

**Rossendale Borough Council  
Rossendale Core Strategy  
Preferred Options Report  
March 2006**

Rossendale*alive*

Rossendale Borough Council

**Rossendale Core Strategy**

Preferred Options Report

April 2006

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Job number 118465

Job title	Rossendale Core Strategy	Job number	118465
Document title	Preferred Options Report	File reference	

Document ref

Revision	Date	Filename	Draft PO Report jhb240106.doc		
Draft 1	24/01/06	Description	First draft for Working Group Discussion		
			Prepared by	Checked by	Approved by
		Name	SP/JHB	JHB	JHB
		Signature			
Draft 2		Filename			
		Description	Second Draft including Working Group Comments		
			Prepared by	Checked by	Approved by
		Name	SP/JHB	JHB	RBC
		Signature			
Draft 3		Filename			
		Description	Draft for consideration by Cabinet for approval to issue for consultation		
			Prepared by	Checked by	Approved by
		Name	SP/JHB	JHB	RBC
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			

Issue Document Verification with Document

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# 1 Introduction

## 1.1 Rossendale Core Strategy

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The Core Strategy sets out the key parts of the Borough's planning framework. It is one of the planning policy documents that make up the Local Development Framework (LDF). An LDF is a statutory planning document. The Rossendale LDF will replace the former Rossendale Local Plan. The Rossendale LDF will set out the objectives for future development in the Borough. It is a Government requirement that an LDF is produced for Rossendale.

Government guidance on what should be included in a Core Strategy is provided in the national planning guidance PPS12. PPS12 states that a Core strategy should include the following:

- Spatial vision
- Strategic objectives
- Spatial strategy
- Core policies
- Key Diagram
- Monitoring and implementation framework

The Core Strategy should set out the long term spatial vision for the Borough and the strategic policies needed to deliver this vision. It should set out broad locations for delivering housing, employment retail, leisure community facilities, essential public services and transport development. The Core Strategy is a strategic document and should not identify site-specific locations. Site-specific issues and proposals should be dealt with in other development plan documents.

The Core Strategy should be in accordance with the Regional Spatial Strategy and any saved Structure Plan, such as the Joint Lancashire Structure Plan. It should also draw on any strategies that have implications for the development and use of land that are produced by the local authority or other organisations. These include the Community Strategy and Local Transport Plan.

## 1.2 Purpose of this Report – Rossendale Core Strategy Preferred Options Report

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This report sets out the emerging ideas for the Rossendale Core Strategy. It sets out the scope and approach of policies that are proposed to be included in the Core Strategy.

The Preferred Options Report builds on two previous reports, both of which have been the subject of previous consultation and are available at [www.rossendale.gov.uk/forwardplanning](http://www.rossendale.gov.uk/forwardplanning) :

- Borough Profile (Baseline evidence Report)
- Core Strategy Issues and Options Report

The Issues and Options Report set out a range of policy options. These options responded to the evidence on the key spatial and development issues affecting Rossendale, summarised in the Borough Profile Report. The Preferred Options Report develops those options from the Issues and Options Report and consultation findings that have been evaluated to be the most appropriate.

Details of how the preferred options have been selected are provided in Section 4 of this report.

People are invited to give their views on the preferred options. These comments will then inform the draft Core Strategy that the Council will prepare. The draft Core Strategy is then submitted to the Government and will go through a public inquiry that will be led by a Government-appointed Inspector.

## 2 Rossendale Spatial Portrait

### 2.1 Introduction

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The Core Strategy is required to include a 'Spatial Portrait'. This is a brief statement that describes the area to which the Core Strategy applies. It will form part of the introduction to the final Core Strategy.

A draft Spatial Portrait for Rossendale is provided below to allow it to be the subject of public consultation and discussion.

### 2.2 Draft Spatial Portrait

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Rossendale Borough is a district in the eastern part of Lancashire in the North West of England. Rossendale is one of the smaller Boroughs in Lancashire County with an area of 138 square kilometres and a residential population of about 65,652 (2001). 88% of the borough is green space with residents focused in relatively densely populated settlements along the valley. The Lancashire County Council population projections suggest a 3% increase in population in Rossendale between 2003 and 2023.

There are three main town centres in the Borough, namely; Rawtenstall, Bacup and Haslingden, in addition to the smaller centres of Waterfoot, Whitworth, Stacksteads, Crawshawbooth, Edenfield and Weir.

Rawtenstall town centre is the largest shopping and commercial centre within the Borough of Rossendale. Rawtenstall town centre provides a range of shops, services and civic and community facilities. Although few multiple retailers are represented in the town, it has a good selection of independent outlets.

The other two town centres in the Borough (Bacup and Haslingden) are smaller serving more localised catchments. The local village centres spread across the Borough including Waterfoot and Edenfield provide some employment opportunities and localised services, including a limited number of village shops and schools.

Rossendale has a strong natural heritage and is characterised by its upland moorland plateaux, hills and fringe, enclosed Upland, reservoir valleys and settled, wooded lower valleys. Its urbanised valley floor can be sub-divided into a Historic Core, Industrial Age and suburban forms. Rossendale is located in the South Pennines Landscape Character Area. The built heritage of the area is represented and protected with 3 grade II\* and 120 grade II listed buildings, and eight Conservation Areas identified within the Borough. The heritage of the area combined with the rural landscape are key aspects of the Borough. Rossendale's topography and historic development have resulted in the settlements being focused in the lower valley areas, in contrast to the rural upland areas.

The industrial heritage has also left a legacy of many derelict brownfield sites. However, there are few high quality sites available for development. The Regional Economic Strategy does not identify any Strategic Investment sites in Rossendale.

Rossendale is less than 20 miles from Manchester City Centre and is well connected to the Greater Manchester conurbation via the M66. The A56(T) link between the M66 in the south of the Borough and the M65 to the north, has been the catalyst for business development in the western part of the Borough.

The railway link between Rawtenstall and Bury is no longer in general use, although it provides a part-time tourist-orientated steam train service operated by East Lancashire Railway.

There are some 30,000 dwellings in the Borough, 70% of which are owner occupied. Bacup, Britannia and Stacksteads are included in Elevate East Lancashire, one of the Government's nine housing market renewal pathfinders. Elevate East Lancashire is seeking to improve the quality and diversity of the housing stock, along with improving economic prosperity, the environment and community life within the areas.

Socio-economic characteristics vary across the Borough. There are higher than average levels of socio-economic deprivation through the central corridor of Rossendale, typically from Bacup to Haslingden. In contrast there are areas around Haslingden and to the north of Rawtenstall that are in the in the 25% of least deprived areas nationally. The Borough population has higher than average health problems and average education and skill levels. Employment rates are higher in Rossendale than the national average and the average for the North West region. Half of employed residents of Rossendale work within Rossendale and over one quarter work in Greater Manchester.

## 3 Policy Context

### 3.1 Planning Policy

The Rossendale Core Strategy will sit within a hierarchy of planning policy documents to which it must conform. At national level there are a series of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) (all PPGs are being reviewed and replaced with PPSs). At a regional level the Regional Spatial Strategy (RSS) interprets the national planning policy documents for the North West region. The current RSS is being reviewed.

At the County level the Joint Lancashire Structure Plan (JLSP) sets out strategic planning policies that must be applied to the Rossendale area. The JLSP will be superseded by the emerging RSS for the North West and the Rossendale LDF in September 2007. Until this date the JLSP will remain a statutory planning document for Rossendale and planning applications will be determined in accordance with this document.

The Core Strategy, as with the whole LDF, is required to be in conformity with the RSS and the JLSP until this is superseded by the emerging RSS. There are policies in the RSS and the JLSP that relate directly to Rossendale and towns within the Borough and must be reflected in the Core Strategy. There are other policies in the RSS and JLSP that require local interpretation in the Core Strategy. In addition, there are requirements for LDFs set out in the PPGs and PPSs that need to be incorporated in the policies in the Core Strategy. However, the Government requires that the Core Strategy does not merely repeat policies in PPGs/PPSs or the RSS and JLSP.

A summary of the policies in the emerging Regional Spatial Strategy and the Joint Lancashire Structure Plan, particularly where they relate to Rossendale, is provided in [Appendix 2](#). The summary of Structure Plan policies is separated into, firstly, those policies that have been recommended for inclusion in the RSS, and, secondly, the remaining policies, many of which it may be appropriate to take forward through LDFs.

### 3.2 Community Strategy

The Government requires that the Core Strategy has regard to the Community Strategy and be a 'spatial expression' of the vision and objectives of the Community Strategy. The Rossendale Community Strategy is an over arching document that provides direction for all partners and services within the Borough from 2005 until 2020. It provides a focus for aligning strategies, operations and service delivery in the Borough. It was prepared by the Rossendale Partnership, a group that includes representatives of local residents, local businesses, public sector agencies and community, voluntary and faith sector organisations operating in Rossendale.

The Rossendale Community Strategy is underpinned by the following vision for the district:

*'ROSSENDALE ALIVE: our vision outlines how we, Rossendale's Local Strategic Partnership, will improve the quality of life and life chances for all residents in Rossendale. It commits us to achieving sustainable development through coordinated activity of all partners to improve the economic, social and environmental well being of the borough and its communities.'*

To achieve the vision for 2020, the Borough faces challenges and many opportunities. These challenges and opportunities are captured in the following eight themes:

- **Economy** By 2020 Rossendale will have a prosperous economy where everyone has the opportunity to fulfil their potential.
- **Health and well being** By 2020 Rossendale will have achieved a reduction in the health inequality between social groups and an increase in the overall life expectancy of local residents to meet national averages.
- **Environment** By 2020 over 85% of people living and visiting Rossendale, will be satisfied with the quality of the street scene and local environment.

- Education and Life Long Learning By 2020 Rossendale will have established a learning community which will ensure that people of all ages understand the value of, and have access to , high quality, appropriate learning opportunities producing achievements above the norm.
- Community safety By 2020 Rossendale will be a safe place for people to live, visit and invest.
- Culture By 2020 Rossendale will have 70% of all residents engaged in active physical activity and will be a place which is widely accepted as a major place to visit and have fun.
- Housing By 2020 Rossendale will offer a choice of well maintained and affordable housing for all residents.
- Community Network By 2020 Rossendale will have a strong and vibrant community network, which will ensure the views and values and community initiatives of everyone in Rossendale are respected, considered and supported.

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## 4 Evaluation of Options

### 4.1 Introduction

This section of the report sets out a summary of the evaluation of options which have led to the selection of the preferred policy options. The process of developing a preferred option draws strongly upon the appraisal which was undertaken during the Issues and Options Stage of the plan's preparation and the findings of community consultation and the Sustainability Appraisal.

### 4.2 Criteria for the Evaluation of Options

The policy options have been assessed against five sets of criteria. In developing the evaluation criteria, we have specifically been mindful of the nine tests of soundness outlined in the Planning Inspectorate's guidance, set out below:

1. Has the plan been prepared in accordance with the Local Development Scheme?
2. Has the plan been prepared in compliance with the Statement of Community Involvement, or the minimum requirements set out in regulations where no SCI exists?
3. Have the plan and its policies been subjected to sustainability appraisal?
4. Is the plan a spatial plan which is consistent with national planning policy and in general conformity with RSS for the region and has it had proper regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas?
5. Has the plan had regard to the authority's community strategy?
6. Are the plan's strategies, policies and allocations coherent and consistent within and between development plan documents prepared by the authority and with those prepared by neighbouring authorities where cross boundary issues are relevant?
7. Do the plan's policies strategies, policies and allocations represent the most appropriate in all the circumstances, having considered the relevant alternatives, and are they founded on a robust and credible evidence base?
8. Are there clear mechanisms for implementation and monitoring?
9. Is the plan reasonably flexible to enable it to deal with changing circumstances?

The criteria against which the options have been assessed are as follows:

**Criterion 1** – Contribution to Core Strategy Objectives - The relative merits of options are evaluated in relation to the Core Strategy Objectives set out at Section 5.2 of this report. In particular this criterion reflects the sixth test of soundness.

**Criterion 2** – Contribution to the Community Strategy Objectives – An assessment of the options in relation Objectives of the Rossendale Community Strategy, set out in Section 3.2 of this report. This criterion reflects the fifth test of soundness.

**Criterion 3** – Sustainability – This evaluation draws upon the findings of the ongoing Sustainability Appraisal, in particular the Issues and Options Sustainability Appraisal which is published separately. This criterion is of relevance to the third, seventh and ninth tests of soundness.

**Criterion 4** – Conformity with Planning Policy Requirements - Relationship with the policies and proposals in the Joint Lancashire Structure Plan, Regional Spatial Strategy and National Guidance. This criterion reflects the fourth and sixth tests of soundness.

**Criterion 5 – Public Support** – Based upon the findings of consultation on the Rossendale Core Strategy Issues and Options Report. A separate report detailing the consultation methods and findings is available from Rossendale Borough Council. This criterion responds to the second and sixth tests of soundness.

The Core Strategy preparation has, to date, been in accordance with the Local Development Scheme and therefore meets the first test of soundness. Consideration has also given to the opportunities to monitor the implementation of the policies (Section 8 of this report), particularly in relation to existing data monitoring requirements, to accord with the eight and final test of soundness.

### **4.3 Evaluation of Options**

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A matrix was developed to assess the performance of each option against the criteria described above. Each option was scored in one of the following ways:

- option has a negative impact in meeting the criterion
- O option has a neutral impact on the criterion
- + option has a positive impact in meeting the criterion
- ++ option has a particularly positive impact in meeting criterion

The matrices setting out the assessment of the options under each issue are provided in [Appendix 3](#) of this report.

## **5 Preferred Core Strategy Vision and Objectives**

### **5.1 Introduction**

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The Core Strategy must have regard to the Community Strategy. It should be the 'spatial expression' of Community Strategy. It is therefore appropriate that the vision and eight themes set out in the Community Strategy (described in full in Section 3.2) inform the vision and objectives of the Core Strategy.

### **5.2 Preferred Vision and Objectives**

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The Preferred Vision for the Core Strategy is:

*A thriving local community and prosperous economy set in an environment that people value and wish to live, work, invest in, visit and enjoy. Improved quality of life for local people and visitors.*

The draft strategic objectives for the Core Strategy build upon this vision statement, as follows:

- Improved economic opportunities for local people that maximise the existing and potential local assets.
- Greater opportunities for local people to live in high quality housing and living environments that meet their needs.
- Accessibility for all from home to places of work, learning, shops, leisure and community facilities.
- Greater incentives for local people and visitors to use and enjoy Rossendale's natural and cultural assets, including shopping areas, leisure facilities and education opportunities.
- Sustainable management of natural resources and cultural assets.
- High quality, attractive and valued local urban and rural environments.
- Bring redundant previously developed land back into sustainable uses.

## 6 Preferred Core Strategy Policy Options

### 6.1 Introduction

Proposed policy responses to the Issues and Options presented in the Issues and Options Report are set out below. Each Policy Response and accompanying text is structured in the following way:

- The Proposed Policy Response can be identified by the boxed text in italics.
- The Issues from the Issues and Options Report which the Proposed Policy Response relates to are identified.
- A comment is provided explaining and clarifying the Proposed Policy Response
- Wider Policy Links provide links to related National, Regional and County Planning Policies and other guidance.

