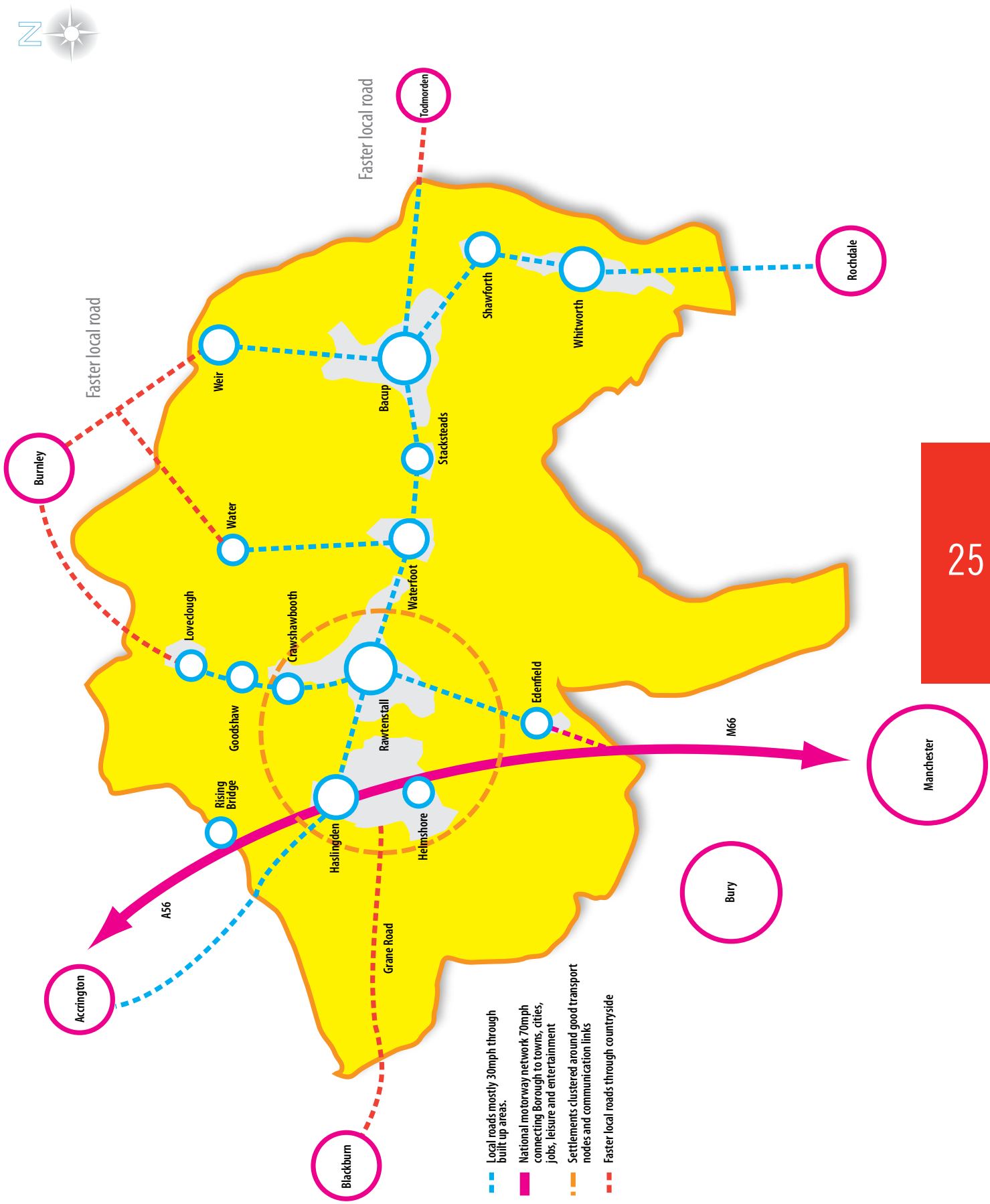
				<p>deletions arising from revisions to the Monitoring and Implementation Strategy set out in Appendix D.</p> <p>Under each policy delete entries under 'Contingencies' and 'Triggers'.</p>
PAMC59		122		In column 2 delete 'Policy 10: Employment Land Provision' and replace by 'Policy 10: Provision for Employment'
PAMC60		127	Bacup 14-21 Vocational Education Campus section	<p>Delete entry under 'Possible Funding' and replace by 'Rossendale Borough Council and Accrington and Rossendale College'</p> <p>Delete entry under 'Current Status' and replace by 'Phase 1 to be on site by the end of 2011'</p> <p>Insert 'Level of Risk: Low/Medium'</p> <p>Insert 'Contingency Approach: Deliver through existing schools'</p>
PAMC61	Chapter 6 Appendix 1: Parking Standards	130		Delete 'Cinemas and Concert Halls' and replace by 'Cinemas, Theatres and Concert Halls'.
PAMC62	Chapter 6 Glossary	132-135		<p>Insert;</p> <p>Community facilities – Provide for the social, educational, spiritual, recreational, leisure and cultural needs of the community'.</p> <p>Social infrastructure – A system of services, networks and facilities that meets social needs, supports people and strengthens communities.'</p>
PAMC63	Area Vision Policies			<p>All Area Vision policies to close with the following sentence:</p> <p>'An SPD/Masterplan/Neighbourhood Plan will be produced to guide the overall planning and development of part(s) of <i>*insert name of area vision*</i>'.</p>

Appendix C – Changes proposed by the Council to Maps and Diagrams

Index:





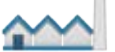














Proposed change no.	Map or diagram ref.	Core Strategy page no.	Appendix
PMC2	Figure 8: Road Network	25	C(PMC2)
PMC4	Key Diagram	31B	C(PMC4)
PMC9	AVP1 Figure 9: Whitworth, Facit and Shawforth Area Vision Map	40	C(PMC9)
PMC12	AVP2 Figure 10: Bacup, Stacksteads, Britannia and Weir Area Vision Map	44	C(PMC12)
PMC15	AVP3 Figure 11: Waterfoot, Cowpe, Lumb and Water Area Vision Map	48	C(PMC15)
PMC18	AVP4 Figure 12: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough Area Vision Map	52	C(PMC18)
PC9	AVP5 Figure 13: Southwest Rossendale Area Vision Map	56	C(PC9)
PC11	AVP6 Figure 14: Haslingden and Rising Bridge Area Vision Map	60	C(PC11)
PC18	Figure ** (number to be determined): Areas for Green Belt Review	66/137	C(PC18)
PC31	Figure 17: Proposed Residential Distribution	72	C(PC31)
PC47	Figure 18: Rawtenstall Town Centre Boundary	88	C(PC47)
PC48	Figure 19: Bacup District Centre Boundary	89	C(PC48)
PC61	Figure 24: Rossendale Environmental Assets Map	103	C(PC61)
PC23	Figure 15: Housing Trajectory	69	C(PC23)
PC24	Figure 16: Previously-Developed Land Trajectory	69	C(PC24)

Figure 8: Road Network



KEY DIAGRAM



-  Housing
-  Retail & Shopping
-  Tourism
-  Valley Centre
-  Employment
-  Heritage & Conservation
-  Office
-  Training & Skills
-  Park & Ride
-  Green Belt
-  Rawtenstall - Manchester rail link
-  External influences/pressures
-  Halo Panopticon
-  Mountain Biking Facility
-  Countryside
-  Built Up Areas
-  Parking
-  Train Station
-  Bus Station

Not to scale



Figure 9: Whitworth, Facit and Shawforth Area Vision Map

- | | | |
|---|---|--|
|  Housing
Major: >10, Minor: <10 |  Safeguarded
Employment Sites |  Pennine Bridleway |
|  Main Roads |  Healey Dell
Nature Reserve |  Rossendale Way |
|  Improved
Countryside Access |  Green Belt |  Reservoirs |
|  Urban/Built-up Area |  Improved Recreation
Leisure & Tourism Facilities |  Whitworth Cycleway |
|  Local Centre
Boundary | |  Conservation Area |
| | |  Proposed Mountain Bike,
Multiuse Trails |

