

**TITLE: ROSSENDALE BOROUGH COUNCIL LOCAL DEVELOPMENT
FRAMEWORK
RAWTENSTALL TOWN CENTRE AREA ACTION PLAN
REVISED PREFERRED OPTIONS REPORT**

TO/ON: THE CABINET / 29 MARCH 2006

BY: ACTING CHIEF EXECUTIVE

**PORTFOLIO CABINET MEMBER FOR REGENERATION
HOLDER:**

STATUS: FOR PUBLICATION

1. PURPOSE OF THE REPORT

- 1.1 This report presents the Preferred Option Report stage of the Rawtenstall Town Centre Area Action Plan (AAP). This report sets out the purpose Preferred Options Report as apart of the Local Development Framework (LDF) and developing new site specific planning policy for designated Action Plan area.

2. RECOMMENDATIONS

- 2.1 For Cabinet to endorse the Preferred Options Report in order to then publish the document for consultation from 7th April 2006 for a minimum of 6 weeks.

3. REPORT AND REASONS FOR RECOMMENDATIONS AND TIMETABLE FOR IMPLEMENTATION

- 3.1 The Preferred Options Report has been revised following the consultation exercise during August – October 2005. During this period of consultation the Council received information from Lancashire County Council regarding traffic flow simulation and design work, which ensured it is necessary to revisit the overall AAP Strategy, the transport and public realm strategy and a number of the specific projects the document contains. In summary the principle changes relate to:

- Queen's Square Gyratory
- Bacup Road

- Pedestrian and Cycle Connections
 - Fire Station
 - Queen's square Development Sites
 - Civic Facilities
 - Miscellaneous Sites
- 3.2 Due to the significance of the revisions and the Councils commitment to open and transparent plan making, the amended Preferred Options Report will require an additional Sustainability Appraisal and period of Full public participation in accordance with the regulatory requirements of the Planning and Compulsory Purchase Act 2004.
- 3.3 As part of the consultation process, the Rawtenstall AAP clearly presents all the changes from the original Preferred Options Report and the reasons why following the traffic simulation and representations received during the initial Preferred Options. In addition the revised report will also be published for consultation together with the Core Strategy Preferred Options Report to provide stakeholders and the community with a "suite" of documents to provide comment on and gain greater understanding of the LDF.
- 3.4 It was originally set out in the Forward Plan for the Bacup, Stacksteads and Britannia AAP Preferred Options Report to form part of this "suite" of documents. Following the Issues and Option stage a number of exercises will be required in order for this document to meet the "Tests of Soundness" applied by the Planning Inspectorate. It is therefore anticipated that consultation on this document will be carried out in June 2006.
- 3.5 Following representations on the Preferred Options Report being received, Rossendale Borough Council will prepare the Area Action Plan (AAP) which will provide site specific planning policies for the area designated in the plan. The AAP is then submitted to the Government and will be issued for further a period of consultation for a minimum of 6 weeks. This will then go through a process of independent examination that will be led by a Government appointed Inspector.

Structure of Document

1. Introduction
2. The Revised preferred Options
3. Preferred Option Report Public Engagement
4. Revised Preferred Option – Vision and Spatial Strategy
5. A Spatial Strategy
6. Revised Preferred Option Project Descriptions
7. Programme and Delivery Issues
8. Commercial Appraisal
9. Area Action Plan Considerations
10. Delivery Strategy
11. Next Steps

4. CORPORATE IMPROVEMENT PRIORITIES

4.1. FINANCE AND RISK MANAGEMENT

There are no immediate financial implications. The process has been designed to manage risk exposure to challenge.

4.2. MEMBER DEVELOPMENT AND POLITICAL ARRANGEMENTS

4.2.1 Information on the LDF can be viewed at www.rossendale.gov.uk/fowardplanning including the ODPM's guide to the planning system, introduction documents to the LDF and general planning policy information.

4.3. HUMAN RESOURCES

4.3.1. The Forward Planning team has interviewed for the vacant Planning Assistant position and has recruited a candidate who will be joining the team by April 2006.

5. ANY OTHER RELEVANT CORPORATE PRIORITIES

5.1. The Forward Planning team has been prepared and submitted an Annual Monitoring Report (AMR) on the 30th December 2005

5.2. The document provides comprehensive information regarding the implementation of the [Local Development Scheme](#) (LDS) and performance monitoring information on the emerging Local Development Framework (LDF).

5.3. The AMR is a requirement of the Planning and Compulsory Purchase Act 2004 and represents the starting point from which the Council will develop a performance and monitoring framework based on the policies set out in documents such as the Rawtenstall Town Centre AAP. This framework will ensure that planning policy and the potential impact on the social, economic and environmental well being of Rossendale will be continually assessed.

5.4. The document provides a comprehensive foundation from which performance indicators and effective monitoring can be developed through the preparation of a Rossendale LDF.

6. RISK

6.1 If the AAP is not published for consultation during the period set out in the revised Local Development Scheme and therefore will not conform to BV200b Plan Making: Milestones Met?

7. LEGAL IMPLICATIONS ARISING FROM THE REPORT

N/A

8. EQUALITIES ISSUES ARISING FROM THE REPORT

N/A

9. WARDS AFFECTED

The Rawtenstall Town Centre Area Action Plan will set out the site specific planning policy and for the designated plan area covering the wards of Cribden, Longholme and Hareholme.

10. CONSULTATIONS

- 10.1 The Preferred Options Stage of the Rawtenstall Town Centre AAP's preparation is subject to Regulation 26 of the Town and Country Planning (Local Development) (England) Regulations 2004. This requires a local authority to provide Full public consultation in accordance Annex E of PPS12. Further details on consultation are set out in the 2nd Draft Statement of Community Involvement

11. Background documents:

- A) Town Planning and Compulsory Purchase Act 2004
- B) Town Planning and Compulsory Purchase Act 2004 Regulations
- C) Planning Policy Statement 12
- D) Planning Policy Statement 12 Companion Guide
- E) Submission Regional Spatial Strategy January 2006 (consultation March 2006)
- F) Joint Lancashire Structure Plan 2001 - 2016
- G) Rossendale Borough Council Local Development Scheme
- H) Rossendale Borough Profile

For further information on the details of this report, please contact:

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