### 6.2 Development Strategy

#### Proposed Policy Response DS1: Hierarchy of Towns

*Rawtenstall with Haslingden and Bacup are Key Service Centres and Whitworth is a Local Service Centre*

#### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L1: What should be the hierarchy of towns in the Borough?

#### Comment

The Regional Spatial Strategy states that Rawtenstall (with Haslingden and Bacup) are a Key Service Centre. It is left to LDFs to identify any Local Service Centres in the Borough. Whitworth has been identified as a Local Service Centre due to its status as a Town Council and location within the borough in relation to the identified key service centres.

#### Wider Policy Links

##### National

- PPS1: Delivering Sustainable Developments
- PPS6: Planning for Town Centres

##### Regional

- RSS Policy RDF2: Key Service Centres

##### Sub Regional

- JLSP Policy 5: Development Outside of Principle Urban Areas, Main towns and Key Service Centres

#### Proposed Policy Response DS2: Town and Village Boundaries

*Town and village boundaries should be reviewed as part of the Allocations Development Plan Document.*

*Sites currently within town and village boundaries that have either been allocated for development or are redundant may be excluded from the town or village envelope where there is evidence that the site is unlikely to be brought forward for appropriate development within 10-15 years. Reclamation strategies will be sought for redundant sites to be removed from within the urban envelope.*

*Sites adjoining but outside an existing town or village boundary may be included in the urban envelope where there is an identified need for development in this town or village that cannot be accommodated elsewhere in the existing town or village area and is appropriate in terms of other planning policy requirements.*

*Only small-scale boundary changes can be made to boundaries with the Green Belt and only in exceptional circumstances.*

## Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L2: Should town and village boundaries be reviewed? If so, under what criteria?

## Comment

A review of boundaries will encourage appropriate use or reclamation of derelict sites. It will provide an opportunity for appropriate development to meet the needs of individual settlements and thereby improve their sustainability.

PPG2 and RSS restrict the review of Green Belt boundaries to small-scale changes and only in exceptional circumstances.

## Wider Policy Links

### National

- PPS1: Developing Sustainable Development
- PPG2: Green Belts

### Regional

- RSS Policy RDF5: Green Belts

### Sub regional

- JLSP Policy 6: Green Belts

## Proposed Policy Response DS3: Regeneration Priority Areas

*Proposals that support the aims of regeneration initiatives will be encouraged. The regeneration initiatives currently identified in Rossendale are:*

- *Rawtenstall Town Centre;*
- *Bacup, Stacksteads and Britannia (ELEVATE) Pathfinder;*
- *Adrenaline Gateway; and*
- *Sites in the Rossendale Brownfield Recycling Programme*

## Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L3: When new housing is needed, where should it go?
- Issue L11: How should access to local services be protected and improved?
- Issue W1: What should be the future focus of the local economy?
- Issue W6: What additional policy support is needed to encourage any growth in the leisure/tourism economy?
- Issue W4: What should be the future role of Rawtenstall town centre?
- Issue E14: How should policies address the issue of contaminated land?
- Issue T1: How can the need to travel by car be reduced?
- Issue T2: How can public transport use be increased?
- Issue T3: How can cycling and walking be encouraged for all types of journeys, i.e. commuting, shopping, leisure, etc.?

## Comments

Prioritisation of Regeneration Areas will be developed through the preparation of the Local Development Framework.

## Wider Policy Links

### National

- PPS1: Delivering Sustainable Development
- PPS6: Planning for Town Centres

### Regional

- RSS Policy RDF2: Key Service Centres

### Sub regional

- Elevate Pathfinder

## Proposed Policy Response DS4: Development Principles

Within the Borough the suitability of development proposals will be assessed against:

- conformity with the following 'sequential approach' to meeting development needs:
  - Priority to previously developed sites in the Regeneration Priority Areas;
  - Previously developed sites in the urban areas;
  - Sites accessible by good quality public transport, walking and cycling.
- contributions towards sustainability, including:
  - reduced need to travel, particularly by private vehicle;
  - reduced energy requirements and/or contributions to renewable energy;
- high quality design;
- no detrimental impact on the borough's environmental and heritages asset resources and infrastructure; and
- no detrimental impact on the amenity of neighbouring uses.

## Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L3: When new housing is needed, where should it go?
- Issue L11: How should access to local services be protected and improved?
- Issue L12: Where should health facilities be located?
- Issue W5: How can the vitality and viability of other local shopping centres be maintained or improved?
- Issue E3: How can planning ensure safer communities?
- Issue E9: How should good quality design in buildings, public realm, and landscaping be encouraged throughout Rossendale? And
- Issue E7: How can areas of historic interest be preserved and enhanced?
- Issue E8: How can individual historic buildings and ancient monuments be preserved and enhanced?
- Issue E12: How can Rossendale contribute to the requirement to provide more energy from renewable sources?
- Issue T1: How can the need to travel by car be reduced?
- Issue T2: How can public transport use be increased?
- Issue T3: How can cycling and walking be encouraged for all types of journeys, i.e. commuting, shopping, leisure, etc.?

## Comments

Use of the 'sequential approach' will be based on the studies, strategies and guidance in the Evidence Base. Proposals and schemes will be required to demonstrate how they make use of existing amenity and infrastructure in achieving sustainable development. New development should be appropriate for the settlement in terms of scale, location, need, impact on amenity, character, distinctiveness and availability of local services and infrastructure

## Wider Policy Links

### National

- PPS1: Delivering Sustainable Development
- PPS 6: Planning for Town Centres
- PPS 7: Sustainable Development in Rural Areas
- PPG13: Transport
- PPG15: Planning and the Historic Environment
- PPG17: Planning for Open Space, Sport and Recreation
- PPS 22: Renewable Energy
- PPG23: Planning and Pollution Control
- PPG24: Planning and noise
- PPG25: Development and Flood Risk

### Regional

- RSS Policy D1: Regional Development Principles
- RSS Policy EM17: Renewable Energy

### Sub Regional

- JLS Policy 24: Flood Risk
- JLS Policy 25: Renewable Energy

## Proposed Policy Response DS5: Planning Gain

*Major development will be required to contribute through planning gain. Contributions will be based on the requirements as set out in the emerging Lancashire Planning Obligations Policy Paper from which Rossendale Borough Council can adopt the document as part of the Local Development Framework.*

*For major developments, developers will be required to contribute to training needs to meet any local skill demands for the construction or operation of the development. All major developments for housing, employment and mixed-use schemes should incorporate and/or contribute to health, education, training and open space provisions at a level appropriate to the development.*

## Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue W8: How should planning gain be used?

## Comment

The Council's approach to implementing Planning Obligations will be based on the Interim Planning Guidance drafted in accordance with the adopted policies of the Rossendale Local Plan and the [Planning Obligations in Lancashire 2<sup>nd</sup> Consultation Draft Policy Paper](#) out for consultation during March 2006. A summary of thresholds for planning gain by development them are provided in [Appendix 1](#) of this document.

In implementing more strategic, transparent and effective use of planning obligation the Council will seek to establish procedures in partnership with Lancashire County Council. Procedures to be adopted could include:

1. **Standard Agreements:** including standard “Heads of Terms” and model clauses will be used wherever possible to reduce the time taken in drawing up legal documents.
2. **Pre-application Discussions:** can be very effective in defining the parameters and scale of an agreement and reduce delays when the application is submitted. The Council’s approaches to Pre application consultation and discussion are set out in the 2<sup>nd</sup> Draft Statement of Community Involvement (SCI) available to view at [www.rossendale.gov.uk/forwardplanning](http://www.rossendale.gov.uk/forwardplanning).

#### Overall Principles for considering section 106 agreements

In the context of legislation and government guidance, local authorities in Lancashire will approach the negotiation of planning obligations based on the following key principles:

- The procedures will be operated in accordance with the fundamental principle that planning permission may not be bought or sold.
- A planning obligation will only be sought when it is material to the planning decision on a proposal; where a particular planning obligation is required to make a development proposal acceptable planning permission will not be granted without it.
- A planning obligation will not be sought when a planning condition may be more appropriately used.
- A planning obligation will not be sought to redress existing deficiencies or lack of capacity in existing facilities, services or infrastructures.
- Development that is acceptable on land use planning and development plan policy grounds will not be refused because an applicant is unwilling or unable to offer benefits.
- Unacceptable development will not be permitted because of unnecessary or unrelated benefits offered by the applicant and benefits that exceed what is necessary to make a proposal acceptable, will not be allowed to affect a decision on a planning application.
- The nature of a planning obligation likely to be required will be made known as early as possible in the planning process.
- The overall extent of the planning obligation sought will have regard to what is reasonable in terms of the scale of the development and its impact.
- Relevant Planning Committees or officers under delegated authority will decide the acceptability of a development proposal on the balance of its planning merits, taking into account the planning application and whether the planning obligation, which has been negotiated as a whole, is sufficient to overcome and satisfactorily address any impact arising from that proposal.

#### Wider Policy Links

##### National

- PPS1: Delivering Sustainable Development
- Circular 05/2005 Planning Obligations

##### Sub-regional

- Planning Obligations in Lancashire Policy Paper

### 6.3 Living in Rossendale

#### Proposed Policy Response L1: Housing Development

*Provision is made in the Regional Spatial Strategy (RSS) for 4,000 dwellings between 2003 and 2021. Annual planning permissions will be limited to annual completion rate up to 10% above the annual rate for Rossendale in the RSS, less the number of existing commitments for the RSS period. Five yearly reviews of permissions will be undertaken to monitor housing permissions to ensure they do not exceed the overall RSS figure.*

*Priority will be given to residential developments on previously developed sites. Residential developments will only be permitted on greenfield sites where there is evidence of local need and it can be demonstrated that there are no*

*alternative appropriate previously developed sites.*

*Priority will be given to residential developments in the Key Service Centres and Local Service Centres.*

*Comprehensive regeneration strategies may be developed in areas with significant housing market issues and specific housing needs.*

#### **Policy Issues**

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L3: When new housing is needed, where should it go?
- Issue L4: How should the release of housing developments be phased to meet regional targets?

#### **Comment**

The housing numbers for the plan period are set out in the RSS. Including a 10% flexibility factor above the annual rate in the RSS allows the monitoring of planning permissions for residential developments, as required by the RSS, but with a reasonable degree of flexibility. The number of dwellings already committed in this period must be taken into account when deriving the annual number of housing permissions that will be allowed. The five year monitoring will review the annual housing allocation and ensure the RSS allocation is not exceeded.

Priority must be given to brownfield sites for residential developments in order to meet the requirement in the RSS that at least 80% of new dwellings are on brownfield sites across Burnley, Pendle and Rossendale. It is recognised that Rossendale is likely to make a lower contribution to this aim, therefore the brownfield target for Rossendale is 58%, as set out in the Joint Lancashire Structure Plan.

Priority is given to residential development in the Key Service Centres and Local Service Centres in order to support a wider range of services and facilities in these centres and provide sustainable communities across the Borough.

#### **Wider Policy Links**

##### **National**

- PPS1: Delivering Sustainable Development
- PPG/ PPS3: Housing

##### **Regional**

- RSS Policy L4: Regional Housing Provision

##### **Sub Regional**

- JLSP Policy 12: Housing Provision

#### **Proposed Policy Response L2: Housing Types**

*In order to diversify the range of dwelling types within the Borough, in major residential schemes at least 33% of dwellings should be flats and no more than 40% of dwellings should be terraced properties, unless a housing needs assessment provides evidence of the need for an alternative composition of dwellings in any particular area/ community.*

#### **Policy Issues**

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L5: What types of housing will be required?



## Comment

The Housing market Needs Assessment identifies poor diversity of housing types, in particular a relative oversupply of terraced properties in relation to demand. This is reflected in the figures that in the Borough 47% of properties are terraced, compared with 26% nationally and that there was an identified preference for 34% of dwellings to be flats. It is recognised that the housing needs of the Borough may change in the future and there may be particular housing needs in individual towns and villages that this policy will require flexibility to address.

## Wider Policy Links

### National

- PPS1: Delivering Sustainable Development
- PPG/ PPS3: Housing

### Regional

- RSS Policy L2: Understanding Housing Markets
- RSS Policy L3: Existing Housing Stock and Housing Renewal

### Sub Regional

- JLSP Policy 13: Housing Renewal

## Proposed Policy Response L3: Housing Density

*All new residential developments must be at a minimum of 30 dwellings per hectare except all residential developments within 500m of all five basic services<sup>1</sup> which must be at a minimum of 50 dwellings per hectare, except where it can be demonstrated that this would not be viable due to wider regeneration and/or affordable housing benefits. Residential developments within town centres will only be permitted at densities less than 50 dwellings per hectare in exceptional circumstances.*

## Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L6: How should the Government's desire for increased housing density be delivered in Rossendale?

## Comment

This policy accords with PPS3 and RSS requirements on densities whilst reinforcing the need for higher density town centres to ensure their vitality and viability.

## Wider Policy Links

### National

- PPS1: Delivering Sustainable Development
- PPG/ PPS3: Housing

## Proposed Policy Response L4: Affordable Housing

*Within all residential developments a minimum of 30% of dwellings should be affordable, of which 20% should be of intermediate tenure. A higher minimum percentage for affordable housing or intermediate tenure may be required in areas of significant housing need based on local evidence of affordable housing needs.*

*A lower percentage of affordable dwellings may be acceptable where it can be demonstrated that this would not be viable due to wider regeneration benefits. A lower percentage may be acceptable in the conversion of vacant residential or non-residential buildings.*

*Types of affordable housing provided should be related to local needs.*

## Policy Issues

<sup>1</sup> Post offices, Doctor's practices, Primary schools, Food shops, Bus stops/railway stations

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L7: What types of affordable housing will be required?
- Issue L8: Where should affordable housing be located?

#### Comment

The Housing Market and Needs Assessment (May 2005) states that 352 affordable dwellings are required in the next 5 years, based on current market and need assessments. This equates to around 30% when compared with the RSS annual target of 222 dwellings per year for Rossendale.

An SPD could be developed to set out local minimum affordable housing requirements, based on regularly updated housing needs assessments. Some flexibility in affordable housing contributions is required to ensure it does not preclude development that would have wider regeneration benefits. Greater flexibility is provided in conversions of vacant properties to encourage the bringing back into active use of these properties.

#### Study/ Strategy Links

- Rossendale Housing Strategy
- Rossendale Affordable Housing Strategy (Due Summer 2006)
- Rossendale Housing Market Needs Assessment

#### Wider Policy Links

##### National

- PPS1: Delivering Sustainable Development
- PPG/ PPS3: Housing

##### Regional

- RSS Policy L2: Understanding Housing Markets
- RSS Policy L5: Affordable

#### Proposed Policy Response L5: Gypsy and Traveller Accommodation

*Where possible, temporary and permanent sites for gypsy and other traveller communities should be within existing urban areas, with priority for brown field sites. Criteria for suitable sites and needs will be defined in an assessment of Gypsy and Traveller needs across Lancashire.*

#### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L10: If there is a need to accommodation for gypsies and other travellers, what criteria should be used to find these sites?

#### Comment

Where suitable sites are available, temporary and permanent sites for gypsy and other traveller communities should be identified within existing urban areas. This is to ensure access to a range of social and community facilities.