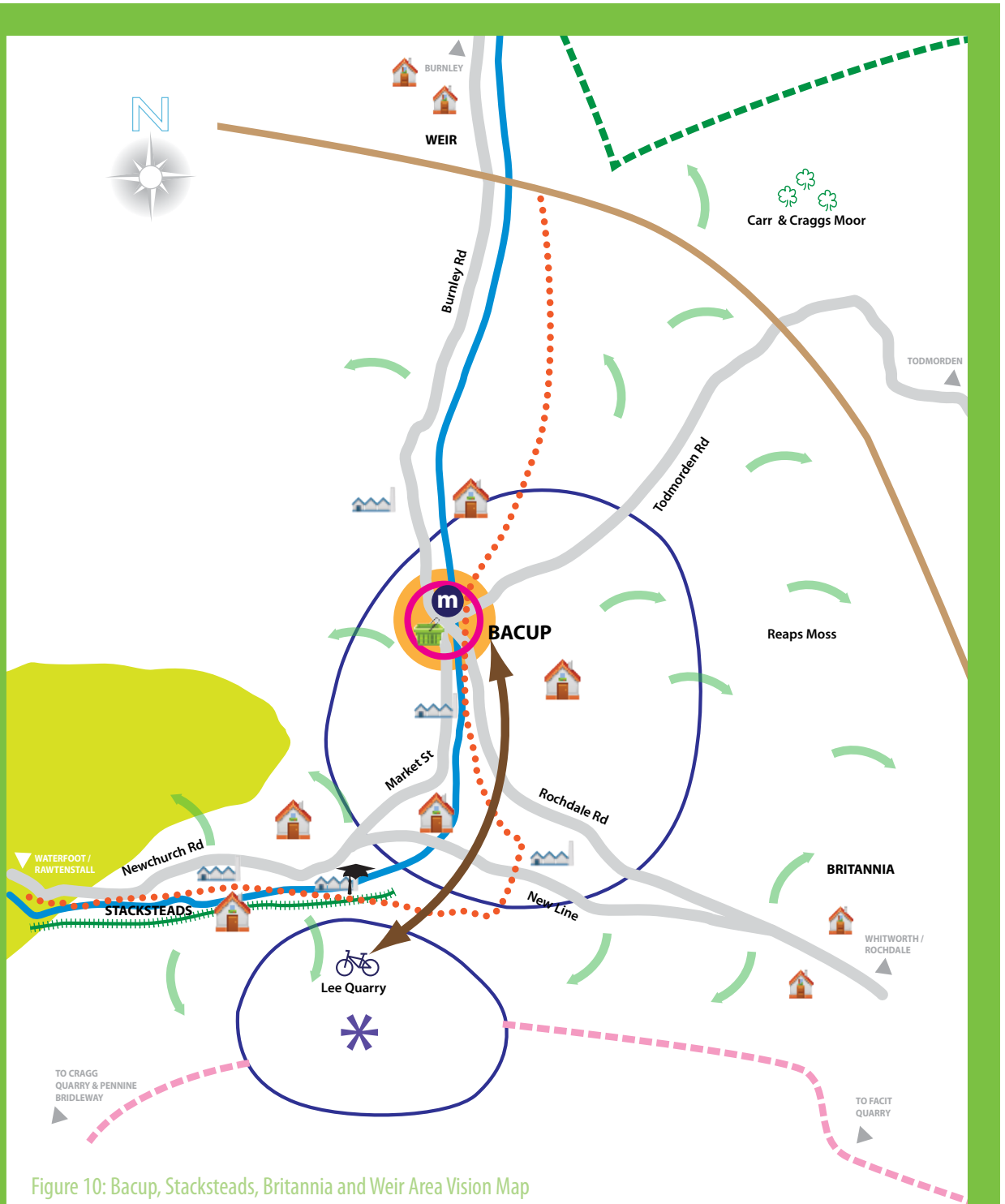


Figure 10: Bacup, Stacksteads, Britannia and Weir Area Vision Map

- | | | | | | |
|---|---|---|---|---|--|
|  | Housing
Major: >10, Minor: <10 |  | Safeguarded
Employment Sites |  | Irwell Sculpture Trail |
|  | Main Roads |  | District Centre
Boundary |  | Burnley Way |
|  | Improved
Countryside Access |  | Green Belt |  | Rossendale Way |
|  | Old Railway Line |  | Improved Recreation
Leisure & Tourism Facilities |  | Education & Training
Facilities |
|  | Site of Special
Scientific Interest (SSSI) |  | Mountain Biking Facility |  | Conservation Area |
|  | Market |  | Shopping and Retail |  | Proposed Mountain Bike/
Multiuse Trails |
|  | Improved
Cycle Route | | | | |

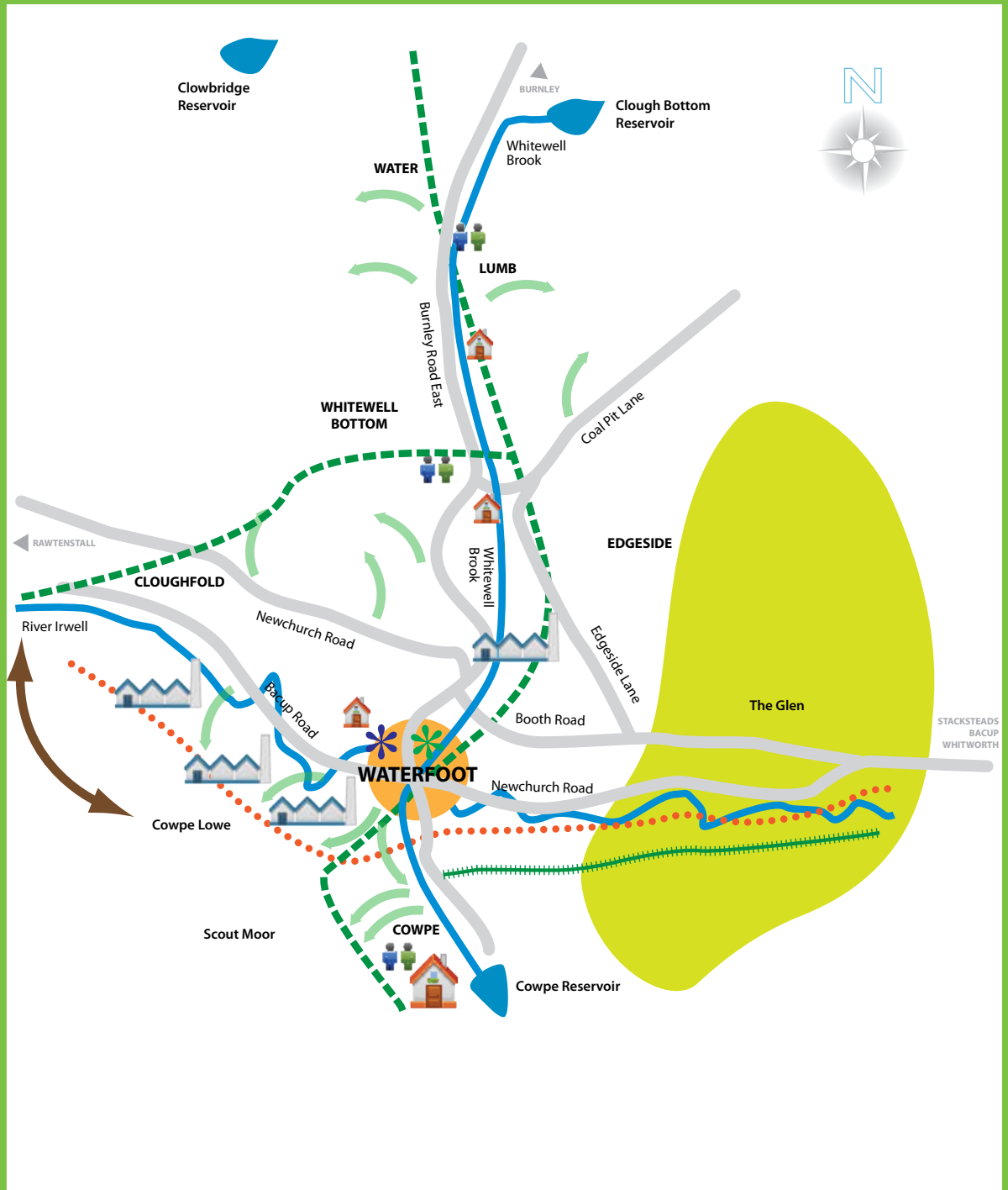


Figure 11: Waterfoot, Cowpe, Lumb and Water Area Vision Map

- | | | |
|---|---|---|
|  Housing
Major: >10, Minor: <10 |  Safeguarded
Employment Sites |  Irwell Sculpture Trail |
|  Main Roads |  Local Centre
Boundary |  Mary Towneley
Loop/Pennine Bridleway |
|  Improved
Countryside Access |  Green Belt |  Victoria Arcade |
|  Reservoirs |  Community Facilities |  Town Square |
|  Old Railway Line |  Cycle Route | |

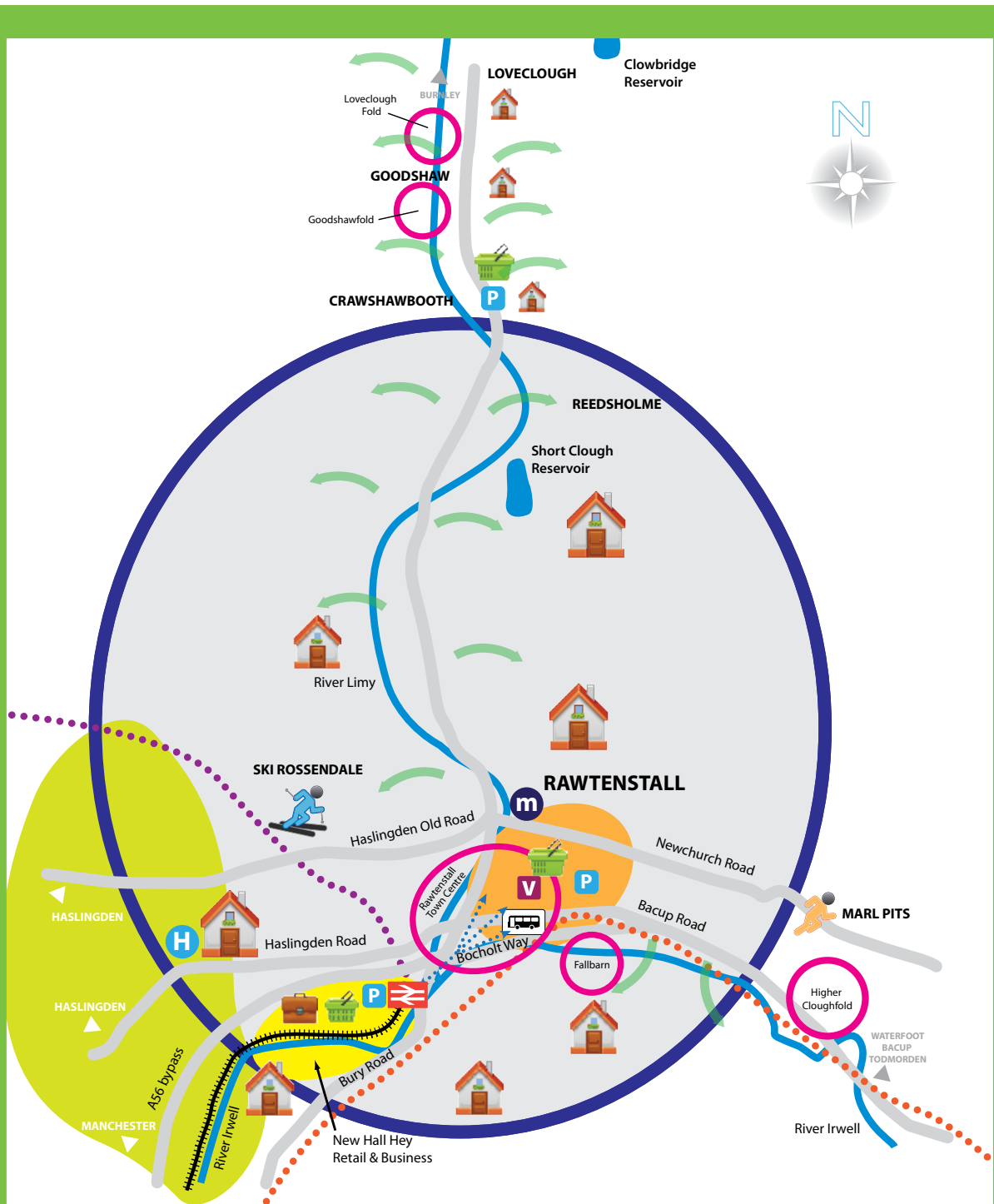
























Figure 12: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough Area Vision Map