A review of gypsy and other traveller community needs in East Lancashire is being undertaken. The findings of this study may be taken forward through an SPD.

#### Wider Policy Links

##### National

- PPG3: Housing

##### Sub Regional

### **Proposed Policy Response L6: Access and Improvements to Local Services**

*Support is given for enhancement of existing health and education facilities. Support is also given to the development of new health and education facilities where these are in sustainable locations with good public transport access.*

#### **Policy Issues**

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue L11: How should access to local services be protected and improved?
- Issue L12: Where should health facilities be located?
- Issue L13: How can more people be encouraged into higher and further education, life long learning and additional skill training?

#### **Comment**

All major developments need to ensure that sufficient social infrastructure is provided to meet the needs of the development, in order to provide sustainable communities. Health and education facilities must be supported in the Borough given the vital role they play both as employers and in meeting the health and training needs of the Borough's residents.

It may be appropriate to prepare and SPD that considers standard conditions, including conditions on training and employing local people.

#### **Wider Policy Links**

##### **National**

- PPS1: Delivering Sustainable Development
- PPS6: Planning for Town Centres
- PPG13: Transport

##### **Regional**

- RSS Policy L1: Health and Education Provision
- RSS Policy RT1: A Regional Public Transport Framework
- RSS Policy RT2: Management and Maintenance of the Highway Network
- RSS Policy RT6: Parking Policy and Provision
- RSS Policy RT7: A Regional Framework for Walking and Cycling

##### **Sub regional**

- JLSP Accessibility Technical Report 2005
- Lancashire Local Transport Plan

## **6.4 Working in Rossendale**

### **Proposed Policy Response W1: Economic Growth and Employment Land**

*In order to meet employment land requirements, 25 ha of land should be allocated for employment development between 2001 and 2016.*

*High quality employment land is required. Sites that make up the 25 ha requirement should be those that perform well against criteria to assess their contribution to wider policy requirements and objectives, including sustainability objectives, as well as market demand. Existing allocations should be reviewed and only retained where they perform*

well against these criteria.

Rossendale should seek to diversify its economic base. Support will be given for existing industries whilst service-based industries will be encouraged to develop in the Borough, particularly leisure/recreation/tourism industry and those that are part of the knowledge economy. The important contribution made by the retail sector to the local economy and local employment is noted and will be supported.

Appropriate development that contributes to the Adrenaline Gateway<sup>2</sup> and/or the Regional Park concept is encouraged. This includes ancillary developments, including hotels, according to identified need, except where this would have a negative impact on the vitality and viability of any town or village centres.

#### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue W1: What should be the future focus of the local economy?
- Issue W2: Where should employment development be located?
- Issue W6: What additional policy support is needed to encourage any growth in the leisure/tourism economy?

#### Comment

The allocation of 25ha is consistent with the allocation in the Joint Lancashire Structure Plan and the Employment Land Study suggests that this is consistent with the RSS requirement to identify land to meet the Borough's employment land needs for the next 15 years.

Rossendale has a number of employment sites but many of these are of relatively poor quality. In order to attract employers to develop and expand in the Borough, it is important that sufficient good quality employment sites are identified and protected for employment uses.

Rossendale has a relatively high dependence on manufacturing industries and whilst these are important to the local economy, a diversified economic base will provide greater sustainability and stability to the local economy. The Adrenaline Gateway is an opportunity to increase the range of services and recreation based employers in the Borough, may maximising the natural advantages of the area.

#### Wider Policy Links

##### National

- PPS 1: Delivering Sustainable Development
- PPG4: Industrial, Commercial Development and Small Firms

##### Regional

- RSS Policy W1: Strengthening the Regional Economy
- RSS Policy W3: Supply of Sub regional and Local Employment Land
- RSS Policy W3: Release of allocated employment land
- RSS Policy W6: Tourism and Visitor Economy
- RSS Policy W7: Principles for Tourism Development

##### Sub regional

- JLSP Policy 17 Office Development

#### Proposed Policy Response W2: Rural Economy

Appropriate development may be permitted in rural areas where:

- Local need can be demonstrated;
- Development would contribute to the Regional Park and cannot be located in urban areas;
- Development would contribute to the Adrenaline Gateway and cannot be located in urban areas; or

<sup>2</sup> Adrenaline Gateway concept subject to findings of a feasibility study

- *Development would allow diversification of farming industries.*

*Except where it would undermine the Green Belt.*

#### **Policy Issues**

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue W7: How can we support the rural economy?
- Issue E4: How do we protect the openness of the Green Belt whilst supporting farming, tourism and leisure uses?

#### **Comment**

RSS Policy RDF3 supports appropriate development in rural areas where local need can be demonstrated. In order to meet the aims for the Rossendale economy, as set out under Issues W1, 2 and 6, it is important to permit appropriate development in rural areas that support for Regional Park and Adrenaline Gateway as well as farm diversification.

#### **Wider Policy Links**

##### **National**

- PPG2: Green Belt
- PPS7: Sustainable Development in Rural Areas

##### **Regional**

- RSS Policy RDF3: Rural Areas

#### **Proposed Policy Response W3: Redundant Employment Sites**

*Sites allocated for employment uses and derelict sites previously used for employment may be reviewed against their demand and suitability for employment uses. Those sites considered to be inappropriate for future employment land requirements will be allocated for alternative uses.*

#### **Policy Issues**

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue W3: What should be done with redundant employment sites?

#### **Comment**

Rossendale has a number of derelict sites that were previously used for employment purposes. Many of these are in poor condition and have a negative impact on the quality of the surrounding environment. Opportunities should be sought to improve these sites and bring them into appropriate uses, including alternative types of development as well as soft-end uses, such as green remediation.

#### **Wider Policy Links**

##### **National**

- PPS1: Delivering Sustainable Development
- PPG3: Housing

##### **Regional**

- RSS Policy W3: Supply of Sub regional and Local Employment Land
- RSS Policy W4: Release of allocated employment land

#### **Proposed Policy Response W4: Town Centres**

*Opportunities should be sought to maintain, protect or enhance the vitality and viability of all town centres, particularly in the Regeneration Priority Areas. Retail premises should be retained for retail purposes unless there is evidence that the premises are not required for retail purposes then opportunities should be sought for their use as other town centre or community uses.*

#### **Policy Issues**

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue W4: What should be the future role of Rawtenstall town centre?
- Issue W5: How can the vitality and viability of other local shopping centres be maintained or improved?

#### **Comment**

Town centres need to respond to changing retail trends to be successful centres. They also need to provide attractive environments with a range of town centre uses that will attract visitors. The loss of premises in town centres to non-town centre uses should be resisted. The Rossendale Town Centre Retail Study will inform opportunities for improving the vitality and viability of the Borough's town centres.

#### **Wider Policy Links**

##### **National**

- PPS1: Delivering Sustainable Developments
- PPS6: Planning for Town Centres

##### **Regional**

- RSS Policy RDF2: Key Service Centres
- RSS Policy W5: Retail Development

##### **Sub Regional**

- JLSP Policy 5: Development Outside of Principle Urban Areas, Main towns and Key Service Centres

### **6.5 Enjoying and Managing Rossendale's Environment**

#### **Proposed Policy Response E1: Open Space**

*The loss of open space will be resisted, particularly in areas of local need. Opportunities will be sought to improve the quantity, quality and accessibility of open space across the Borough, particularly in areas of local need.*

*Green links to new and existing areas of open space and the countryside will be sought in new developments. Opportunities will be sought across the Borough to improve green networks.*

*Dual-use of playing fields by the public, private sector and community groups will be supported.*

#### **Policy Issues**

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E1: How can existing areas of open space be enhanced to best meet local needs?
- Issue E2: How can a Borough-wide network of public and private green space be protected and used to encourage greater access to outdoor recreation activities?

#### **Comment**

Improvements to open space should consider issues of quantity, quality and accessibility. Whilst improvements are sought across the Borough, improvements should be prioritised towards those areas identified in the Rossendale Open Space Audit Study and Strategy as in the greatest need.

There are ecological, amenity and recreational benefits of green networks, including networks linked to the countryside. Improvements to these links will be sought and new developments will be required to contribute to these networks.

#### Wider Policy Links

##### National

- PPG3: Housing
- PPG17: Planning for Open Space, Sport and Recreation

##### Regional

- RSS Policy EM1: Integrated Land Management
- RSS Policy EM2: Remediating Contaminated Land
- RSS Policy EM3: Green Infrastructure

#### Proposed Policy Response E2: Design Guidance

*Development must be based on principles of good quality and sustainable design. Development proposals should:*

- *protect and enhance local character;*
- *be designed for safer communities;*
- *be based on good quality design for buildings, public realm and landscaping;*
- *seek to improve accessibility for all;*
- *reduce the need to travel, particularly by private car; and*
- *be based on sustainable development and construction principles.*

*Planning applications should provide sufficient supporting information demonstrating how design issues have been appropriately addressed.*

#### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E1: How can existing areas of open space be enhanced to best meet local needs?
- Issue E2: How can a Borough-wide network of public and private green space be protected and used to encourage greater access to outdoor recreation activities?
- Issue E3: How can planning ensure safer communities?
- Issue E9: How should good quality design in buildings, public realm, and landscaping be encouraged throughout Rossendale? And
- Issue L9: Is design guidance needed for housing developments? If so, what should it include?
- Issue E11: How can we promote sustainable development and construction?
- Issue T6: How should disabled transport and access needs be addressed?

#### Comment

Principles of good design should be based on published good practice, e.g. CABE guidance, By Design North West Design Guide. Design guidance will be prepared through a Design SPD will be prepared for Rossendale that provides greater guidance on planning for higher quality design, sustainability and safe communities. This should include general design principles as well as area-specific details where required, such as conservation areas or town centres and guidance on specific themes such as residential, office and retail design standards. Sustainability issues should include reducing the need to travel, particularly by private car, whilst improving accessibility for all, including those with disabilities. Sustainable construction principles should also be promoted.

## Wider Policy Links

### National

- PPS1: Delivering Sustainable Development
- PPG3: Housing

### Regional

- RSS Policy DP1: Regional Development Principle

## Proposed Policy Response E3: Flood Risk

*All developments should have regard to the NWRA guidance: Meeting the Sequential Flood Test.*

*Applications for developments in high flood risk zones must demonstrate the need for the particular development in that location and provide flood risk assessment and appropriate mitigation proposals.*

*Developments should seek to have sustainable drainage systems.*

### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E5: How can flood risk be prevented and reduced?

### Comment

PPG25 classifies areas by flood risk with the high flood risk zones classifies as Zone 3. Development should be resisted in Zone 3 areas unless there is a proven need for the development, including for wider regeneration benefits. In determining proposals the 'Meeting the Sequential Flood Risk Test' – Guidelines for the North West Region 2004.

## Wider Policy Links

### National

- PPG25: Development and Flood Risk

### Regional

- RSS Policy EM5: Integrated Water Management

### Sub Regional

- JLSP Policy 24: Flood Risk

## Proposed Policy Response E4: Landscape and Natural Heritage

*Areas of international, national, regional and local landscape or natural heritage value should be protected and enhanced. Opportunities should be identified to enhance the quality of landscape and natural heritage features, including biodiversity habitats. Development proposals in rural areas should have regard to the Landscape Strategy for Lancashire Character Assessment 2000.*

*Public access to landscape and natural heritage features should be encouraged, where this would not have a negative impact on the sustainability or quality of these features. Opportunities should be sought for conservation-led regeneration, particularly of rural areas.*

*Management plans should be developed to ensure an appropriate balance between protection and enhancement and access. Development should have regard to Management Plans, Lancashire Landscape Strategy and the Heritage Strategy for the South Pennines.*

### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E6: How can features of landscape and natural heritage be protected whilst their enjoyment is encouraged?



### Comment

Management Plans should be developed, where appropriate, to seek opportunities to enhance the quality of landscape and natural heritage features, protect those at risk and enhance public access, where appropriate. Management Plans should be developed in areas with the potential for conservation-led regeneration.

Management Plans should be used to meet the Biodiversity Action Plan target of preserving an additional 41 hectares of quality landscape and natural heritage features, as defined in the Lancashire Heritage Strategy. Management Plans should have regard to both area and species-specific Biodiversity Action Plans.

### Wider Policy Links

#### National

- PPS9: Biodiversity and Geological Conservation

#### Regional

- RSS Policy EM1: Integrated Land Management

### Proposed Policy Response E5: Areas and Building of Historic Interest

*Character Appraisals should be used to identify which those areas appropriate for designating as Conservation Areas. Conservation Area Management Programmes should be developed for all Conservation Areas. These should identify where protection measures are required as well as identify opportunities for enhancement and conservation-led regeneration.*

*Developments should be in accordance with Character Appraisals and Conservation Area Management Programmes.*

*Locally important historic buildings and monuments should be identified and development should seek to retain their historic characteristics. Priority should be given to improving listed and locally important historic buildings and monuments identified as being at risk. The appropriate re-use of listed and locally important historic buildings and monuments is encouraged, particularly where this would have wider regeneration benefits.*

### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E7: How can areas of historic interest be preserved and enhanced?
- Issue E8: How can individual historic buildings and ancient monuments be preserved and enhanced?

### Comment

Character Appraisals will assist in understanding the Borough's heritage assets. The findings will be based on comprehensive research and use of key research studies such as the Extensive Urban Programme and the Lancashire Historic Landscape Characterisation Programme Report. Following preparation Character Appraisals should be taken forward into Conservation Area Management Programmes for those areas appropriate as Conservation Areas and elsewhere in areas design guidance.

Conservation Area Management Programmes should seek to preserve and enhance the character and appearance of Conservation Areas whilst actively seeking a range of conservation-led regeneration opportunities.

Not all historic buildings are appropriate for listing, but nonetheless can be an important local asset. These buildings should be identified, protected and enhanced, where required. The potential benefits to the Borough of listed and locally listed buildings should be maximised.

#### Wider Policy Links

##### National

- PPG15: Planning and the Historic Environment
- PPG16: Archaeology and Planning

##### Regional

- RSS Policy EM1: Integrated Land Management

#### Proposed Policy Response E6: Air, Water and Noise Quality

*Development that may have a negative impact on noise, air or water quality will be resisted and only permitted with adequate mitigation measures.*

*Opportunities will be sought to improve the quality and access to and along water corridors.*

##### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E10: How can we improve air, water and noise quality?

##### Comment

Rossendale has a number of water corridors, however the quality of a number of these corridors could be improved to enhance the quality of these environments. Opportunities should be sought to improve access to and along water corridors to maximise the contribution they can make to the quality of both rural and urban environments.

#### Wider Policy Links

##### National

- PPS23: Planning and Pollution Control
- PPG24: Planning and noise

#### Proposed Policy Response E7: Renewable Energy

*Development proposals should ensure that efficient use is made of natural resources, including water, materials, daylight and energy, through their layout, design and construction, by incorporating conservation measures and by making best use of renewable energy sources and products available to provide on site energy generation..*

*By 2010 a minimum requirement of 10% of new development will include renewable energy products, rising to a minimum of 15% by 2015 and a minimum of 20% by 2020.*

*In particular the use of renewable energy products will be encouraged on non residential developments above 1,000m<sup>2</sup> in size and residential developments of 5 or more units, including conversions and refurbishments of existing housing and building stock as apart of the Housing Market Renewal initiative should contribute to renewable energy production in accordance with the targets set out in paragraph 2.*

##### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E12: How can Rossendale contribute to the requirement to provide more energy from renewable sources?

##### Comment

In order to achieve the renewable energy target for 2010, 2015, 2020 as identified in the Regional Spatial Strategy for the North West minimum requirements will be developed to ensure targets are met. In addition an SPD on Renewable Energy for Lancashire will provide specific guidance to the use of large and micro scales of renewable energy sources to ensure developments make use of the most efficient and suitable products for each area.

## Wider Policy Links

### National

- PPS22: Renewable Energy

### Regional

- RSS Policy EM15: A Framework of Renewable Energy in the North West
- RSS Policy EM16: Energy Conservation and Efficiency
- RSS EM17: Renewable Energy

### Sub Regional

- JLSP Policy 25: Renewable Energy

## Proposed Policy Response E8: Land Instability

*Development will only be permitted on sites of known instability where structural assessments have been undertaken and appropriate mitigation measures proposed. Stability assessments will be required on sites of suspected ground instability and appropriate mitigation measures proposed where there is evidence of ground instability.*

### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E13: How should issues of ground instability be addressed?

### Comment

Rossendale has a number of areas of known instability. Structural assessments and appropriate mitigation measures are required in these areas in order to protect the proposed development, public safety and neighbouring uses. There are also a number of areas in Rossendale or suspected ground instability. Assessments will be required in these areas in order to identify where mitigation measures will also be required.

## Wider Policy Links

### National

- PPG14: Development on Unstable Ground

## Proposed Policy Response E9: Contaminated Land

*All proposed developments on contaminated land must include remediation strategies and sustainable remediation technologies will be encouraged*

### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue E14: How should policies address the issue of contaminated land?

### Comment

Rossendale is characterised by a number of derelict former industrial sites, many of which have issues of contamination. Opportunities should be sought to improve these areas either by bringing them back into active developed uses or reclaiming them through environmental improvements. Where there are no opportunities to bring contaminated sites within urban areas into developed uses in the near future, proposals for green remediation techniques will be encouraged, whilst protecting the site for future development opportunities.

## Wider Policy Links

### National

- PPS1: Delivering Sustainable Development

## 6.6 Transport In and Around Rossendale

### Proposed Policy Response T1: Sustainable Transport

Appropriate development is encouraged around public transport interchanges and in areas within 500m of the 5 basic services.

Major developments outside 500m of all 5 basic services must contribute to improving access by walking, cycling or public transport or access to community facilities.

Developments that will have a negative impact on highway capacity will be expected to mitigate this impact through contributions to highway improvements and improvements to access by public transport, walking and cycling.

Improvements to access by public transport, walking and cycling include:

- Greater integration between non private-car based modes of transport, particularly transport interchanges in town centres;
- Expansion of the network of cycle paths, particularly links to the National Cycle Network and links to town centres;
- Improvements to cycle and pedestrian crossing points and junction prioritisation;
- Improved public transport facilities

In addition, all major developments will be required to have a Green Travel Plan.

#### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue T1: How can the need to travel by car be reduced?
- Issue T2: How can public transport use be increased?
- Issue T3: How can cycling and walking be encouraged for all types of journeys, i.e. commuting, shopping, leisure, etc.?
- Issue T4: Which areas suffer from social exclusion because of a local of access to transport? How can this be addressed

#### Comment

Access to a range of employment, retail and community facilities from home from non-car transport modes is a key component of sustainable development. It is therefore important that development is focused around a range of non-car based transport links or where this is not possible, that development contributes to improving non-car based transport services and facilities. The criterion of 500m from 5 basic services is taken from the criteria currently used in the Joint Lancashire Structure Plan. This is a recognised standard across the County.

#### Wider Policy Links

##### National

- PPS1: Delivering Sustainable Development
- PPG3: Housing
- PPG13: Transport

##### Regional

- RSS Policy RT1: A Regional Public Transport Framework,
- RRS Policy RT7: A Regional Framework for Walking and Cycling

## Proposed Policy Response T2: Parking

*Parking standards will be applied in accordance with the Joint Lancashire Structure Plan Parking Standards, including the parking standards for the hierarchy of towns for Rawtenstall, Bacup and Haslingden.*

### Policy Issues

This Proposed Policy Response reflects the following issues considered in the Core Strategy Issues and Options Report:

- Issue T5: Parking
- Issue T6: How should disabled transport and access needs be addressed? (also see Issue E9)

### Comment

Parking standards will be derived from the Joint Lancashire Structure Plan, through reference to the [Supplementary Planning Guidance 'Access and Parking' and Technical Appendix 2: Parking Standards](#). Further information in applying parking standards to the hierarchy of settlements can be viewed in Appendix 1 of this document and with use of the [Parking Standards Calculator](#).

### Wider Policy Links

#### National

- PPG13: Transport

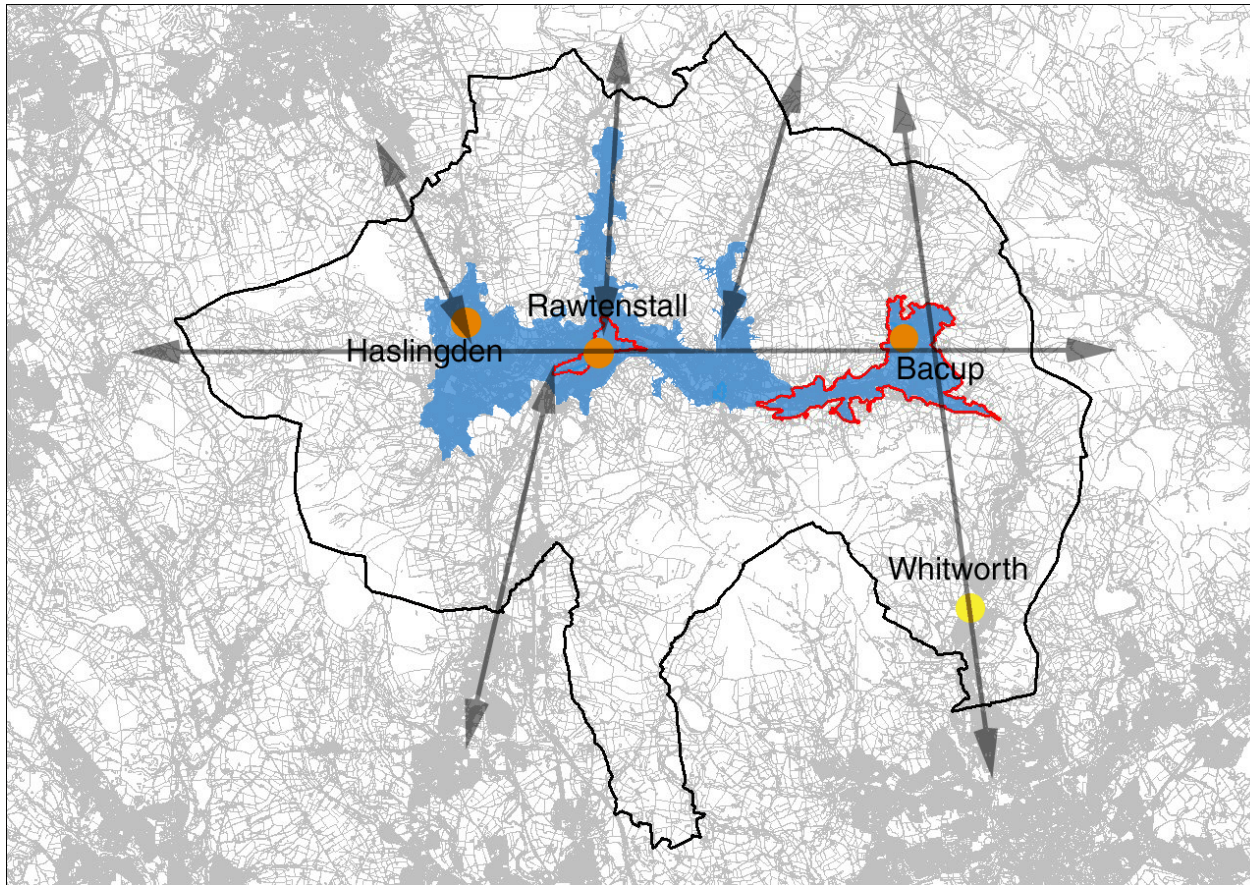
#### Regional

- RSS Policy RT6: Parking Policy and Provision

#### Sub regional

- JLSP Parking Standards

## 7 Key Diagram



### Key

-  Main Urban Area
-  Key Service Centre
-  Local Service Centre
-  Key Transport Corridors
-  Regeneration Area Action Plan areas

## 8 Monitoring and Implementation Framework

The ODPM *Local Development Framework Monitoring: A Good Practice Guide* (March 2005) states that 'monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done'. Monitoring helps to address questions like:

- are policies achieving their objectives and in particular are they delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions and objectives behind policies still relevant?
- are the targets being achieved?

It represents a crucial feedback loop within the cyclical process of policy-making.

Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the local development scheme and the extent to which the policies set out in local development documents are being achieved. In addition, the tests of soundness against which the Planning Inspectorate will consider the Core Strategy, include whether:

- Policies are founded on a robust and credible evidence base; and
- There are clear mechanisms for implementation and monitoring

The ODPM Guide sets out four broad principles for LDF monitoring frameworks:

- Making use of existing information;
- Being consistent with national and regional monitoring;
- Setting objectives, policies, targets and indicators; and
- Taking a forward looking approach.

The Guide also advocates an objectives-policies-targets-indicators approach to monitoring. Targets should, wherever practicable, adopt the 'SMART' approach: Specific, Measurable, Achievable, Realistic and Time-bound'. Local authorities are required to monitor a set of LDF core output indicators, which are set out in the ODPM Guide.

The Preferred Option Core Strategy Objectives have therefore been set out below and the appropriate LDF Core Output Indicators identified for each of these objectives.

Core Strategy Objective	LDF Core Output Indicators
Improved economic opportunities for local people that maximise the existing and potential local assets.	1a Amount of land developed for employment by type. 1b Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework. 1d Employment land supply by type. 1e Losses of employment land in (i) development/regeneration areas and (ii) local authority area. 1f Amount of employment land lost to residential development.
Greater opportunities for local people to live in high quality housing and living environments that meet their needs.	2a Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;

Core Strategy Objective	LDF Core Output Indicators
	(ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances. 2c Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) Above 50 dwellings per hectare. 2d Affordable housing completion
Improved access from home to places of work, learning, shops, leisure and community facilities.	3a Percentage of completed non-residential development complying with car parking standards set out in the local development framework. 3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.
Greater incentives for local people and visitors to use and enjoy Rossendale's natural and cultural assets, including shopping areas, leisure facilities and education opportunities.	4a Amount of completed retail, office and leisure development. 4b Percentage of completed retail, office and leisure development in town centres.
Sustainable management of natural resources and cultural assets.	7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. 8(i) Change in areas and populations of biodiversity importance, including change in priority habitats and species (by type); and 9. Renewable energy capacity installed by type.
High quality, attractive and valued local urban and rural environments.	4c Percentage of eligible open spaces managed to green flag award standard. 8(ii) Change in areas and populations of biodiversity importance, including change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance
Bring redundant previously developed land back into sustainable uses.	1c Percentage of 1a, by type, which is on previously developed land. 2b Percentage of new and converted dwellings on previously developed land.



## 9 Next Steps

### 9.1 Participation on the Preferred Options Report

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Following the approval of the Preferred Option report by Members, it will be the subject of a further round of public engagement. Members of the public, stakeholders and other consultees will be invited to make representations over a specified period of six weeks in line with the Town and Country Planning (Local Development) (England) Regulations 2004.

The Sustainability Appraisal of the Preferred Option Report has been produced and is published in parallel with this report. The two documents should be considered in tandem.

Government guidance regarding the preparation of Local Development Frameworks states that:

*The aim of this formal public participation on preferred options stage is to give people the opportunity to comment on how the local planning authority is approaching the preparation of the particular development plan document and to ensure that the local planning authority is aware of all possible options before they prepare the submission development plan document.*

The Core Strategy Preferred Option report and accompanying Sustainability Appraisal are also available on the following website:

[www.rossendale.gov.uk/forwardplanning](http://www.rossendale.gov.uk/forwardplanning)

### 9.2 Next Stages in Preparing the Core Strategy

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Following this period of public consultation, a draft Core Strategy will be prepared for submission to the Secretary of State in August 2006. A further 6-week consultation period then begins, and the public may make representations on the 'soundness' of the Plan. These will be the subject of an independent Examination in January - February 2007. The Inspector's Report, which is binding on the Council, is expected in May 2007. Adoption of the Core Strategy is expected in late Summer/Autumn 2007.

Although the emerging Core Strategy will not have the status of a statutory document until it is adopted, it will become an increasingly important consideration in determining planning applications, as it progresses through the stages of its development.

### 9.3 Comments on the Preferred Option Report

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Any comments and representations which you wish to make in relation to the Preferred Option Report are welcomed.

Representations should be made to:

Forward Planning  
Room 120  
Kingfisher Centre  
Futures Park  
Bacup  
Rossendale  
OL13 0BB

Comments should be received by: **29<sup>th</sup> May 2006**

### 9.4 Further Advice

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Further details on the practical arrangements for the preparation of Core Strategies and other parts of the Local Development Framework are provided in 'Creating Local Development Frameworks - A Companion guide to PPS12' which is published by the Office of the Deputy Prime Minister and can be viewed at:

[http://www.odpm.gov.uk/stellent/groups/odpm\\_planning/documents/page/odpm\\_plan\\_032593.pdf](http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032593.pdf)

# A1 Supplementary Information to Proposed Policy Response

## A1.1 Proposed Policy Response DS5: Planning Gain

### LAND USE THRESHOLDS FOR PLANNING OBLIGATIONS

(Source: [Planning Obligations in Lancashire 2<sup>nd</sup> Consultation Draft Policy Paper](#))

Obligation	Type of Development	Threshold
Affordable Housing	Residential (C3)	0.5 ha or 15 dwellings, whichever is less
Children's Centres	Residential (C3)	Individual site basis where there is no provision within a 20-minute walk time or 1.5 mile radius.
Crime and Disorder	Residential (C3)	All Units
	Residential Institutions (C2)	Subject to consultation
	Retail, Leisure and Business Uses (Use Classes A1, A2, A3, A4, A5, B1, B2, B8, C1, D1, D2).	Subject to consultation
Cultural and Heritage	All Use Classes	Individual site basis
Education	Residential (C3) – Family Houses (2 bedrooms or more)	50 or more dwellings in Principal Urban Areas, Main Towns and Key Service Centres - in a catchment area (2 mile radius Primary; 3 mile radius Secondary) where direct impact has been identified.
		10 or more dwellings in areas outside of Principal Urban Areas, Main Towns and Key Service Centres – in a catchment area (2 mile radius Primary; 3 mile radius Secondary) where direct impact has been identified.
Flood Defence	Residential (C3)	10 dwellings or 0.5 Ha, whichever is less will be required to submit a Flood Risk Assessment.
	All other Use Classes	1,000m <sup>2</sup> or 1Ha, whichever is less, will be required to submit a Flood Risk Assessment.
Health	Residential (C3)	150 dwellings.
	All other Use Classes	Individual site basis.
Inland Waterways	Residential (C3)	10 dwellings within 50 metres of an inland waterway
	All other uses	500m <sup>2</sup> GFA within 50 metres of an inland waterway
Landscape Character and Design	All Use Classes	Individual site basis
Libraries	Residential (C3)	All residential development within 3 km of existing libraries where a specific need has been identified.
		150 dwellings where there are no libraries within 3 km.
Minerals and Waste Development	All Use Classes	Individual site basis

Obligation	Type of Development	Threshold
Natural Heritage	All Use Classes	Individual site basis
Open Space, Sport and Recreation	All Use Classes	Individual site basis
Public Realm And Public Art	Residential (C3)	50 dwellings
	Residential (C2)	1,000 m2 GFA
	Town Centre, Retail, Leisure and Business Uses (Use Classes A1, A2, A3, A4, A5, B1, B2, B8, C1, D1 and D2)	1,000 m2 GFA
Transport	Residential (C3)	10 dwellings.
	Retail (A1)	500 m2 GFA
	B1(a) Office + A2 Employment B2 General Industrial & B8 Storage and Distribution Other Uses	500 m2 GFA Individual site basis
Utilities	All Use Classes	Individual site basis
Waste Management	Residential (C3)	10 dwellings.
Youth and Community	Residential (C3)	All new family housing (2 bedrooms or more).
		Developments of 150 dwellings will be expected to contribute to any new capital investment required where there are no community facilities within 30 minute walk time or 2 mile radius.