- | | | | | | |
|---|-----------------------------------|---|-------------------------------|---|----------------------------------|
|  | Housing
Major: >10, Minor: <10 |  | Bus Station |  | Shoe Trail |
|  | Valley Centre |  | Office |  | Irwell Sculpture Trail |
|  | Retail & Shopping |  | Improved Countryside Access |  | Improved Pedestrian Link |
|  | Train station |  | Ski Rossendale |  | Rawtenstall Town Centre Boundary |
|  | Railway Line |  | Marl Pits |  | New Hall Hey |
|  | Parking |  | Main Roads |  | Conservation Area |
|  | Market |  | General Area of 'Rawtenstall' |  | Green Belt |
| | | | |  | Former Hospital |

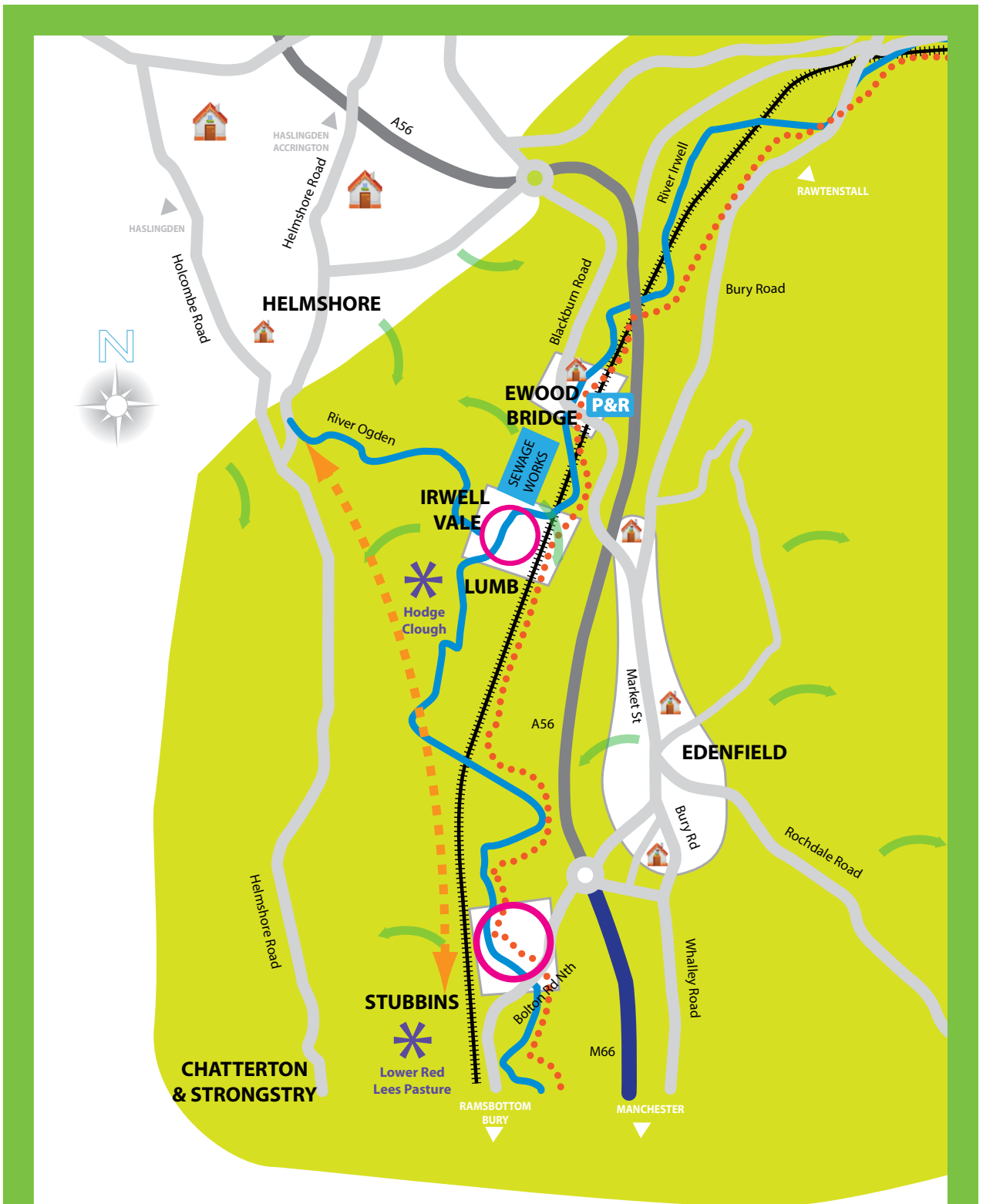


Figure 13: Southwest Rossendale Area Vision Map












- | | | |
|---|---|---|
|  Housing
Major: >10, Minor: <10 |  Green Belt |  Irwell Sculpture Trail |
|  Main Roads |  Improved
Countryside Access |  Conservation Area |
|  Railway Line |  Park and Ride |  Site of Special
Scientific Interest (SSSI) |
|  Urban/Built-up Area |  National Cycle Route 6
Stubbins to Helmspore | |



Figure 14: Haslingden and Rising Bridge Area Vision Map













- | | | | | | |
|---|-----------------------------------|---|---------------------------------|---|-------------------------------|
|  | Housing
Major: >10, Minor: <10 |  | Safeguarded
Employment Sites |  | Proposed
Conservation Area |
|  | Main Roads |  | District Centre
Boundary |  | Haslingden Leisure
Centre |
|  | Halo Panopticon |  | Green Belt |  | Shoe Trail |
|  | Haslingden Market |  | Improved
Countryside Access |  | Urban/Built-up Area |

Figure XX: Areas for Green Belt Review

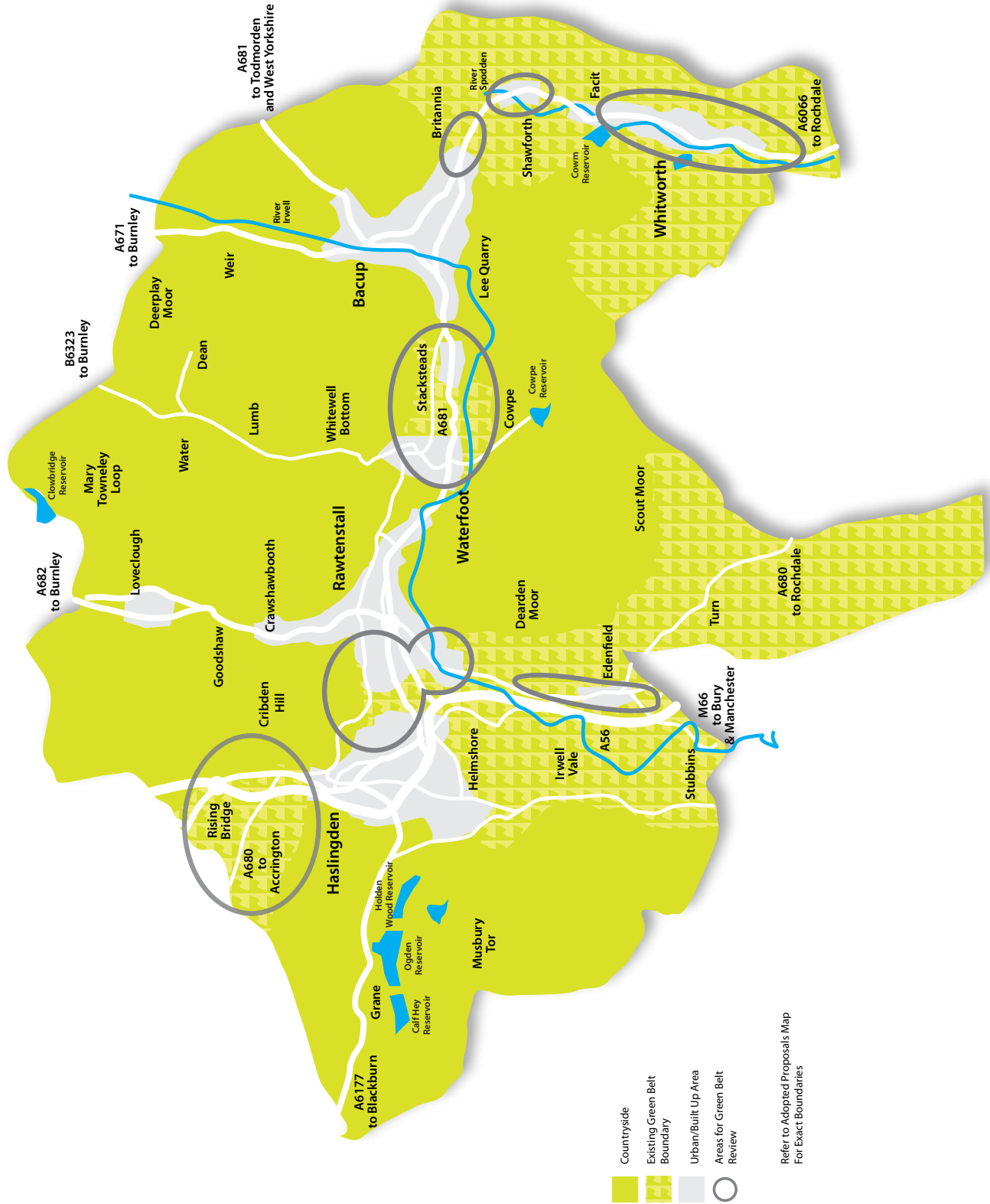
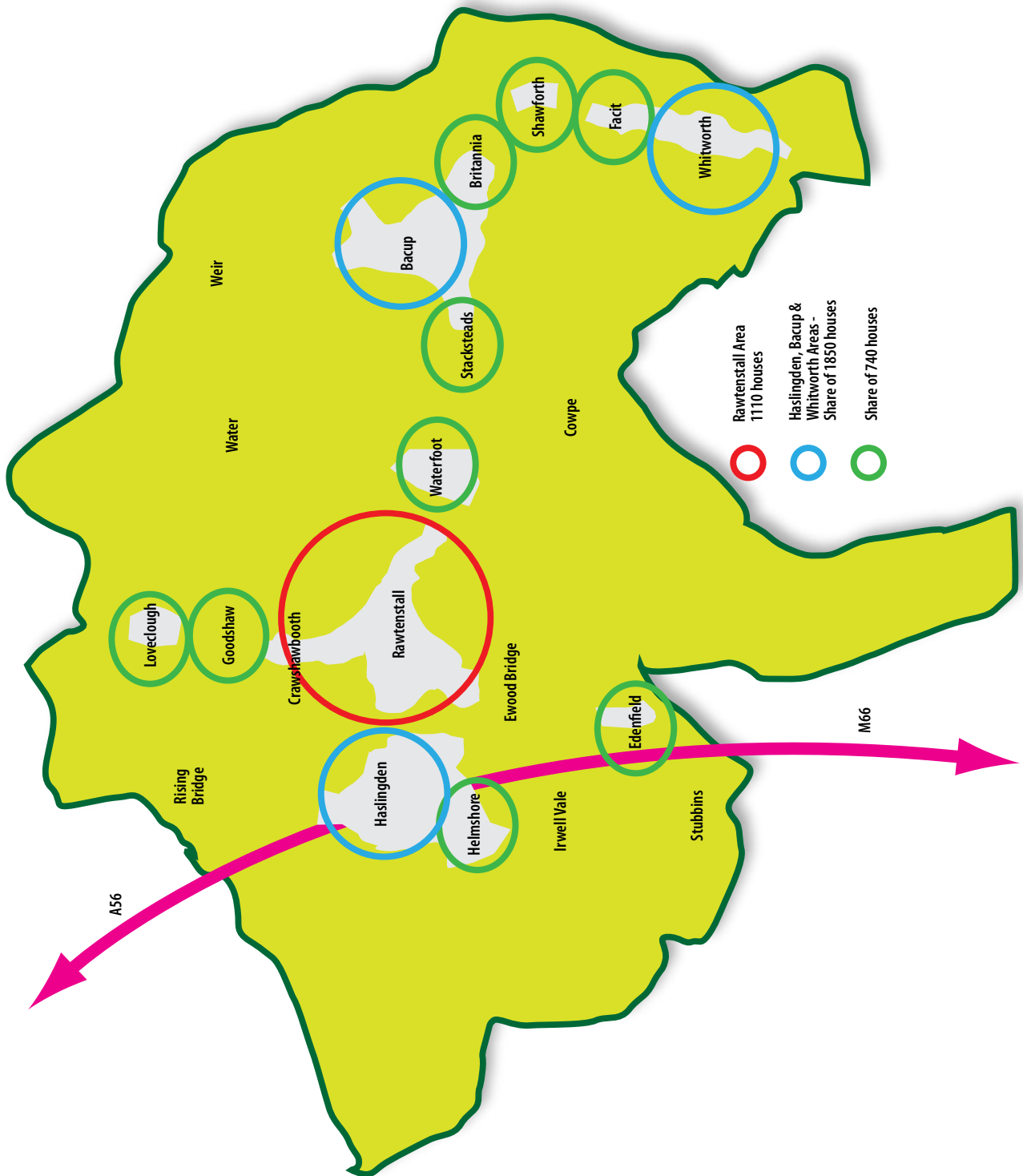