## A1.2 Proposed Policy Response T2: Parking

Parking standards are applicable to Rawtenstall, Haslingden and Bacup in the following ways:

### Rawtenstall:

- **Existing Public and Private Non Residential Parking Provision:** Maintain current level of public parking facilities standards but do not allow additional public car parking to be developed.
- **Parking Standards on New Development:** Apply moderate car parking standards for new development and allow "no car" parking development to occur.
- **Traffic and Parking Management:** Manage car parking facilities and traffic management to promote public transport, cycling and walking:
- Pursue significant enhancements to local public transport as well as cycling and walking.
- Change long-stay parking to short-stay parking in town centres where possible, except for tourism uses at coastal resorts.
- Reduce long-stay parking in town centres.

### Haslingden and Bacup:

- **Existing Public and Private Non Residential Parking Provision:** Maintain current level of car parking standards and consider allowing additional facilities to be built – if public transport is not enhanced and where environmental enhancements will be secured.
- **Parking Standards on New Development:** Apply moderate car parking standards for the new development. The emphasis is on public parking facilities giving the ability to redevelop facilities for other uses when parking is no longer required.
- **Traffic and Parking Management:** Manage car parking facilities and traffic management to promote public transport, cycling and walking and environment of the centres:
- Consider developing/ extending pedestrian friendly areas

In addition to the above, the following parking standards from the Joint Lancashire Structure Plan Parking Standards will be applied:

- **Development under 500m<sup>2</sup>**
- Use of baseline standard for Use Class for appropriate level of Centre
- **Development over 500m<sup>2</sup>**
- Developer to complete Accessibility Questionnaire (JLSP Parking Standards Table F) and check Table E of "Parking Standards" for requirements for Transport Assessment and Travel Plan
- Identify accessibility reduction shown by completed Accessibility Questionnaire
- Select relevant standard
- Calculate mobility impaired, motorcycle and bicycle spaces

**Specific parking standards be applied in relation to the specific land uses as set out in the Technical Appendix to the JLSP.**

## **A2 Summary of Regional Spatial Strategy and Joint Lancashire Structure Plan Policies**

### **A2.1 An Overview of the emerging Regional Spatial Strategy**

The North West Plan (RSS) is designed to achieve the Vision and the outcomes (objectives). The Plan contributes to a step change in the quality and impact of development and investment in the North West, to deliver sustainable outcomes for the region. It steers development to the most sustainable locations within the region's cities, towns and other settlements - making the most of existing and planned transport networks to ensure that any increases in journeys to work, pollution and congestion are manageable.

Most new development and investment will continue to be focussed on the most accessible urban centres in the North West. Much of this will be in the cities and towns making up the three City Regions of Manchester, Liverpool and Central Lancashire. To the south and the north of the city regions, development will be focussed in the important regional towns and cities identified in policy. In rural areas, smaller settlements, identified as Key Service Centres in policy, will be the focus for development to support rural regeneration. The RSS is divided into a number of themes to cover the policy framework These include:

- ***Working In The North West: Achieving A Sustainable Economy***
- ***Living In The North West: Ensuring A Strong, Healthy And Just Society***
- ***Transport In The North West: Connecting People And Places***
- ***Managing The North West: Environmental Enhancement And Protection***

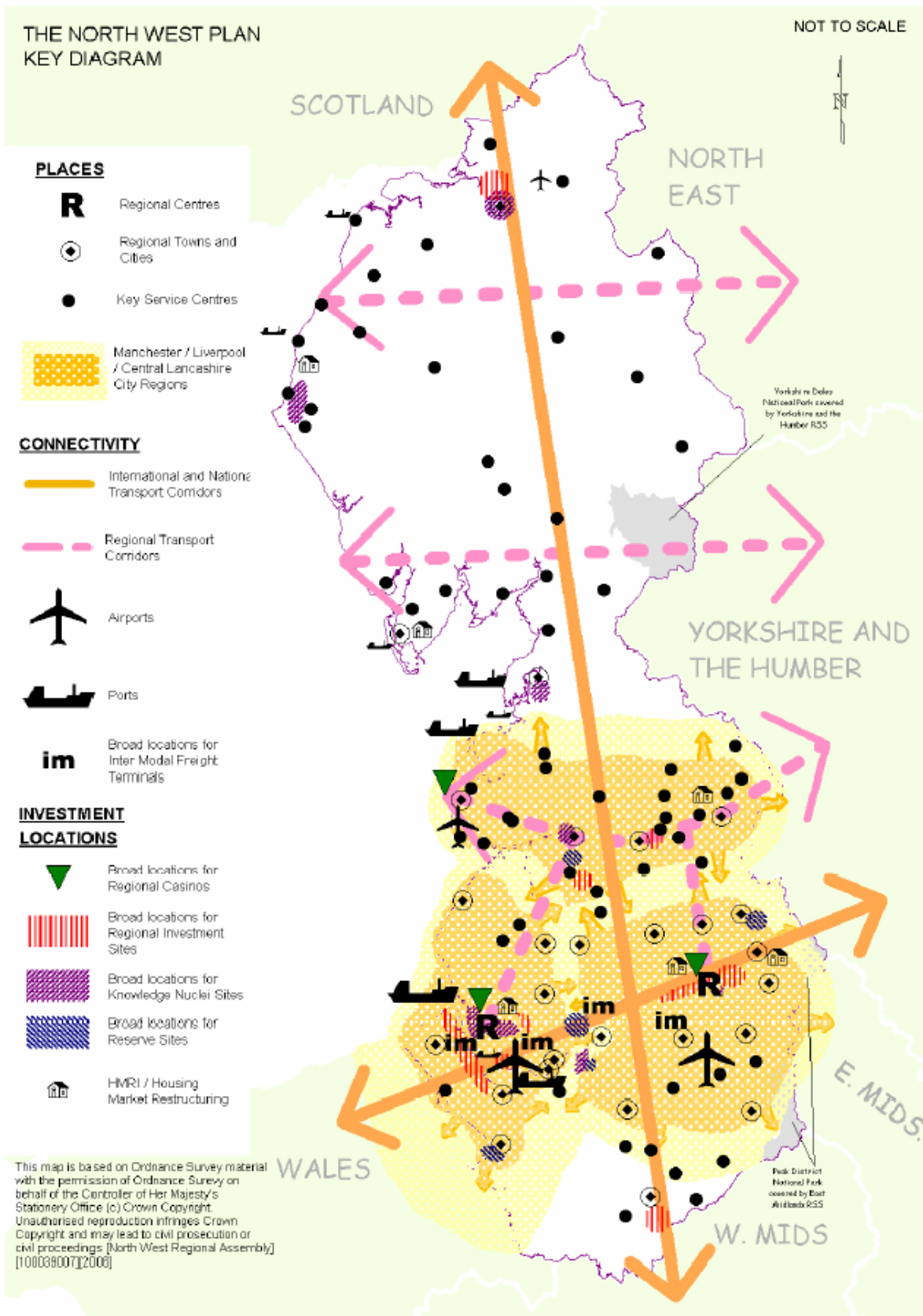
#### **Objectives**

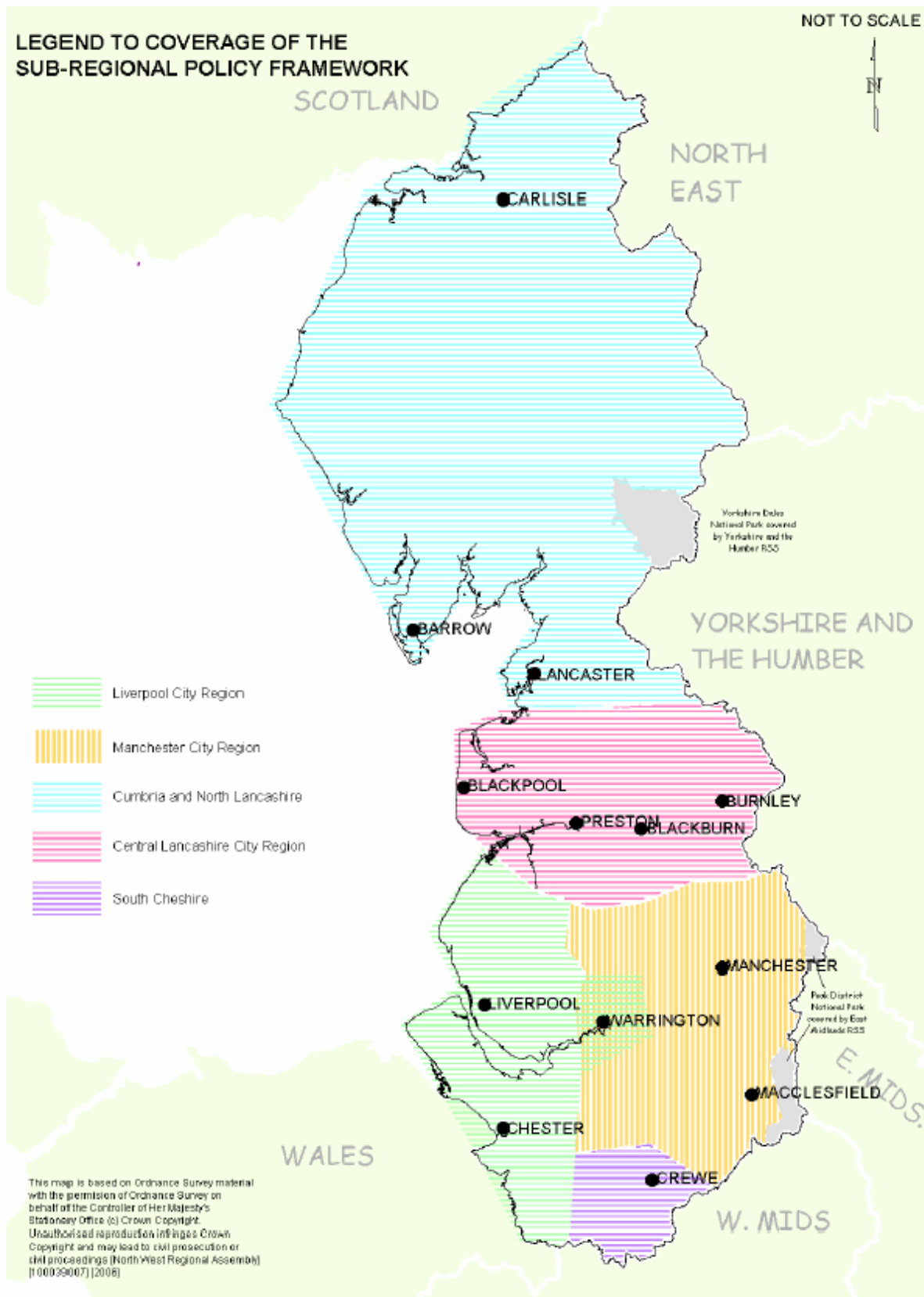
By 2021 NWRA intend to achieve the following, through the whole range of RSS policies and proposals:

- Improved, sustainable economic growth, closing the gap with parts of the country that have the highest economic performance;
- a more competitive, productive and inclusive regional economy, with more people in
- employment that uses and develops their knowledge and skills;
- the development of urban, rural and coastal communities as safe, sustainable, attractive and distinctive places to live, work and visit;
- the reduction of economic, environmental, educational, health and other social inequalities between North West communities;
- the protection and enhancement of the region's built and natural environmental assets, its coastal areas and unique culture and heritage;
- the active management and prudent use our natural and man made resources, with fewer emissions of key greenhouse gases, and the most efficient use of infrastructure; and
- the introduction of a safe, reliable and effective integrated transport network that supports opportunities for sustainable growth and provides better links with jobs and services.

#### **A2.1.1 Sub Regional Policy Frameworks**

The spatial focus of the City Regions within the Plan emerges from the Northern Way, which aims to exploit the strengths and assets of the North and identifies the City Regions as economic engines providing a significant portion of the additional housing and other development required to deliver the economic growth envisaged for the Region. However, just as the Northern Way provides a spatial focus at national level for independent city regions to play a role alongside London and the wider South East, so the North West Plan identifies the complementary need for strong and vibrant cities and towns helping to meet the needs of the whole region. Frameworks have therefore been developed in response to the different characteristics and opportunities for accommodating development that exist across the region, and the need for local plans and strategies to respond to local priorities.





n.b. Towns/cities identified solely for the purpose of assisting interpretation of the broad extent of sub-regional coverage. They do not represent any specific policy status.

## **A2.1.2 Regional Spatial Framework**

### **Policy DP1 - Regional Development Principles**

- Make more sustainable, transparent decisions
- Make better use of land, buildings and infrastructure
- Ensure quality in development
- Tackle climate change

### **Policy RDF1 – Main Development Locations**

Support development in the regional towns and cities in City Regions to secure urban regeneration and economic growth that is complementary to the Regional Centres.

### **Policy RDF2: Key Service Centres**

Within county areas of Cheshire, Cumbria and Lancashire, plans and strategies should review the list of Key Service Centres agains:

- the potential to act as service centres for surrounding villages and rural areas, providing a range of services which should include retail, leisure, community, civic, health and education facilities and financial and professional services; and
- good public transport links to surrounding towns and villages, or the potential for their development or enhancement.

Key service centres for Rossendale include rawtenstall, Bacup and Haslingden

### **Policy RDF3: Rural Areas**

Plans and strategies in the Region's rural areas should;

- understand and respect the varying character of the rural areas;
- seek to empower local communities to address their own needs;
- strengthen and diversify the rural economy in a way which enhances the rural environment; and
- support sustainable agriculture, tourism and other land based activities.

### **Policy RDF5 - Green Belts**

Overall the general extent of the Region's Green Belt will be maintained.

There is no need for any exceptional substantial strategic change to Green Belt and its boundaries in the North West within the timescales set out below:

- within Cheshire, Greater Manchester, Lancashire or Merseyside before 2011; and;
- within Warrington before 2021.