Figure 17: Proposed Residential Distribution



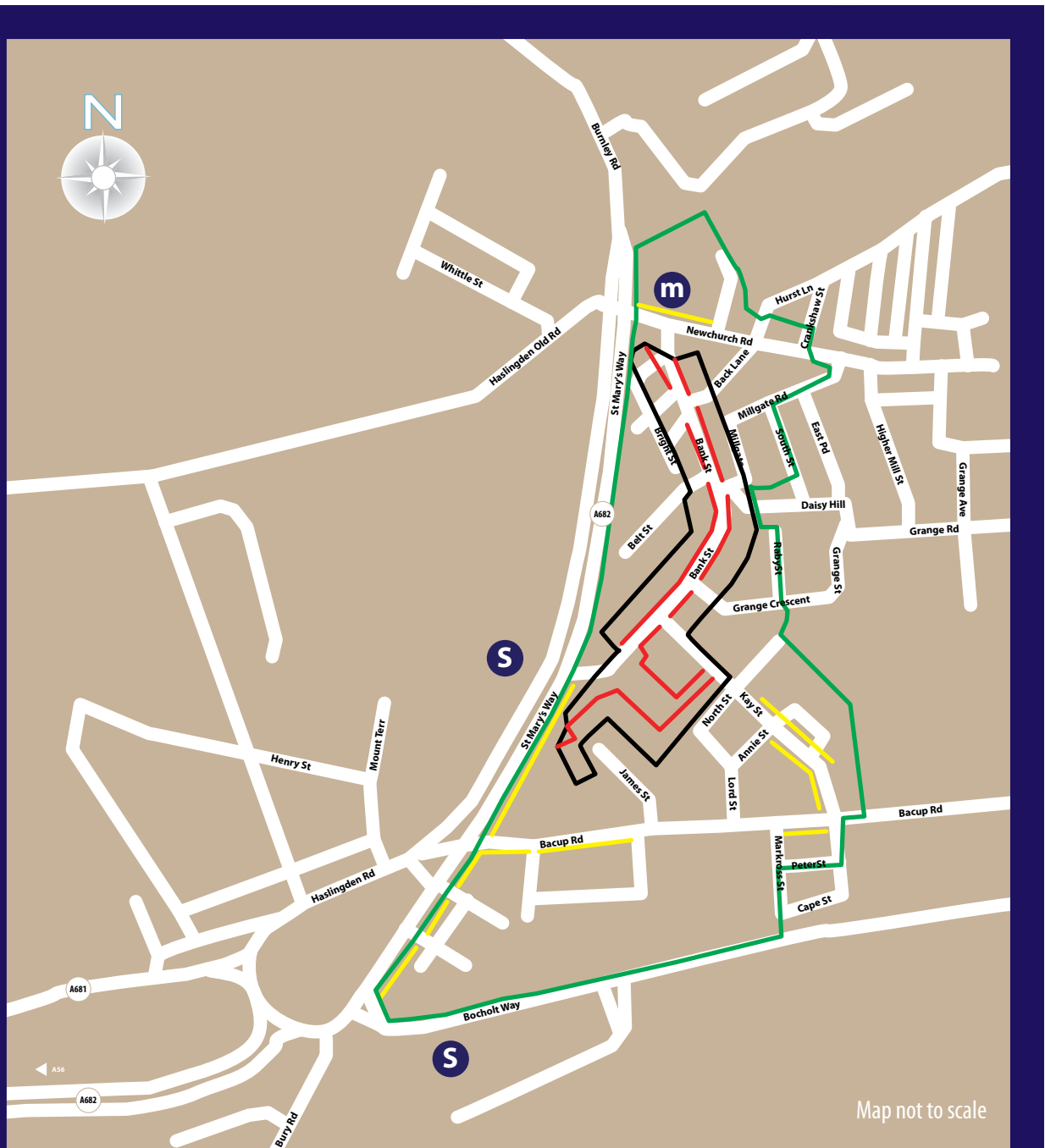


Figure 18: Rawtenstall Town Centre Boundary

- Primary Shopping Area
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Town Centre Boundary
- m Rawtenstall Market
- S Out of Centre Supermarket

Maps are for illustration purposes only. Detailed town centre boundaries can be viewed in the Retail and Town Centre Study 2009

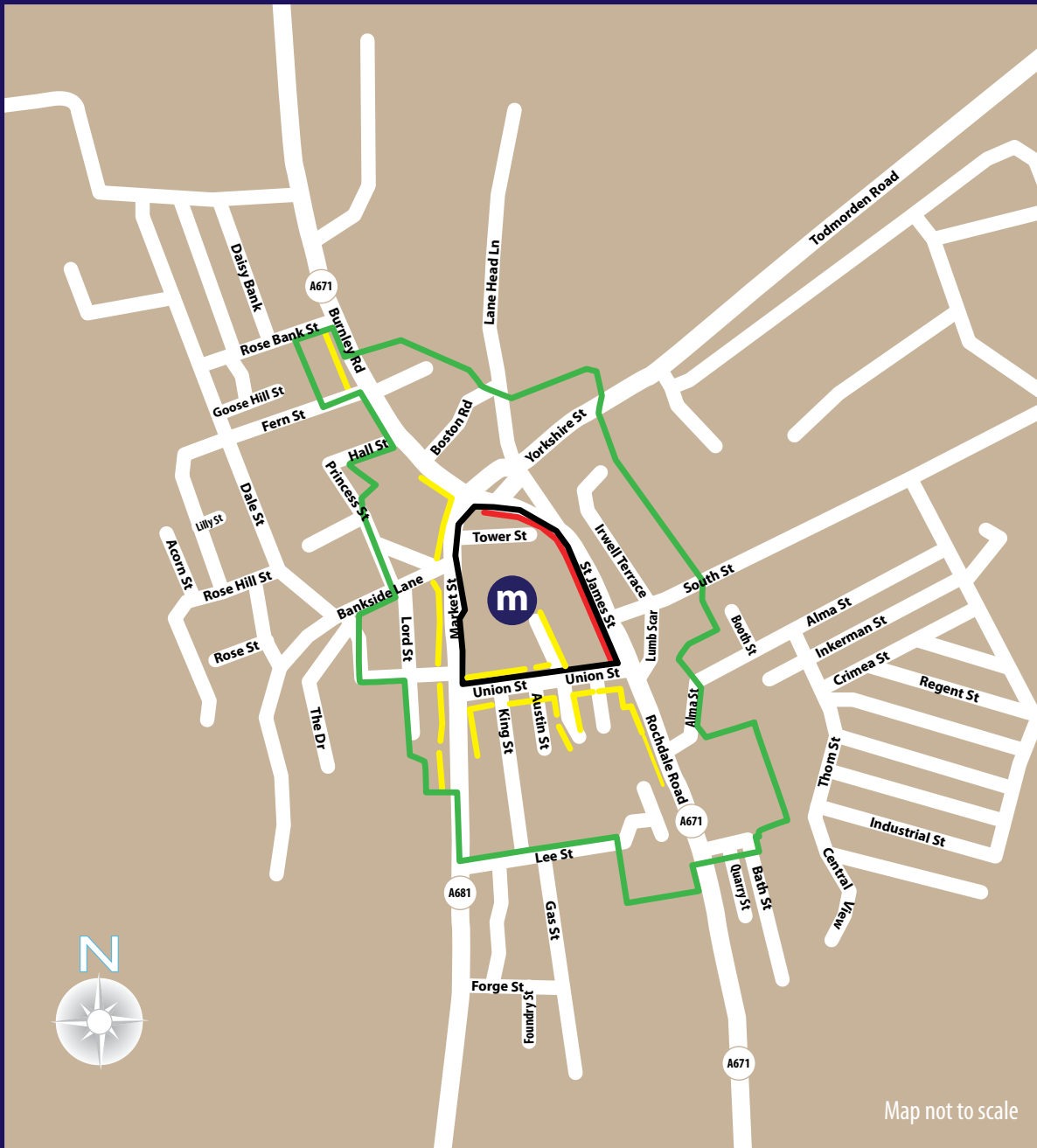
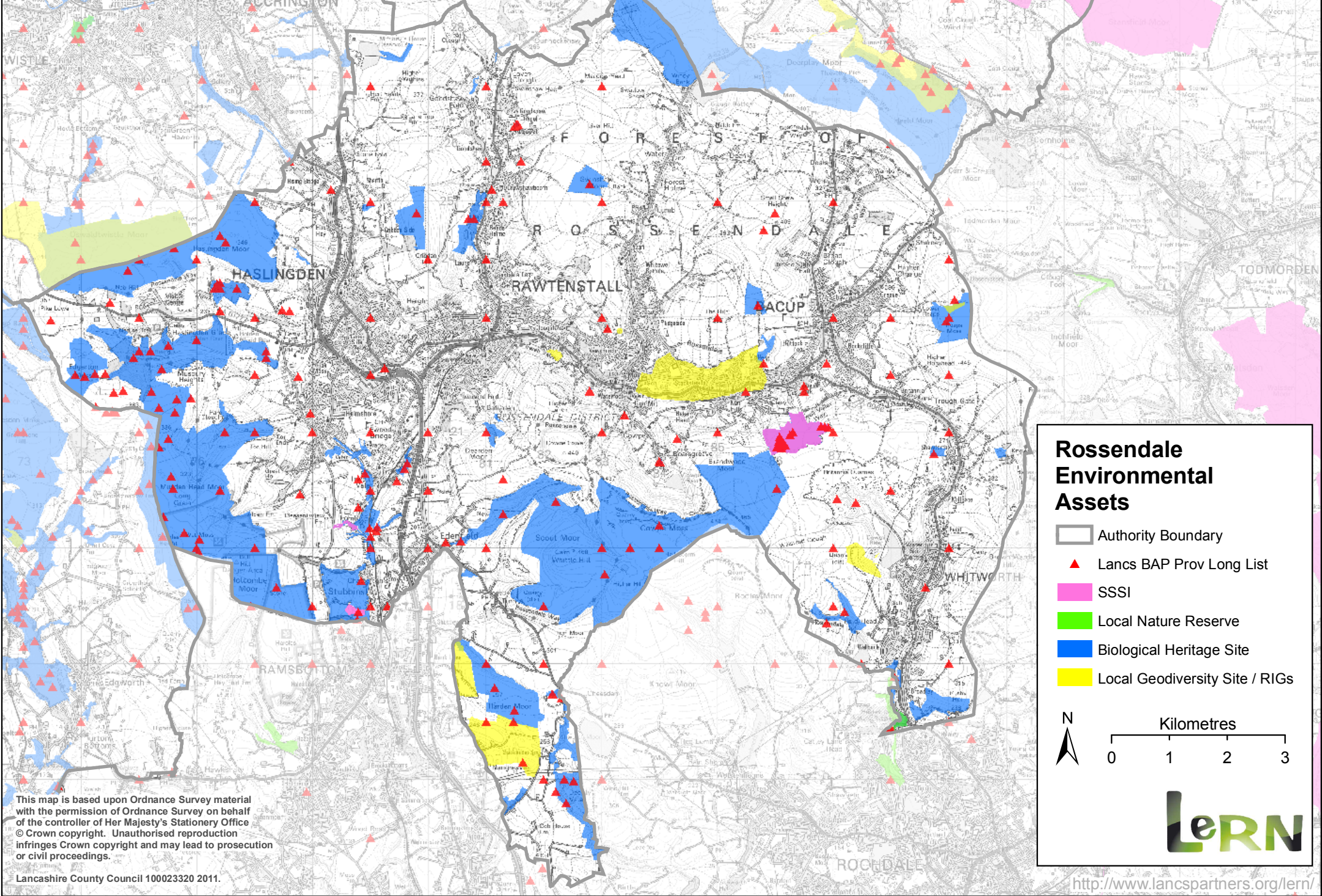


Figure 19: Bacup District Centre Boundary

- Primary Shopping Area
 - Primary Shopping Frontage
 - Secondary Shopping Frontage
 - Town Centre Boundary
- m Bacup Market

Maps are for illustration purposes only. Detailed town centre boundaries can be viewed in the Retail and Town Centre Study 2009



Rosendale Environmental Assets

- Authority Boundary
- Lancs BAP Prov Long List
- SSSI
- Local Nature Reserve
- Biological Heritage Site
- Local Geodiversity Site / RIGs

N

Kilometres

0 1 2 3

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Figure 15: Housing Trajectory

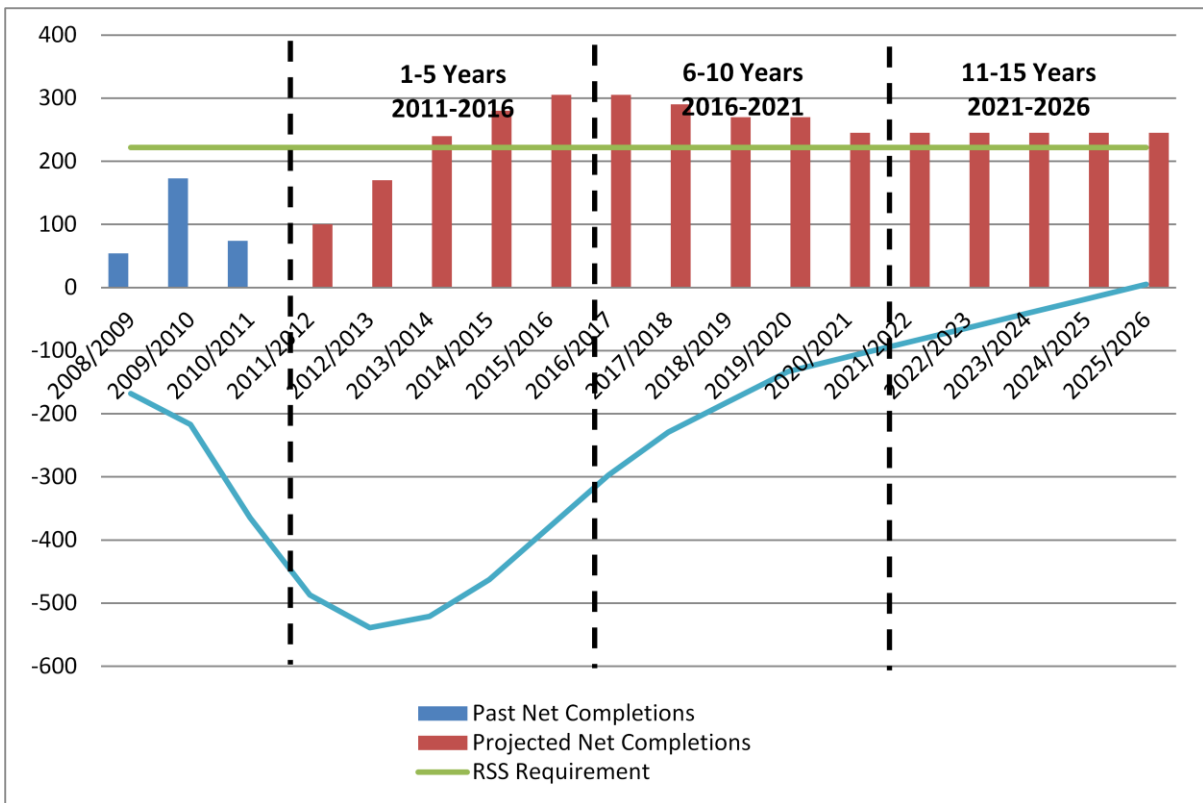
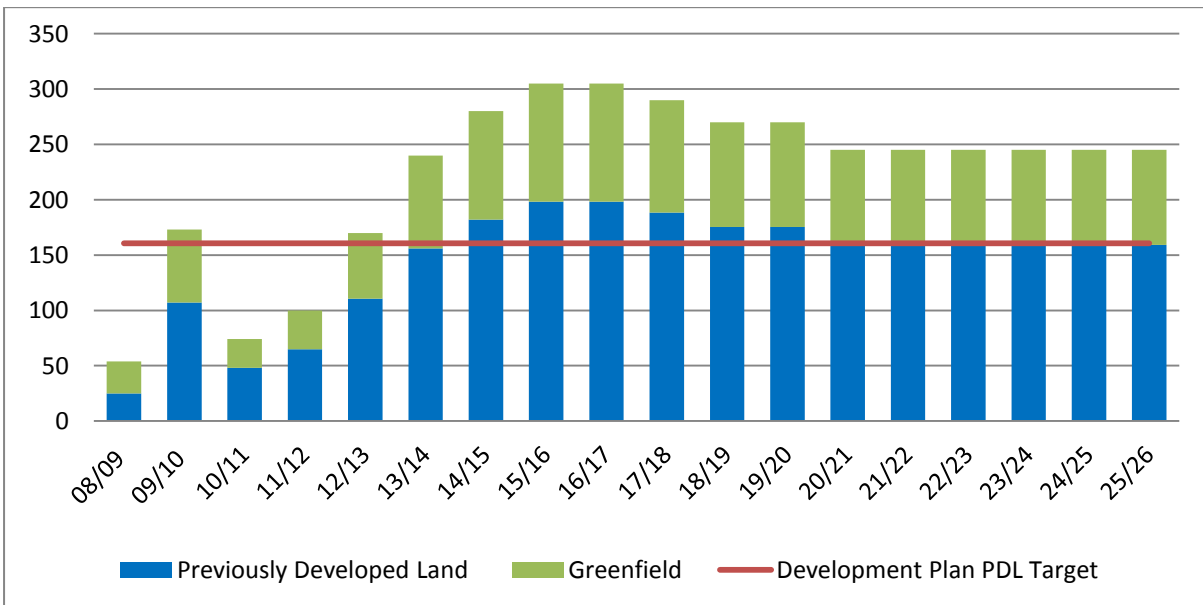