## **A2.1.3 Regional Policy Framework**

### **Working In The North West – Achieving a Sustainable Economy**

#### **Policy W1 - Strengthening the Regional Economy**

Plans and strategies should promote opportunities for economic development (including the provision of appropriate sites and premises, infrastructure, and clustering where appropriate) which will strengthen the economy of the North West by:

- Building on the region's strengths, particularly the three City Regions of Manchester, Liverpool and Central Lancashire. This should reflect the following growth opportunities:
- Central Lancashire – advanced manufacturing and engineering, environmental technologies and biomedical, tourism and conferencing.

#### **Policy W3 – Supply of Sub-regional and Local Employment Land**

Plans, strategies, proposals and schemes should seek to provide for a supply of sub-regional and local employment land for each sub-area. This should be done through a comprehensive review of sub-regional and local commitments (alongside Urban Potential Studies where possible) to secure a portfolio of sites.

#### **Policy W4 - Release of allocated employment land**

Where sites are to be de-allocated in plans and strategies (following a comprehensive review of commitments outlined in Policy W3) consideration should be given to a range of alternative uses and determined as appropriate to the



location and nature of each site. Alternative uses considered should include housing, and soft end uses, particularly where this will contribute to the delivery of Green Infrastructure networks (Policy EM3).

#### **Policy W5 – Retail Development**

Plans and strategies should promote retail investment where it assists in the regeneration and economic growth of the North West's town and city centres. In considering proposals and schemes any investment made should be consistent with the scale and function of the centre, should not undermine the vitality and viability of any other centre or result in the creation of unsustainable shopping patterns.

#### **Policy W6 – Tourism and the Visitor Economy**

Plans, strategies, proposals and schemes should seek to deliver improved economic growth and quality of life, through sustainable tourism activity in the North West. This should be in line with the principles outlined in Policy W7 and focused on:

- The regional centres of Manchester and Liverpool, and regional city of Preston, where tourism is a contributory component of the economy;

#### **Policy W7 - Principles for Tourism Development**

Plans and strategies should ensure (particularly in the areas identified in Policy W6) high quality, environmentally sensitive, well-designed tourist attractions, infrastructure and hospitality services,

### **A2.1.4 Living in the North West Ensuring a Strong, Healthy and Just Society**

#### **Policy L1 – Health and Education Services Provision**

Plans, strategies, proposals and schemes (including those of education, training and health service providers) should ensure that there is provision for all members of the community (including older people and black & minority ethnic population) to:

- the full spectrum of education, training and skills provision, ranging from pre-school facilities, through schools, to further and higher education and to continuing education facilities and work-related training; and
- Health facilities ranging from hospitals down to locally based community health facilities.

#### **Policy L2 - Understanding Housing Markets**

Local Authorities should develop an understanding of local and sub-regional housing markets by undertaking Sub Regional Housing Market Assessments, in order to adopt a concerted and comprehensive approach to:-

- Influence housing supply across all types, sizes, tenures and values,
- Improve the quality of the Region's housing stock;
- support housing market restructuring and renewal;
- overcome increasing issues of affordability; and
- ensure the needs of the wider population are met, including ageing population, and black and minority ethnic (BME) communities .

#### **Policy L3 - Existing Housing Stock and Housing Renewal**

Plans and strategies, particularly in the locations identified in Policy L2, should:

- respond to any need to substantially restructure local housing markets;
- take account of and understand housing markets;
- manage the delivery of new build and its impacts on the existing housing stock; and
- where appropriate make the best use of the existing stock.

#### **Policy L4 - Regional Housing Provision**

Local Authorities should monitor and manage the availability of land released in plans and strategies and through development control decisions on proposals and schemes, to achieve as a maximum the housing provision (net of clearance replacement).

#### **Policy L5 - Affordable Housing**

Plans and strategies should set out requirements for affordable housing<sup>117</sup>, and the location, size and types of development to which these requirements apply. They should set quotas and thresholds for affordable housing provision along with an indication of the type, size and tenure of affordable housing required, which should be supported by evidence from sub regional housing market assessments undertaken in line with Policy L2 and Draft PPS3.

### **A2.1.5 Transport in the North West**

#### **Policy RT1: A Regional Public Transport Framework**

Plans and strategies should aim to reduce overcrowding in the key regional public transport corridors and to maintain and improve links which support the delivery of wider economic development and regeneration objectives.

Networks of effective transport interchanges should be developed to improve integration within and between modes and to enhance the accessibility of the regional towns and cities identified in the Settlement Hierarchy. In rural areas, priority should be given to providing access from rural hinterlands to regional towns and cities and key service centres.

#### **Policy RT2: Management and Maintenance of the Highway Network**

The Functional Road Hierarchy identifies those routes which comprise the Regional Highway Network and provides a framework for the management and maintenance of the Regional Highway Network. Local authorities should extend the concept to sub-regional and local highway networks.

#### **Policy RT6 Parking Policy and Provision**

Local authorities should develop a co-ordinated approach to the use of parking charges, enforcement (especially in areas where parking has been decriminalised) and provision as part of an all-embracing strategy to manage travel demand

#### **Policy RT7 A Regional Framework for Walking and Cycling**

Local authorities should work with partners to develop integrated networks of continuous, attractive and safe routes for walking and cycling to widen accessibility and capitalise on their potential environmental, social and health benefits. A high priority should be given to routes linking residential areas with schools, hospitals and other community services.

Local authorities should ensure that proposals and schemes for new developments incorporate high quality pedestrian and cycle facilities, including secure cycle parking. When considering improvements to the region's transport networks, scheme promoters should take the opportunity to enhance walking and cycling routes wherever possible.

#### **Policy RT8 Regional Priorities for Transport Investment and Management**

The general priorities for transport investment and management within the region, in order of importance, are:

- Improving transport safety and security;
- Maintaining existing transport networks and assets;
- Making best use of existing transport networks and assets, including the widespread introduction of complementary 'smart choices' and other incentives to change travel behaviour and reduce private car use; and
- Targeted investment in accordance with the priorities.

### **A2.1.6 Enjoying and Managing the North West**

#### **Policy EM1 – Integrated Land Management**

Plans, strategies, proposals and schemes should deliver an integrated approach to land management, based upon detailed character assessments and landscape strategies derived from the North West Joint Character Area map. With regards to specific elements of integrated land management

Biodiversity Plans and strategies should seek to deliver a 'step-change' increase in the region's biodiversity resources, by delivering the regional biodiversity targets for maintaining, restoring and expanding priority habitats, and delivering the habitat and species targets of the Local Biodiversity Action Plans

#### **Policy EM2 - Remediating Contaminated Land**

Plans, strategies, proposals and schemes should encourage the adoption of sustainable remediation technologies. Where soft end uses (including green infrastructure, natural habitat or landscape creation) are to be provided on previously developed sites, appropriate remediation technologies should be considered which reduce or render harmless any contamination that may be present.

#### **Policy EM3 – Green Infrastructure**

Plans, strategies, proposal and schemes should:

- Identify, promote and deliver multi-purpose networks of greenspace, particularly where there is currently limited access to natural greenspace or where connectivity between these places is poor; and,
- Integrate Green Infrastructure provision within existing and new development, particularly within major development and regeneration schemes.

**Policy EM4 - Regional Parks**

Three Areas of Search for Regional Parks have been identified:

- The North West Coast,
- The Mersey Basin, and
- East Lancashire

The NWRA will work with partners to prepare a Strategic Framework for each area of search. The Strategic Framework will provide the context for the delivery of regional parks.

**Policy EM5 - Integrated Water Management**

Plans and strategies, should have regard to River Basin Management Plans and assist in achieving integrated water management and delivery of the EU Water Framework Directive (WFD). They should protect the quantity and quality of surface, ground and coastal waters and manage flood risk.

**Policy EM7 - Minerals Extraction**

Plans and strategies should make provision for a steady and adequate supply for a range of minerals to meet the region's apportionments of land-won aggregates and requirements of national planning guidance.

**Policy EM8 - Land-won Aggregates**

Mineral planning authorities should continue to work together to make provision for the agreed regional apportionment of land-won aggregate requirements to 2016 on the basis of the revision to Minerals Planning Guidance Note 6 (MPG6), and the sub-regional apportionment.

**Policy EM9 - Secondary and Recycled Aggregates**

The NWRA will work with the Regional Aggregates Working Party, mineral and waste planning authorities, and others to maximise the role played by secondary and recycled sources of aggregates in meeting the Region's requirements by:

- working with the construction industry to achieve a target of 20% of construction aggregates to be from secondary or recycled sources by 2010 and 25% by 2021;
- encouraging local authorities and developers to incorporate temporary materials-recycling facilities on the sites of major demolition or construction projects; and
- plans and strategies identifying, sites or criteria for the provision of permanent recycling plants for construction and demolition waste in appropriate locations.

**Policy EM10 – A Regional Approach to Waste Management**

Plans, strategies, proposals and schemes, should promote and require the provision of sustainable new waste management infrastructure, facilities and systems that contribute to the development of the North West by reducing harm to the environment (including reducing impacts on climate change), improving the efficiency of resources, stimulating investment and maximising economic opportunities.

Plans and strategies will incorporate provisions to deliver:

- a) the principles set out in the National Waste Strategy and PPS10; and
- b) the objectives and targets of the Regional Waste Strategy.

**Policy EM11 - Waste Management Principles**

Taking account of the Government's waste hierarchy, plans, strategies, proposals and schemes should promote more effective forms of waste management by:

- Reducing growth in the amount of waste produced in the region;
- Making the most of opportunities to reuse waste products;
- Encouraging recycling and composting;
- Recovering value, in the form of energy, from waste that is not recycled; and
- Maintaining sufficient landfill capacity for the disposal of residual waste once it has been treated and recovered.

**Policy EM12 - Proximity Principle**

Waste planning, disposal and collection authorities are encouraged to work towards regional and sub regional self sufficiency. Facilities for the treatment and disposal of municipal commercial and industrial waste should be sited as close to the source of the waste as possible in order to satisfy the proximity principle.

Local Authorities should use sustainable development principles and advice set out in the Regional Transport Strategy to ensure that waste management facilities are sited so as to avoid the unnecessary transportation of waste material over long distances

#### **Policy EM13 – Provision of Nationally, Regionally and Sub-Regionally**

Significant Waste Management Facilities Plans, strategies, proposals and schemes should provide for an appropriate type, size and mix of development opportunities to support the waste management facilities and bring forward and safeguard sites for waste management facilities that will deliver the capacity to deal with the indicative volumes of municipal, commercial and industrial and hazardous waste in each subregion.

Plans and Strategies should identify locations for waste management facilities and allocate suitable sites for the provision of facilities up 2020.

#### **Policy EM14 – Radioactive Waste**

Plans and strategies should continue to support the North West as a centre of national and international expertise in the fields of nuclear fuel fabrication, reprocessing, radioactive waste management and decommissioning.

#### **Policy EM15 - A Framework For Sustainable Energy In The North West**

Plans and strategies should promote sustainable energy production and consumption in accordance with the principles of the Energy Hierarchy set out in Figure 11.2. and within the Regional Sustainable Energy Strategy.

#### **Policy EM16- Energy Conservation & Efficiency**

Local authorities, energy suppliers, construction companies, developers, transport providers and other organisations must ensure that their approach to energy is based on minimizing consumption and demand, promoting maximum efficiency and minimum waste in all aspects of local planning, development and energy consumption

Plans and strategies must actively facilitate reductions in energy requirements and improvements in energy efficiency by incorporating robust policies which:

- require minimum energy efficiency standards equivalent to the Energy Savings Trust's current best practice for new development and refurbishment schemes.
- promote the implementation of energy conservation measures and efficiency of design, layout, location and use of materials<sup>178</sup> and natural resources in new buildings and refurbishment schemes.

#### **Policy EM17 - Renewable Energy**

In line with the North West Sustainable Energy Strategy, by 2010 at least 10% (rising to at least 15% by 2015 and at least 20% by 2020) of the electricity supplied in the North West should be provided from renewable energy sources. To achieve this, new renewable energy generation capacity should be developed in order to meet as a minimum the indicative capacity targets. Meeting these targets is not a reason to refuse otherwise acceptable development proposals.

### **A2.1.7 Sub Regional Policy Framework**

#### **Central Lancashire City Region**

##### **Background**

The main foci of the Central Lancashire City Region are the regional towns of Blackburn, Blackpool and Burnley and the city of Preston. Its influence, as broadly defined in The Northern Way, extends out to the local authority areas that stretch from the Irish Sea to the Pennines: Blackpool, Wyre, Fylde, Preston, South Ribble, Chorley, Blackburn with Darwen, Hyndburn, Ribble Valley, Burnley, Rossendale and Pendle<sup>218</sup>. The City Region has economic and transport links with the city regions of Manchester and Liverpool, the Leeds City Region (Yorkshire and Humber Region), North Lancashire and Cumbria.

It contributes around 20% of the North West's total GVA<sup>219</sup> and will play an important complementary role to the Manchester and Liverpool City Regions in terms of enhancing overall economic performance.

The vision for the Central Lancashire City Region sets out to achieve:

*'A globally competitive City Region offering a distinctive and diverse environment for prosperity.'* 14.4 RSS aims to support the vision to develop Central Lancashire as an area where:

- Economic growth is focused on Blackpool, Preston, Blackburn and Burnley, supported by high quality investment sites in sustainable locations that meet the requirements of business and industry.
- Urban regeneration and growth is matched by increased prosperity in the smaller towns, villages and rural communities.
- Economic growth is matched by continual improvement to quality of life and well being..
- The mix of townscapes and landscapes will continue to flourish, enhanced by high quality, energy efficient development and quality leisure and cultural facilities;

- A range of high quality housing is available to meet the needs of the population and to support regeneration and economic growth.
- Strong, vibrant town and city centres promote social inclusion, sustainable growth and compete with the best in the country.

This vision will be supported by the development of a high quality, integrated public transport network.

#### **Policy CLCR1 – Central Lancashire City Region Priorities**

##### **Plans and strategies in the Central Lancashire City Region will:**

- Raise economic performance through:
  - The development and implementation of the Preston City Vision;
  - The regeneration and restructuring of the East Lancashire economy, including actions under the ELEVATE Housing Market Renewal Programme;
  - The development of advanced manufacturing/aerospace industries and other knowledge based industries; and
  - Tourism-based regeneration, particularly through the Blackpool Masterplan.
- Provide a portfolio of regional investment sites and knowledge nuclei sites in the broad locations identified in Table 8.1 (Policy W2).
- Develop sub-regional employment opportunities in accord with policy W3;
- Improve the City Region's internal and external transport links in line with the priorities for transport investment and management set out in Policy RT8;
- Develop the role of Blackpool Airport in line with Policy RT3;
- Develop the role of Preston as the City Region's transport 'gateway' and key public transport interchange in line with Policy RT1;
- Improve the accessibility of key employment locations, with priority given to the Elevate Housing Market Renewal Pathfinder area; and
- Improve road safety, manage traffic growth and maintain a high quality environment through mitigating the impacts of road traffic on air quality, noise and health, particularly in disadvantaged areas.

Proposals and schemes will be directed primarily towards locations where they can contribute to these priorities.