Figure 16: Previously-Developed Land Trajectory



Appendix D – Changes proposed by the Council to provide Monitoring and Implementation Tables

Appendix D: Monitoring and Implementation Strategy

Post-Submission Change No: PC2

Appendix No: D(i)

Policy	Target	Trigger	Indicator	Contingencies
AVP1	Creation of multi-user bridleway linking Facit Quarry to Lee Quarry by April 2012	<ol style="list-style-type: none"> 1. Funding not confirmed by April 2011 2. Contractor not in place by June 2011 3. Work completed by April 2012 	<ol style="list-style-type: none"> 1. Discussions with LCDL re. funding 2. Progress update with LCDL / LCC 	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sources of funding 3. Discuss solutions to other identified constraints which are delaying progress with various stakeholders e.g. land owners, LCC, etc.
AVP1	Extension of multiuser bridleway from Whitworth to Rochdale by 2016	<ol style="list-style-type: none"> 1. Funding not confirmed by April 2014 2. Contractor not in place by June 2014 3. Work completed April 2016 	<ol style="list-style-type: none"> 1. Discussions with LCDL re. funding 2. Progress update with LCDL / LCC 	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sources of funding 3. Discuss solutions to other identified constraints which are delaying progress with various stakeholders e.g. land owners, contractor, LCC, etc.

Post-Submission Change No: PC3

Appendix No: D(ii)

Policy	Target	Trigger	Indicator	Contingencies
AVP2	Opening of new supermarket in Bacup by April 2013	<ol style="list-style-type: none"> 1. Planning permission not resolved by October 2011 2. Work to commence on site by April 2012 	<ol style="list-style-type: none"> 1. Monitoring planning application/approval 2. Liaison with Building Control / developer 	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc) 2. Dialogue with developer, English Heritage, Rossendale BC Regeneration, Regenerate, LEP, etc over grant funding and incentive schemes
AVP2	Cycle links between Lee Quarry and Bacup Town Centre to be improved to encourage cyclists to visit the town	<ol style="list-style-type: none"> 1. Funding not in place by October 2011. 	<ol style="list-style-type: none"> 1. Liaison with LCC/LCDL re. progress 	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sources of funding 3. Discuss solutions to other identified constraints which are delaying progress with various

Appendix D: Monitoring and Implementation Strategy

centre. Ongoing but work to start by April 2012			stakeholders eg land owners, LCC Highways etc.
---	--	--	--

Post-Submission Change No: PC4

Appendix No: D(iii)

Policy	Target	Trigger	Indicator	Contingencies
AVP3	Reduction in the number of empty units in Waterfoot town centre to no more than 12% by end of Plan period (from 21.2% as of Nov 2008)	No decrease in the number of vacant units over fixed 3 year periods	Town Centre monitoring	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of Town Centre boundary 3. Review of policy 4. Dialogue with commercial property agents/regeneration over rents and suitability of potential units within Waterfoot town centre.

Post-Submission Change No: PC6

Appendix No: D(iv)

Policy	Target	Trigger	Indicator	Contingencies
AVP4	Hospital site to be developed by 2017	<ol style="list-style-type: none"> 1. No discussions with developer/owner about scheme detail including mixed use opportunities by 2012 2. Development/design not proposed by 2013 1. Application not submitted by 2014 in accordance with the Site Allocations DPD 2. Application not 	<ol style="list-style-type: none"> 1. Progress with pre-applications and discussions 1. Progress on development and design brief 2. Progress planning applications 3. Progress of development 	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) include viability assessment 2. Work with development land owner to produce a viable and suitable scheme (eg negotiating amount and type of non-residential mixed use site and negotiate S 106s). 3. Work with developer/land owner to alleviate constraints (eg amount of site to be developed [area] amount/parts of original workhouse to be retained) in accordance with PPG2

Appendix D: Monitoring and Implementation Strategy

		approved by 2015 3. Development not completed by 2017		
AVP4	Bus Station and Public Realm improvements to be completed by 2015	1. Redevelopment of Rawtenstall Bus Station and Public Realm improvements not an identified specific project in LTP3 by 2012 2. Application not submitted in 2013 3. Application not approved by end of 2013 4. Redevelopment not complete by 2015	1. Progress with LTP3 2. Progress with planning application 3. Progress of building works/redevelopment	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with LCC to facilitate and enable development (e.g. assistance with funding and resources) 3. Work with LCC to alleviate constraints (e.g. demolition and relocation of business etc) 4. Assist with the production of a public realm improvement plan 5. Develop Master Plan/development brief to guide future proposals and assist with securing funding.
AVP4	New Hall Hey development to be completed by 2016	1. No discussions with owners and developer about the scheme details including funding by 2013 2. Initial phases not complete by 2015 3. Redevelopment not complete by 2015	1. Progress with discussions and funding 2. Progress with binding agreement 3. Start and completion of phases	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with developer and owners to facilitate and enable development (e.g. recognition of S106 and conditions) 3. Work with owner/developer to alleviate constraints (e.g. indicative phasing) 4. Assist with marketing the site and proactive talks

Post-Submission Change No: PC10

Appendix No: D(v)

Policy	Target	Trigger	Indicator	Contingencies
AVP5	Completion of the national cycle route from Stubbins to	1. Route not included in LTP 3 by 2011 2. Route not in LCC"s	Discussions with Lancashire County Council	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) Include viability assessment

Appendix D: Monitoring and Implementation Strategy

	Helmshore by 2015	Implementation Strategy for Rossendale (September 2011) 3. No contractor appointed by April 2014		2. Identify alternative sources of funding 3. Discuss solutions to other identified constraints which are delaying progress with various stakeholders e.g. land owners, LCC etc.
--	-------------------	---	--	---

Post-Submission Change No: PC12

Appendix No: D(vi)

Policy	Target	Trigger	Indicator	Contingencies
AVP6	Reduction in the number of empty buildings in Haslingden town centre to no more than 12% over the plan period (from 18.5% as of Nov 2008).	1. No decrease in the number of vacant units over fixed 3 year periods	Town Centre monitoring	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of Town Centre boundary 3. Review of policy 4. Dialogue with commercial property agents/regeneration over rents and suitability of potential units within Haslingden town centre

Post-Submission Change No: PC19

Appendix No: D(vii)

Policy	Target	Trigger	Indicator	Contingencies
1	95% of all new housing units, excluding Major Developed Sites in Green Belt, to be built within the urban boundary defined in the Site Allocations DPD over plan period up to 2026	85% or less of housing numbers in the urban boundary over a rolling 3 year period	Number of housing units built/delivered in the urban boundary annually	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 3. Work with developers/landowners of sites to bring sites forward faster (e.g. via development phasing, affordable phasing and completion notice) 4. Consider commencing a review of the Policy
1	95% of all new retail	85% or less of retail and	Amount of retail and	

Appendix D: Monitoring and Implementation Strategy

	and office floorspace delivered within the urban boundary defined in the Site Allocations DPD over the plan period up to 2026	office floorspace delivered in the urban boundary over a rolling 3 year period	employment floorspace built/delivered in the urban boundary annually	
1	40% of all retail and office floorspace to be provided in Rawtenstall	Less than 10% or more than 50% of overall retail and/or office floorspace provided in Rawtenstall over a 3 year rolling period.	Amount of retail and office floorspace built/delivered in Rawtenstall annually	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to encourage development in the area including assisting with access to funding and resources.
1	30% of all new residential development to be built in Rawtenstall over the plan period to 2026	Less than 10% or more than 50% of all new residential development delivered in Rawtenstall over a 3 year rolling period.	Number of housing units delivered in Rawtenstall annually	3. Work with partners to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 4. Consider a review of the Policy

Post-Submission Change No: PC26

Appendix No: D(viii)

Policy	Target	Trigger	Indicator	Contingencies
2	Deliver a minimum of 3700 new houses over the plan period to 2026	Shortfall of 20% of cumulative 3 year target according to the housing trajectory in Policy 2	Number of housing units built each year monitored through the Annual Monitoring Report (AMR)	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Bring forward sites identified for later phases in the plan period if appropriate 3. Work with Key Partners, developers and landowners to facilitate and enable development (e.g. access to finance, including Grants,

Appendix D: Monitoring and Implementation Strategy

				negotiating S106s and contributions). 4. Consider a review of Policy
2	Deliver the right type, size and tenure (affordable or open market housing) of housing to meet identified needs and demands in line with the latest assessment where appropriate by 2026	80% or less of new housing meeting an identified house type, size or tenure over a rolling 3 year target	Number of housing units built each year by type, size and tenure (affordable or open market housing) monitored through the Annual Monitoring Report (AMR)	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with key partners, developers and landowners to encourage development to meet needs 3. Identify suitable sites to deliver particular types, sizes and tenures of housing and work with partners to submit applications 4. Reduce/restrict proposals that do not meet an identified need/demand if appropriate 5. Consider a review of the Policy
2	65% of all new housing completed on PDL over the plan period to 2026	50% or less of new housing built on PDL over a rolling 3 year period	Housing completions by greenfield/brownfield (PDL) monitored through the Annual Monitoring Report (AMR).	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy
2	40% of all new dwellings completed in Rawtenstall on PDL over the plan period up to 2026	30% or less of all new housing built on PDL over a 3 year rolling period (e.g. $1110/15 \times 3 = 222$, $30\% = 67$)		
2	80% of all new dwellings completed in Bacup and Whitworth on PDL over the plan period up to 2026	70% or less of all new housing built on PDL over a 3 year rolling period (e.g. $1850/15 \times 3 = 370$, $370/3 = 123 \times 2 = 246$, $70\% = 173$)		
2	90% of all new	80% or less of all new		

Appendix D: Monitoring and Implementation Strategy

	dwelling completed in Haslingden on PDL over the plan period up to 2026	housing built on PDL over a 3 year rolling period (e.g. $1850/15 \times 3 = 370$, $370/3 = 123$, $80\% = 97$)		development via discussions and/or assessment(s) and decide whether to take action
2	50% of all new dwelling completed in all other areas on PDL over the plan period up to 2026	40% or less of all new housing built on PDL over a 3 year rolling period (e.g. $740/15 = 49 \times 3 = 148$, $40\% = 59$)		2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy
2	70% of all new residential development in Rawtenstall, Bacup, Haslingden and Whitworth to be built at 50 dwellings per hectare	55% or less of all new development built at 50 dwellings per hectare over a rolling 3 year period (e.g. $2960/15 = 197 \times 3 = 592$, $55\% = 325$)	Housing completions by density monitored through the Annual Monitoring Report (AMR).	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with Partners to develop and deliver higher density housing developments 3. Reduce/restrict proposals for less than 50/30 dwellings per hectare if appropriate 4. Consider a review of the Policy
2	85% of all new residential development in all other areas to be built at 30 dwellings per hectare	70% or less of all new residential development built at 30 dwellings per hectare over a rolling 3 year period (e.g. $740/15 = 49 \times 3 = 148$, $70\% = 104$)		

Post-Submission Change No: PC32

Appendix No: D(ix)

Policy	Target	Trigger	Indicator	Contingencies
--------	--------	---------	-----------	---------------

Appendix D: Monitoring and Implementation Strategy

3	All new housing to be delivered in accordance with the percentages accorded to the settlements in Policy 3	+/- 20% of settlements/ area's indicative housing proportion over a rolling 3 year period e.g. Rawtenstall (1110/15 x 3=222) (20% of 200 = 44)	Housing completions by settlement area monitored through the Annual Monitoring Report (AMR).	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether it is necessary to take action 2. Work with partners etc to bring forward sites in areas where indicative housing proportion not met. 3. If appropriate, restrict permission for new units in area where indicative housing proportion has been exceeded, to the detriment of other settlements 4. Consider a review of the Policy
---	--	--	--	--

Post-Submission Change No: PC35

Appendix No: D(x)

Policy	Target	Trigger	Indicator	Contingencies
4	25 affordable units to be delivered annually over the plan period to 2026	<ol style="list-style-type: none"> 1. Less than 80% of 3 year target (90) delivered over a rolling 3 year period 2. 75% applications refused due to affordable housing provision over 12 months 	<ol style="list-style-type: none"> 1. Completions of affordable units 2. Applications refused due (wholly or in part) to not providing affordable housing in accordance with Policy 4 	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Negotiate phasing of delivery of affordable housing on site by site basis 3. Work with key partners, including Rossendale BC, to access funding, resources to increase delivery 4. Reassess tenure mix on site by site basis 5. Reassess percentage requirement 6. Consider a review of the Policy
4	5 empty properties to be brought back into use as affordable housing annually over the plan period up to 2026	Fewer than 9 properties brought back into use as affordable housing over 3 year rolling period.	Monitoring of empty properties brought back into use.	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with owners, Registered Social Providers and internal Council departments to facilitate takeovers and identify suitable properties to bring back into use within the next 2-3 years. 3. Consider a review of the Policy

Appendix D: Monitoring and Implementation Strategy

Post-Submission Change No: PC37

Appendix No: D(xi)

Policy	Target	Trigger	Indicator	Contingencies
5	Deliver 5 permanent pitches over the plan period	No pitches provided within 3 years over a stepped 3 year period (i.e. 2011- 2014, 2014-2017, 2017- 2020, 2020-2023, 2023- 2026)	Number of planning applications approved for Gypsy and Traveller pitches and built out	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sites to bring forward over the next 2-3 years 3. Work with key partners including HCA and recognised charities and representatives of the gypsy and travelling communities to bring forward those sites 4. Consider a review.
5	Delivery of 3 transit pitches	No pitches provided within 5 years over 5 years stepped periods (i.e. 2011-2016, 2016-2021, 2021-2026)		

Post-Submission Change No: PC38

Appendix No: D(Xii)

Policy	Target	Trigger	Indicator	Contingencies
6	Deliver education and training facilities in Bacup area by 2017	1. No discussions with college/education provider and developer about scheme details including funding by 2013 2. Viable proposal not submitted by 2014 3. Planning permission not approved by 2015 4. Initial phases not delivered by 2017	1. Pre-applications 2. Planning applications 3. Funding bids and applications process	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners including Rossendale Borough Council and college to facilitate and enable development (e.g. assistance with funding, resources and expertise) 3. Work with key partners to remove obstacles and alleviate constraints (e.g. funding for remediation and infrastructure etc)

Appendix D: Monitoring and Implementation Strategy

6	Percentage of Rossendale's working age population with NVQ level 3 or higher to meet the most up to date national average	1. Lower than the national average for 3 years running	1. Annual population survey 2. Use of employment charters with planning approval	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Make additional land/facilities available for education uses 3. Develop a training charter with job centre/local employers/college 4. Work with key partners including LCC and college to provide improved/increased educational facilities
---	---	--	---	---

Post-Submission Change No: PC40

Appendix No: D(xiii)

Policy	Target	Trigger	Indicator	Contingencies
7	90% of resident population and business with access to next generation broadband by 2026	75% or less of resident population and business with access to next generation broadband in 2016	1. Pennine Lancashire Study 2. Regenerate Pennine Lancashire 3. Infrastructure Study	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Engage with providers to encourage and attract investment
7	No more than 15% decline in access to 5 basic services e.g. GPs, etc from 2007/08 levels over the plan period to 2026	5% or more decline of each over 5 year periods (2011- 2016, 2016-2021, 2021-26)	1. Access to services indicator - LCC 2. Application of impact assessment to assess significance of impact of loss	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners including local communities to provide facilities and resources for local services

Post-Submission Change No: PC41

Appendix No: D(xiv)

Policy	Target	Trigger	Indicator	Contingencies
8	Re-open ELR as a	1. Initial Binding	1. Progress with funding	1. Identify the problem and barriers/causes to

Appendix D: Monitoring and Implementation Strategy

	commuter line between Manchester and Rawtenstall by the end of the planning period - 2026	<ul style="list-style-type: none"> 1. agreement with ELR, Transport for Greater Manchester and other relevant partners not in place by 2014 2. Initial funding and phasing of pilot shuttle services not implemented by 2016 3. No committed funding for full scheme 4. Capacity and quality increases and improvements of service not in place by 2026 	<ul style="list-style-type: none"> 1. agreement 2. Progress with funding and technical work 3. Number of services and patronage 4. Frequency and speed of services 	<ul style="list-style-type: none"> 1. development via discussions and/or assessment(s) 2. Interim Implementation –phase delivery of scheme 3. Phase delivery of residential development in and around Rawtenstall to increase patronage 4. Work with partners to overcome technical difficulties and alleviate constraints providing access to funding, resources and best practice.
8	New Bus Station to be operational by 2016	<ul style="list-style-type: none"> 1. Scheme not identified in LTP3 District Implementation Plan end 2011 2. Funding not in place by 2013 3. Planning application not submitted by 2014 4. Planning application not approved by end of 2014 5. Scheme not implemented by end of 2016 	<ul style="list-style-type: none"> 1. Progress on funding agreements 2. Planning applications monitoring 3. Progress on implementation 	<ul style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with LCC to facilitate and enable development

Appendix D: Monitoring and Implementation Strategy

Policy	Target	Trigger	Indicator	Contingencies
9	Minimum of 90% of new development, excluding domestic extensions or energy proposals, to be within 400m of a bus stop with regular services (at least 30 minute peak hour frequency)	Less than 80% of new development, excluding domestic extensions or energy proposals, approved within 400m of a bus stop with regular services, over a rolling 3 year period	Planning applications	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with LCC and bus operators to discuss service coverage 3. Dialogue with applicants/developers to discuss locations of proposals 4. Dialogue with developers over contributions to fund transport/accessibility improvements

Post-Submission Change No: PC44

Appendix No: D(xvi)

Policy	Target	Trigger	Indicator	Contingencies
10	Net increase of 3% in jobs created within the borough over a 5 year fixed period	1. Less than 2% increase in jobs created measured in 2016 and 2021	1. Number of jobs created – Annual Business Survey (ONS)	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc) 2. Dialogue with Rossendale BC Regeneration, Regenerate, LEP, etc over grant funding and incentive schemes 3. Discussions with Rossendale BC Regeneration, Regenerate, LEP, Commercial Property Agents, Employees etc – about the suitability of land and premises (rents, location, size etc) 4. Examine case for policy review
10	No more than 30% loss of land currently classed as B1, B2 or B8 over the plan period (measured in	<ol style="list-style-type: none"> 1. Change from B use classes to other uses exceeding 5% over fixed 3 year period 2. Greater than 5% loss 	1. Monitoring planning application/approval by use classes order	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc) 2. Dialogue with Rossendale BC Regeneration, Regenerate, LEP, etc over grant funding and

Appendix D: Monitoring and Implementation Strategy

	ha).	of land in B use classes over consecutive fixed 3 year periods.		incentive schemes 3. Discussions with Rossendale BC Regeneration, Regenerate, LEP, Commercial Property Agents, Employees etc – about the suitability of land and premises (rents, location, size etc) 4. Examine case for policy review
--	------	---	--	---

Post-Submission Change No: PC46

Appendix No: D(xvii)

Policy	Target	Trigger	Indicator	Contingencies
11	No greater than 20% of retail approvals (floorspace sq m) to be outside the defined primary shopping areas over plan period	1. More than 30% of approved retail floorspace outside of the defined PSA over consecutive 3 year rolling period.	1. Monitoring planning application/approvals for retail uses by location	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of PSA boundaries 3. Dialogue with commercial property agents/regeneration over rents and suitability of potential retail units within PSAs
11	No more than 20% of development for office use (A2 and B1(a), measured by floorspace) to be located within town centre boundaries of Rawtenstall, Haslingden and Bacup over plan period	1. More than 30% of approved office space located outside of town centre boundaries of Rawtenstall, Haslingden and Bacup over consecutive 3 year rolling period.	1. Monitoring planning application/approvals for office uses by location	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with commercial property agents/regeneration over rents and suitability of potential retail units within Town Centre boundaries. 3. Appraise suitability/viability of sites with agents and developers 4. Review town centre boundaries

Post-Submission Change No: PC53

Appendix No: D(xviii)

Appendix D: Monitoring and Implementation Strategy

Policy	Target	Trigger	Indicator	Contingencies
12	Redevelopment of the Valley Centre by 2016	<ol style="list-style-type: none"> 1. Existing buildings not demolished by 2012 2. Binding agreement with owner/developer, Rossendale BC, Lancashire County Council and other relevant partners on scheme details including funding not in place by 2013 3. No submission of planning application by end of 2014 4. Application not approved by 2015 5. Works not commenced by 2016 	<ol style="list-style-type: none"> 1. Progress of demolition 2. Progress with binding agreement 3. Progress with funding and scheme details 4. Progress with planning application 	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with developers/landowners to facilitate and enable development (e.g. assistance with funding, resources and expertise) 3. Work with developers and landowners to remove obstacles and alleviate constraints (e.g. alternative locations for businesses etc) 4. Produce development brief for site aligned to planning application process 5. Joint venture development partnership approach.