The strategy for the Central Lancashire City Region is underpinned by the need to balance improved economic growth with the regeneration of its more deprived areas. The draft RES identifies the need to improve skills achievement and aspirations in parts of East Lancashire and Blackpool.

The Greater Preston "core area" of the City Region, based on the administrative areas of Preston, South Ribble and Chorley, provides a significant economic focus for the sub-region that will be implemented through the Preston City Vision<sup>220</sup> and emerging work on a core area strategy<sup>221</sup> which will be translated into Local Development Framework documents and local economic strategies produced by the three authorities. Elevate<sup>222</sup>, East Lancashire's Housing Market Renewal Pathfinder programme, intends to transform the area's economy, housing stock and quality of life. The aerospace industries, advanced manufacturing and other knowledge-based sectors are a key source of higher quality jobs in the City Region and an established network of primary and support industries also present opportunities for growth. Blackpool is a resort of national repute, but as many of its communities do not benefit from the tourist economy, it is also home to large pockets of deprivation. The Blackpool Masterplan<sup>223</sup> aims to redress this situation by strengthening Blackpool's tourism economy, chiefly through Regional Casino development (see Policy W8) - a move that is likely to involve significant physical change in the resort.

#### **Policy CLCR2 – Focus for Growth in Central Lancashire City Region**

Development in the Central Lancashire City Region will be located primarily in the regional city of Preston and the three regional towns of Blackburn, Blackpool and Burnley, and should be pursued in a manner that enhances urban quality, and contributes to the enhancement of the natural setting within and around the growth centres.

Preston, Blackburn, Blackpool and Burnley all have strong, functional links with smaller towns, including some in neighbouring districts. Focussing new development here reflects their existing key roles within the Central Lancashire City Region and consolidates their ability to serve their hinterlands, promoting enhanced economic growth and a better quality of life. Blackpool is the centre of a wider Fylde coast urban area including Fleetwood, Thornton, Cleveleys and Lytham St Annes. Burnley is the principal town in an urban area that stretches from Padiham, through Brierfield and Nelson to Colne. Preston is strongly linked to suburbs to the south of the River Ribble consisting of Penwortham, Lostock Hall, Walton-le-Dale, Bamber Bridge, Clayton Brook and Whittle-le-Woods. The Blackburn urban area includes Whitebirk and Wilpshire.

### Policy CLCR3 – Development in other parts of the Central Lancashire City Region

Development in settlements outside the regional towns and city identified in CLCR2 will be appropriate to the scale and function of each settlement. The role of individual settlements will be defined through Local Development Frameworks, having regard to Policy RDF2.

Preston, Blackpool, Blackburn and Burnley all contain zones of influence that reflect the way the City Region functions in terms of accessibility to services and jobs. Outside the four main settlements, the City Region contains a variety of smaller industrial towns, market towns and rural settlements that operate as key service centres and local service centres. Fundamental to the concept of the zones of influence is the recognition of the inter-relationships between urban and rural areas. The smaller settlements and rural areas will make an important contribution to the City Region, not only as a recreational resource, but also in terms of the regeneration of towns, villages and the wider rural economy. The policy framework for key service centres is contained in Policy RDF2.

## A2.2 Joint Lancashire Structure Plan (2001-2016)

A summary of the policies in the Joint Lancashire Structure Plan, particularly where they relate to Rossendale, is provided below. Proposals as to which of these policies should be retained in the forthcoming RSS are set out in the document *Central Lancashire City Region Sub Regional Strategy First Detailed Proposals*. By implication, and as discussed with Lancashire County Council, it may be appropriate for the remaining policies to be taken forward through individual LDFs, particularly their core strategies. There may be a need to include local interpretation of the policies proposed for inclusion in the RSS in the LDF, including in the Core Strategy.

The summary of Structure Plan policies is therefore separated into, firstly, those that are recommended for inclusion in the RSS, and, secondly, the remaining policies.

The Structure Plan key diagram identifies the whole of Rossendale as being within a 'Regeneration Priority Area'. All the towns in Rossendale are identified as 'Main Towns'.

### Policies Recommended for Inclusion in RSS

#### Policy 5 Development Outside of Principal Urban Areas, Main Towns and Key Service Centres (Market Towns)

will be of a scale and nature appropriate to its location and will mostly take place in villages and other settlements identified in LDFs. Development will support regeneration by meeting an identified local need for housing or community services or by providing employment opportunities that maintain, strengthen or diversify the local economy. Development resulting in the loss of local shopping, leisure, service and employment provision will only be permitted if it can be demonstrated it is no longer needed by the community. Building conversions for employment uses will be supported outside settlements. Limited new employment development will be acceptable outside the Green Belt if it meets an identified local employment need.

**Policy 6 Green Belts** states that the general extent of Green Belts in Lancashire will be maintained. Borough Councils are responsible for defining the precise Green Belt boundaries in their LDFs.

**Policy 7 Parking** In town centres, increases in long-stay commuter parking will be resisted with priority given to short stay parking in town centres. Increased parking will be provided adjacent to transport interchanges and further park and ride sites will be appropriate on the proposed rapid transit corridors, including A681/A6066 (Rawtenstall-Whitworth) and A56 (T). Parking standards will be required to meet the standards in the Appendix.

**Policy 13 Housing Renewal** states that replacement dwellings are in addition to the housing allocation in Policy 12 with priority given to using previously developed land.

**Policy 19 Tourism Development** should be in main development locations within the Regeneration Priority Areas, where appropriate sites are not available in Blackpool or the Strategic Tourism Development Areas (Cleveleys, Fleetwood, Morecambe, Preston, Lancaster, Lytham St Annes), unless the development has an intrinsic link with a particular location. Where tourism developments must be within other settlements and rural area they should be of an appropriate scale, assist rural regeneration and the infrastructure and environment must be able to accommodate the visitor impact.

**Policy 20 Resource Management** Development must be appropriate to the landscape character type. In AONB development must contribute to the natural beauty of the area, although Rossendale is not located in an AONB.

**Policy 21 Lancashire's Natural and Manmade Heritage** will be afforded protection in relation to the designated level of importance. Exceptionally unavoidable loss or damage to features and setting require measures of mitigation and compensation. The supporting text seeks no net loss of environmental and environmental value.

**Policy 22 Protection of Water Resources** development will not be permitted that will have an adverse impact on groundwater and surface water.

**Policy 24 Flood Risk** states that development in high flood risk areas will be limited to proposals for which flood alleviation measures either exist or will be provided by the developer. In sparsely developed high flood risk areas, development will be limited to those where the particular location is essential. SUDS will be used in new development where practicable.

**Policy 25 Renewable Energy** developments that generate energy from renewable sources will be supported where environmental impacts are satisfactory and harm is minimised to acceptable levels.

**Policy 26 Provision for Working Minerals** release of mineral resources will be limited to the minimum required to meet identified needs. Mineral developments will be assessed against accessibility, efficient use of materials, scope to maximise use of secondary and recycled materials. All proposals should demonstrate sensitive working and high quality restoration and aftercare.

**Policy 27 Development and Waste Minimisation** developments that generate waste in the construction and final use will be assessed against the need to minimise waste, including minimising pollution from unavoidable waste, disposal of waste and managing waste.

**Policy 28 Waste Management Facilities** Best Practicable Environmental Option should be used for the management of all forms of waste. Waste management facilities serving urban areas will be at locations with high quality transport links. For waste development comprising primarily buildings, preference will be given to the reuse of existing buildings and brownfield sites. Provision will be made to improve the existing waste treatments and disposal facilities.

**Policy 29 Site for Gypsy and Traveller Families** sites should be identified where a need is established, having regard to the location of services, facilities, accessibility and environmental and sustainability considerations. Where possible sites should be suitable for mixed residential and business uses in accordance with the needs of gypsy and traveller families. Site should not be in the Green Belt.

#### **Policies Not Recommended for Inclusion in RSS**

These policies have not been recommended for inclusion in the RSS. It may therefore be appropriate to include equivalent policies in LDFs. In addition, those policies that are not relevant to Rossendale are noted below.

**Policy 1 General Policy** states that development will be located 'primarily in the principal urban areas, main towns, key service centres (market towns) and strategic locations for development and will contribute to achieving':

- The efficient use of buildings, land and other resources;
- High accessibility for all by walking, cycling and public transport, with trip intensive uses focused on town centres;
- A balance of land uses that helps achieve sustainable patterns of development;
- Accelerated rates of business development in the regeneration priority areas;
- Urban regeneration, including priority re-use or conversion of existing buildings, and then use of brownfield sites;
- Enhanced roles for town centres as development locations and public transport hubs;
- Rural regeneration; and
- A high quality built environment

**Policy 2 Main Development Locations** identifies 'Rawtenstall (including Haslingden and Bacup)' as a Main Town where development will be permitted at a level sufficient to support its role as a 'key centre for public transport, employment and services' and/or its 'regeneration role within regeneration priority areas'.

**Policy 3 Strategic Locations for Development** sets out the policy on strategic development location but these are not located in the vicinity of Rossendale.

**Policy 4 Development in Lancashire's Key Service Centres (Market Towns)** is not relevant for Rossendale as no towns in the Borough are identified as Key Service Centres in the Structure Plan. (N/A)

**Policy 8 Strategic Road Network and Proposed Major Improvements** identifies the proposed improvements to the strategic road network, none of which are within or neighbouring Rossendale.

**Policy 9 Rapid Transit Systems in Regeneration Priority Areas** seeks the protection of disused railway lines for light rapid transit development, including the line from Accrington to Haslingden. LDFs should protect the alignment of routes.

**Policy 10 Rail and Bus Improvements** states that 'new or improved rail/bus interchange' will be provided at Rawtenstall.

**Policy 11 Freight Distribution** identifies sites for rail freight development, none of which are within or neighbouring Rossendale.

**Policy 12 Housing Provision** provides a housing allocation for Rossendale Borough of 1,920 dwellings from 2001-2016. This is broken down to an annual average of 220 additional dwellings from 2001-2006, reducing to an annual average of 80 from 2006-2016. Other additional dwellings may be required to replace those cleared in the plan period. Priority is given to the re-use or conversion of existing buildings and then to the use of previously developed land in Rawtenstall (including Bacup and Haslingden) in preference to Greenfield land. The supporting text seeks the concentration of new housing development in urban regeneration rather than peripheral locations in the short-medium term in the East Lancashire area, in accordance with the Elevate strategy.

The supporting text sets a target for the development of 55% of new dwellings on brownfield land in Rossendale. A further target is that the minimum density for housing is 30 dwellings per hectare, rising to at least 50 dwellings per hectare on sites with good public transport.

The supporting text states that where there is a significant oversupply of housing, further housing applications will only be approved if they make an essential contribution to the supply of affordable or special needs housing or form a key element within a mixed use regeneration project. Such projects should help achieve the regeneration objectives of the Local Authority. LDFs may also identify other circumstances where it may be appropriate to approve residential development in a situation of oversupply, such as conservation benefits.

LDFs are expected to include a detailed approach for the release of sites for housing development between 2006 and 2016.

**Policy 14 Business and Industrial Land Provision** provides the allocation of business and industrial land for the Borough for 2001-2016 as 25 ha. Existing employment allocations will be assessed for their continued suitability for business and industrial uses. Unsuitable and surplus sites will be re-allocated for more suitable uses or de-allocated.

**Policy 15 Regional Investment Site** is not relevant to Rossendale as there are no Regional Investment Sites in the borough. (N/A)

**Policy 16 Retail, Entertainment and Leisure Development** Identifies Rawtenstall as a 'Tier 2' centre and Bacup as a 'Tier 3' centre. LDFs are to identify smaller district, local and village centres and set out policies to support these. Retail, entertainment and leisure development must reflect the position in this town centre hierarchy, located in accordance with the sequential approach and not significantly harm (alone or in combination) the vitality or viability of centres or the overall shopping and leisure provision in small towns and rural areas.

**Policy 17 Office Development** states that new office developments are appropriate in Principal Urban Areas, Main Towns (including Rawtenstall, Haslingden and Bacup) and Key Service Centres where they are within or adjoining the town centre and are consistent with the scale and function of the centre. Where no site is available within or adjoining town centres then office development should be located in accordance with the development framework set out in



Policy 1 and the relevant principles of sustainable development. The supporting text states that office development in rural areas should be in accordance with Policy 5. Exceptions to Policy 17 are where office development is ancillary to manufacturing use or where existing office and education/research facilities may need limited office expansion.

**Policy 18 Major Hotel Development** should be located in town centres, or on the edge of town centres where no town centre sites are available, and be consistent with the scale and function of the centre.

**Policy 23 The Coastal Zone** is not applicable to Rossendale. **(N/A)**

This summary is designed to provide a succinct overview of the overriding issues and options emerging from the key local strategies considered in the Evidence Base Report.

PPS12 requires that in preparing Local Development Documents (LDDs), regard is had to local strategies. The Community Strategy and Local Transport Plan (LTP) are of particular importance as they are key documents that will inform the strategic approach of the Local Development Framework (LDF). The LDF needs to have regard to these documents and seek to provide the planning policies that will enable the spatial implementation of the objectives of these documents.