Post-Submission Change No: PC55

Appendix No: D(xix)

Policy	Target	Trigger	Indicator	Contingencies
13	Retain 2008 levels of small convenience shops in neighbourhood centres	<ol style="list-style-type: none"> 1. Greater than 15% loss of small convenience shops in neighbourhood centres over 5 year fixed period 	<ol style="list-style-type: none"> 1. Neighbourhood centre health check (Rossendale BC) 	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with shop owners to increase viability (business rates, incentives etc) 3. Promote opportunities for appropriate mixed use developments in neighbourhood centres 4. Work with Rossendale BC Regeneration to identify opportunities for

Appendix D: Monitoring and Implementation Strategy

				redevelopment/consolidation of neighbourhood services.
--	--	--	--	--

Post-Submission Change No: PC57

Appendix No: D(xx)

Policy	Target	Trigger	Indicator	Contingencies
14	Opening of Adrenaline Gateway 'Basecamp' facility by mid 2015	<ol style="list-style-type: none"> 1. Viable location, scheme and funding not agreed by mid 2012 2. Application not submitted by end of 2012 3. Application not approved by mid 2013 4. Scheme not started on site by mid 2014 5. Scheme not operational by mid 2015 	Delivery of the Base Camp Facility	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Explore alternative funding and location 3. Work with applicant on drawing up a suitable design/scheme 4. Dialogue with developer to overcome construction problems/delays
14	To increase patronage at key tourist destinations: <ul style="list-style-type: none"> • Lee Quarry: 100% over plan period • East Lancashire Railway: 100% over plan period 	<ol style="list-style-type: none"> 1. Less than 20% cumulative increase in patronage on ELR in periods 2011-2016; and less than 25% cumulative increase in periods 2016-2021 and 2021-2026 2. Less than 60% cumulative increase in patronage by 2016; less than 10% additional cumulative increase for periods 	Number of tourist passenger journeys starting and/or finishing at Rawtenstall or Irwell Vale. Number of users measured using cycle counters at 3 locations (Lee Quarry; Bridleway to Crag Quarry and Bridleway to Facit Quarry)	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Discuss with partners (ELR, LCC and other interested parties) about how to facilitate growth 3. Identify funding sources to introduce improvements to existing facilities

Appendix D: Monitoring and Implementation Strategy

		2016-2021 and 2021-2026		
14	Percentage of jobs associated with tourism to increase over the Plan period from 7.2% (NOMIS ABI Data, 2008, based 1527 jobs) to 10% over the plan period	No net increase or an actual decline in the % of tourism related jobs within the Borough, based on consecutive 3 year fixed periods	NOMIS Annual Business Inquiry data, based on Standard Industrial Classifications (SIC): 551 Hotels 552 Camping / short stay provision 553 Restaurants 554 Bars 633 Travel agents / tour operators 925 Library, museum, cultural activities 926 Sporting facilities 927 Other recreational activities	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Discuss with partners, operators, employers, Regeneration and LCC colleagues about how to create more jobs. 3. Identify funding to bring forward jobs faster 4. Look at promotional literature and increased advertising 5. Consider review / update of Tourism Strategy

Post-Submission Change No: PC58

Appendix No: D(xxi)

Policy	Target	Trigger	Indicator	Contingencies
15	At least one caravan site, one campsite and one bunkbarn delivered by 2016	1. Planning application not received for a caravan site, campsite and bunkbarn by start of 2014	1. Planning application monitoring	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify suitable locations/developer interest for Site Allocations DPD 3. Dialogue with Regeneration, Rossendale Borough Council, LCC, Lancashire & Blackpool Tourist Board, Regenerate, etc to promote/identify funding opportunities/scheme viability 4. Work with developer to draw up suitable scheme

Appendix D: Monitoring and Implementation Strategy

Post-Submission Change No: PC59

Appendix No: D(xxii)

Policy	Target	Trigger	Indicator	Contingencies
16	Conservation Area Appraisals for all conservation areas to be adopted by April 2012, and management plans adopted by April 2015	1. Conservation Area Appraisals not completed by October 2011 2. Management Plans not completed by October 2014	Discussions with Rossendale BC Conservation Team on progress of appraisals and plans	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with Rossendale BC Conservation Team, and provide assistance where appropriate

Post-Submission Change No: PC60

Appendix No: D(xxiii)

Policy	Target	Trigger	Indicator	Contingencies
17	Two thirds of PROWs to be in 'good' condition by 2016, 80% by end of plan period	1. 50% not in 'good' condition by 2014 2. 70% not in 'good' condition by 2020	LCC Countryside Services information	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Investigate possibilities for funding improvements from a variety of sources (e.g. CIL, Grants, DEFRA, Lottery etc) 3. Prioritising key routes to facilitate implementation of other Core Strategy policies (e.g. 9 and 14) 4. Coordinating lobbying by interested parties (e.g. Civic Trust, Ramblers Association) to LCC

Post-Submission Change No: PC62

Appendix No: D(xxiv)

Policy	Target	Trigger	Indicator	Contingencies
18	10% increase over a 3	1. Less than 5% increase	LCC Natural	1. Identify the problem and barriers/causes via

Appendix D: Monitoring and Implementation Strategy

year rolling period in overall area of biodiversity resource	over a 3 year rolling period	Environment Service information on biodiversity resources within Rossendale	discussions and/or assessment(s) 2. Works with Park Department, local communities, Groundwork and others to identify, improve and nominate local sites of biodiversity importance to LCC for appropriate designation 3. Prioritising sites for funding from planning obligations, grants etc
--	------------------------------	---	--

Post-Submission Change No: PC66

Appendix No: D(xxv)

Policy	Target	Trigger	Indicator	Contingencies
19	3 year rolling increase of 10% of energy (electric and heat) generating capacity (excluding commercial wind)	1. Less than 5% increase over 3 year rolling period	1. Planning applications/approvals 2. Building Regulations approvals	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Promote funding available under Feed in Tariff 3. Work with developers to increase understanding of practicalities of implementing renewable energy schemes 4. Facilitate pro-active discussions between applicants and Planning Officers, and the services of 3rd party specialists

Post-Submission Change No: PC70

Appendix No: D(xxvi)

Policy	Target	Trigger	Indicator	Contingencies
20	100% of community benefit agreements to meet the value of the nationally supported minimum (per MW) over the plan period for	1. In 2016 10% or greater of agreements not meeting nationally supported minimum value (per MW). 2. In 2021 10% or	1. Planning application monitoring of wind energy developments	1. Identify the problem and barriers to providing contributions via discussions and/or assessment(s) 2. Work with independent specialists (e.g. Natural England, LCC) to ascertain realistic costs of mitigating harm caused by wind developments.

Appendix D: Monitoring and Implementation Strategy

	wind energy developments	greater of agreements not meeting nationally supported minimum value (per MW). 3. In 2026 10% or greater of agreements exceeding nationally supported minimum value (per MW).		
--	--------------------------	--	--	--

Post-Submission Change No: PC71

Appendix No: D(xxvii)

Policy	Target	Trigger	Indicator	Contingencies
21	75% of all approved non-householder planning applications for reuse of buildings in the countryside to be for employment generating uses, over the plan period	1. Less than 50% approved for employment uses, measured over a rolling 3 year period	1. Planning applications for re-use of buildings in the countryside	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with Rossendale BC Regeneration/ Regenerate etc and applicants to investigate alternative employment generating uses 3. Policy review

Post-Submission Change No: PC72

Appendix No: D(xxviii)

Policy	Target	Trigger	Indicator	Contingencies
22	All major applications to provide contributions towards Improvements / provision of facilities	1. 80% or less of major proposals providing contributions	1. Planning approvals and Section 106 monitoring	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Update evidence base 3. Renegotiate terms and details 4. Focus on target areas

Appendix D: Monitoring and Implementation Strategy

where appropriate			
-------------------	--	--	--

Post-Submission Change No: PC73

Appendix No: D(xxix)

Policy	Target	Trigger	Indicator	Contingencies
23	50% of all major (10 plus units) housing applications to undergo a Building for Life Assessment over period to 2016 80% of all major (10 plus units) housing applications to undergo a Building for Life assessment over period 2016-2021	1. Less than 40% of major housing applications undergoing a Building for Life Assessment over first 5 years of the plan (by 2016) 2. Less than 70% of major housing applications undergoing a Building for Life Assessment over 2 nd 5 years of the plan (2016-2021)	1. Planning application monitoring	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with management team to examine availability of officer time to carry out Building for Life Assessments 3. Work with developers at pre-application stage to encourage schemes to take into account Building for Life criteria during their design 4. Investigate making Building for Life Assessment a corporate priority for assessing major residential applications

Post-Submission Change No: PC74

Appendix No: D(xxx)

Policy	Target	Trigger	Indicator	Contingencies
24	To decrease the amount of both derelict and vacant land in the borough over the Plan period to 2026	1. Amount of derelict land increases by more than 10% over a rolling 5 year period 2. Amount of vacant land increases by more than 10% over a rolling 3 year	1. NLUDS records for constituent years	1. To identify the issues affecting increased rates of vacant land (e.g. factory closures, costly contamination issues) 2. To work with HCA and other funding bodies (e.g. LEP, to bring forward sites) 3. To work with landowners to find ways of bringing forward vacant land that market finds difficult to

Appendix D: Monitoring and Implementation Strategy

		period		address
--	--	--------	--	---------