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## A3 Policy Options Evaluation Matrices

A matrix was developed to assess the performance of each option against the criteria described above. Each option was scored in one of the following ways:

- option has a negative impact in meeting the criterion
- 0 option has a neutral impact on the criterion
- + option has a positive impact in meeting the criterion
- ++ option has a particularly positive impact in meeting criterion

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
<b>Issue L1: What should be the hierarchy of towns in the Borough?</b>					
1. Rawtenstall as the main town, Haslingden and Bacup as local service centres.	+	++	++	+	+
2. Rawtenstall, Haslingden and Bacup as the main towns with Whitworth and Edenfield as local service centres	++	+	+	++	+
3. Rawtenstall as the main town with Haslingden, Bacup and Whitworth as local service centres	++	+	+	++	++
<b>Issue L2: Should town and village boundaries be reviewed? If so, under what criteria?</b>					
1. Town and village boundaries should remain the same as those in the former Local Plan.	-	-	-	0	+
2. Town and village boundaries should be reviewed.	+	+	+	0	+
3. Sites within towns and villages but on the edge of boundaries that were allocated for development in the former Local Plan but have not been developed, should be reviewed and if they are not required for development, the boundary should be reviewed to exclude the site from the town or village area.	+	+	+	+	++
4. Boundaries may be extended to include development sites where other planning policy criteria are met and there is an identified need for the designated type of development in that town or village.	+	+	+	0	+
<b>Issue L3: When new housing is needed, where should it go?</b>					
1. All in Rawtenstall	-	-	-	-	-
2. All in Rawtenstall and where it supports the aims of Elevate in	0	0	0	+	+

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
Bacup, Stacksteads and Britannia.					
3. Concentrate growth in Rawtenstall with some in Bacup, Haslingden and on brownfield sites?	+	+	+	+	+
4. Apportion growth in relation to the size of each settlement, with preference for brownfield sites over greenfield sites.	+	+	++	0	+
5. Comprehensive regeneration strategies and action plans should be developed for areas with significant housing market issues, including the Elevate area (Bacup, Stacksteads and Britannia).	+	++	++	0	+
<b>Issue L4: How should the release of housing developments be phased to meet regional targets:</b>					
1. Limit annual housing permissions to the average annual targets based on those set out in the RSS but reduced to reflect the number of permissions granted since 2003. (The RSS annual targets are based on the period 2003 -2021)	+	+	0	+	+
2. Limit annual housing permissions to the average annual targets in the regional Spatial Strategy for the first five years and then review the annual targets every five years.	0	0	0	+	+
3. Limit annual housing permission to 10% above the annual targets in the RSS for the first five years and then review the annual targets to ensure the targets for 2003-2021 are met.	+	+	+	+	+
<b>Issue L5: What types of housing will be required?</b>					
1. A higher proportion of flats than at present, with similar proportions of terraced, semi-detached and detached houses as the current housing stock.	0	0	0	0	-
2. A higher proportion of flats, lower proportion of terraced and similar proportions of semi-detached and detached houses, compared with the current housing stock.	+	+	+	+	0
3. Similar proportions of flats, terraced, semi-detached and detached properties as the existing housing stock.	-	-	-	-	+
<b>Issue L6: How should the Government's desire for increased housing density be delivered in Rossendale?</b>					
1. All new housing	0	0	0	0	+

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
developments to be at a minimum of 30 dwellings per hectare					
2. All new housing developments should be a minimum of 30 dwellings per hectare, except in town centres where it should be a minimum of 50 dwellings per hectare	+	+	+	+	+
3. All new housing developments should be a minimum of 30 dwellings per hectare, except within 500m of all 5 basic services where it should be a minimum of 50 dwellings per hectare	++	++	+	+	+
4. All new housing developments should be at a defined minimum of dwellings per hectare, except where it can be demonstrated that this would not be viable and there are wider regeneration and/or affordable housing benefits.	++	++	++	0	+
<b>Issue L7: What types of affordable housing will be required?</b>					
1. An overall percentage of affordable housing for each housing development should be set.	+	+	+	+	++
2. Proportions for different types of affordable housing should be set, including the proportion of shared ownership and equity share options.	+	++	++	+	+
3. Affordable housing should be provided principally for key workers (e.g. teachers, nurses, etc.).	+	+	0	0	0
<b>Issue L8: Where should affordable housing be located?</b>					
1. As part of all housing developments.	+	+	-	-	0
2. As part of housing developments with more than 15 units.	+	+	0	+	0
3. Generally in all housing developments, particularly in areas of greatest need, namely Cribden, Eden, Goodshaw, Greenfield, Helmshore and Longholme.	++	++	++	++	+
4. Generally in all housing developments, particularly those areas identified as the most sustainable, i.e. within 500m of the 5 basic services.	++	++	+	+	++
5. Encourage the conversion of under-used residential and non-residential buildings for housing which includes some affordable housing.	++	++	+	+	+

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
<b>Issue L9: Is design guidance needed for housing developments? If so, what should it include?</b>					
1. Design guidance for the whole Borough	+	+	+	+	+
2. Separate design guidance for the individual towns/villages	++	++	++	+	+
3. Design guidance for just the buildings	+	+	-	+	-
4. Design guidance for the buildings and the open space and public realm between buildings.	++	++	++	+	+
<b>Issue L10: If there is a need to accommodation for gypsies and other travellers, what criteria should be used to find these sites?</b>					
1. Within urban and village areas (i.e. within the village and town boundaries)	+	+	0	+	+
2. On previously developed land allocated for employment	-	0	0	0	++
3. Outside town and village boundaries but not in the Green Belt or areas of natural interest of regional or national significance.	-	-	0	-	0
<b>Issue L11: How should access to local services be protected and improved?</b>					
1. Sites within 500m of all 5 basic services should be released first for housing development.	+	+	+	++	++
2. Sites outside 500m of all 5 basic services should contribute to providing or supporting local services.	++	++	+	+	0
3. Sites currently used for community facilities should be retained for community uses, unless it can be demonstrated that it is not required for any type of community use.	+	+	+	+	+
4. All major developments (as defined by Government as major developments) for housing, employment and mixed-use schemes should incorporate/contribute to health, education and training provisions at an appropriate level to the development.	+=	++	+	+	+
<b>Issue L12: Where should health facilities be located?</b>					
1. Sites should be identified in key centres for future large health centres	+	+	+	0	+
2. Existing health service sites should be enhanced	+	+	+	0	++
3. Existing facilities should be retained	0	0	+	0	+

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
<b>Issue L13: How can more people be encouraged into higher and further education, life long learning and additional skill training?</b>					
1. Education institutions will be supported in finding appropriate sites to locate in the Borough.	+	+	+	+	+
2. Developers of major schemes to provide construction training for local people and this should be a condition of appropriate planning permissions.	+	+	+	+	+
3. A percentage of jobs created in new developments should be dedicated for people resident in Rossendale.	+	+	+	+	+
4. Developers should be encouraged to identify skill needs at an early stage and work with training organisations to ensure local people have the relevant skills at the right time.	+	+	+	+	+
<b>Issue W1: What should be the future focus of the local economy?</b>					
1. Increased support for local manufacturing	0	-	-	-	+
2. Supporting local manufacturing and encourage more service industry, including leisure/recreation/tourism industry	+	+	++	+	+
3. Supporting local manufacturing and encourage more service industry, including leisure/recreation/tourism industry and the knowledge economy.	+	+	+	+	++
4. Keep the existing balance in the local economy	-	-	-	-	0
<b>Issue W2: Where should employment development be located?</b>					
1. Focused on large development sites	0	+	-	0	0
2. Distributed on smaller site throughout the Borough	0	+	-	0	+
3. Priority given to development in Rawtenstall, followed by Haslingden and Bacup and thirdly all other areas within the urban boundary.	+	+	0	+	+
4. Priority given to Rawtenstall and other urban areas with the highest levels of social deprivation.	+	+	0	+	+
5. High quality employment sites, in terms of sustainability and market attractiveness, should be safeguarded for employment uses, even if they cannot or it is inappropriate for them to come forward in the near future.	++	++	+	++	++

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
<b>Issue W3: What should be done with redundant employment sites?</b>					
1. Allocation reviewed, if no longer required for employment, reallocate for other uses.	++	+	++	++	++
2. Reallocate for housing.	0	+	0	+	0
3. Reallocate for mixed employment and residential units, including the option of live-work units.	+	+	0	+	+
4. Retain as an employment allocation and review allocation every 5 years, if no prospect of being developed for employment uses.	0	+	-	0	+
<b>Issue W4: What should be the future role of Rawtenstall town centre?</b>					
1. Retain existing town centre boundary and range of town centre uses.	0	0	-	0	+
2. Extend the town centre boundary	+	+	0	0	+
3. Extend the range of town centre uses	++	++	+	+	++
<b>Issue W5: How can the vitality and viability of other local shopping centres be maintained or improved?</b>					
1. Seek the retention of shops in all town centres for retail purposes, unless it can be demonstrated there is no demand for retail use.	+	+	+	0	+
2. Seek the retention of shops in town centres for retail purposes. Where there is evidence that premises are not required for retail purposes, they should be retained for other town centre and community uses.	++	++	+	++	++
3. Not permit developments that would affect the vitality or viability of local shopping centres.	++	++	+	++	+
<b>Issue W6: What additional policy support is needed to encourage any growth in the leisure/tourism economy?</b>					
1. Support proposals for development associated with the Adrenaline Gateway.	++	++	+	++	+
2. Encourage appropriate developments that contribute to the Regional Park concept.	++	++	+	++	++
3. Support hotel developments.	0	+	0	0	0
4. Support hotel developments within Rawtenstall town centre.	+	+	+	+	0

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
5. Support hotel developments on or adjoining sites of leisure activities to support these activities, where not other appropriate location is available	+	+	+	+	+
<b>Issue W7: How can we support the rural economy?</b>					
1. Only allow the conversion of rural buildings for employment use.	0	+	-	0	0
2. Only allow the conversion of rural buildings for employment uses or leisure/tourism related uses where there are no other appropriate locations in the urban area.	+	+	-	0	++
3. Encourage appropriate new business development within villages.	+	+	+	0	+
4. Encourage appropriate developments that contribute to the Regional Park concept.	++	++	+	+	+
5. Encourage farm diversification where it meets the wider policy requirements.	+	+	+	+	+
<b>Issue W8: How should planning gain be used? (NB this applies to all development types, not just those related to employment uses)</b>					
1. Set tariffs should be provided for contributions by different types of development, based on the development size.	+	+	0	0	+
2. Tariffs should be provided as a guide but still be the subject of negotiation with the local planning authority.	+	+	+	+	++
3. Contributions should be subject to negotiation on each scheme.	+	+	0	+	+
<b>Issue E1: How can existing areas of open space be enhanced to best meet local needs?</b>					
1. Target improvements to existing areas of open space and look for opportunities to develop new open space in wards with the poorest provision of open space.	+	+	++	+	+
2. Target improvements of existing open space to those areas with the poorest provision of open space.	++	++	++	+	+
3. Prioritise the improvement of those area of open space that have a large catchment.	0	+	+	0	-
4. Prioritise improvements to the accessibility of open space, including countryside areas.	+	+	+	++	+
5. Protect existing all open space, unless it can demonstrated that it is no longer required for any	0	+	++	+	+



Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
form of open space use or that alternative equivalent provisions can be made.					
<b>Issue E2: How can a Borough-wide network of public and private green space be protected and used to encourage greater access to outdoor recreation activities?</b>					
1. Open space networks should be identified, including opportunities to improve network connections and access points.	+	+		++	+
2. Developers of major sites neighbouring areas of open space should protect and improve access and signage to areas of open space.	+	+		+	0
3. Appropriate development proposals that diversify the range of outdoor recreation activities will be encouraged.	+	+		+	0
4. Developments of large residential and/or employment sites should be required to contribute to green assets (open space, woodland, landscaping) and contribute to on-going management costs.	+	++		++	++
5. Recreation-based developments should be encouraged to locate near to other recreation-based activities to encourage linkages and sustainable patterns of development	+	+		0	0
6. Encourage developments and initiatives that support the Regional Park concept.	++	+		++	0
<b>Issue E3: How can planning ensure safer communities?</b>					
1. Promote designing out crime initiatives	+	+		+	+
2. Identify and address road traffic hotspots	+	+		0	+
3. Avoid single use areas	+	+		+	0
4. Develop a series of safe routes to schools	+	+		+	+
5. Encourage mixed tenure housing developments that appeal to a range of communities.	+	+		+	-
6. Encourage town centre management initiatives	+	+		+	-
<b>Issue E4: How do we protect the openness of the Green Belt whilst supporting farming, tourism and leisure uses?</b>					
1. Recreation, leisure and tourism developments may be acceptable within the Green Belt where it can be demonstrated that	+	+		+	+

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
there are no alternative locations outside the Green Belt.					
2. No development should be permitted in the Green Belt, other than to support agricultural activities.	0	-		-	++
3. Allow redevelopment of previously developed sites in the Green Belt.	+	+		0	+
<b>Issue E5: How can flood risk be prevented and reduced?</b>					
1. Applications for developments in high flood risk zones (Zones 3) must demonstrate the need for the particular development in that location along with a flood risk assessment and mitigation proposals.	++	++		++	+
2. Development should not be permitted in high flood risk zones.	-	0		-	+
3. Require all new developments to have sustainable drainage systems.	+	+		+	+
<b>Issue E6: How can features of landscape and natural heritage be protected whilst their enjoyment is encouraged?</b>					
1. Areas of international, national, regional and local importance should be identified.	+	+	+	+	+
2. Access to features of landscape and natural heritage is encouraged where this would not have a negative impact on the quality and sustainability of these features.	++	+	+	++	+
3. Access to sensitive features, particularly of national or international importance should be restricted.	++	++	+	0	0
4. Review local designations of areas of landscape and natural heritage against the Biodiversity Action Plan target of preserving 41 hectares.	+	++	+	0	+
5. Detailed landscape character appraisals should be developed, based on the North West Joint Character Area map, and development should have regard to these appraisals.	+	+	+	++	0
<b>Issue E7: How can areas of historic interest be preserved and enhanced?</b>					
1. Priority should be given to improving existing conservation areas over designating new ones, e.g. Conservation area appraisals and management plans should be	+	+	++	+	+

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
developed for all the existing conservation areas.					
2. Other areas should be assessed to see whether they should be designated as conservation areas.	+	+	+	+	+
<b>Issue E8: How can individual historic buildings and ancient monuments be preserved and enhanced?</b>					
1. Encourage the reuse of listed and locally important buildings	+	+	+	+	+
2. Produce a list and assessment of locally important historic buildings that do not currently met the criteria for listed buildings.	+	+	+	+	+
<b>Issue E9: How should good quality design in buildings, public realm, and landscaping be encouraged throughout Rossendale?</b>					
1. Produce a separate Borough-wide design guide	+	+	0	+	0
2. Produce design guides for different towns and villages	+	+	+	+	++
3. Produce a design guide for different types of development, e.g. homes, town centres, business premises, etc.	+	+	0	+	+
4. Include in a design guide, guidance on design issues at key gateway locations to the Borough,	+	+	+	+	0
5. Include a general design policy in the Core Strategy	+	+	+	+	+
<b>Issue E10: How can we improve air, water and noise quality?</b>					
1. Areas with poor air, water and noise quality should be identified.	+	+	+	+	+
2. Development should not be permitted to further reduce air, water or noise quality in areas identified as being of low quality.	0	0	+	+	0
3. Development that may have a negative impact on noise, air or water quality should be resisted and only permitted with adequate mitigation measures.	++	++	+	+	+
<b>Issue E11: How can we promote sustainable development and construction?</b>					
1. All developments are required to be in accordance with guidance on sustainable construction practices.	+	+	+	++	+
2. Development with high levels of sustainable construction may be allowed lower contributions to affordable housing or other social	+	+	+	+	0

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
infrastructure, where it can be demonstrated that this is necessary to make the scheme viable.					
<b>Issue E12: How can Rossendale contribute to the requirement to provide more energy from renewable sources?</b>					
1. Include criteria for assessing the suitability of areas for the location of wind farms.	0	0	+	+	+
2. Developments with designed to have lower energy requirements may be allowed lower contributions to affordable housing or other social infrastructure, where it can be demonstrated that this is necessary to make the scheme viable.	+	+	+	+	-
<b>Issue E13: How should issues of ground instability be addressed?</b>					
1. Development should not be permitted on sites on known instability.	0	0	0	-	+
2. Development will only be permitted on sites of known stability where a structural assessment demonstrated that appropriate mitigation measures can be implemented that will allow a structurally sound development and not impact on the structural stability of existing developments or ground.	+	+	+	+	+
3. Stability assessments will be required on sites of suspected ground instability.	+	+	+	+	0
<b>Issue E14: How should policies address the issue of contaminated land?</b>					
1. Affordable housing and other social infrastructure contributions may be reduced where developments remediate contaminated sites.	0	+	+	0	-
2. All developments on contaminated land must include remediation strategies.	+	+	+	+	+
3. Sustainable remediation technologies should be encouraged.	+	+	+	++	+
<b>Issue E15: How can Rossendale Borough Council best meet its targets for increased development on brownfield land?</b>					
1. The release of sites for development will prioritise brown field sites.	+	+	+	+	+
2. The release of sites for development will prioritise brown field sites that have been vacant for 3 or more years, followed by other	++	+	0	0	+

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
brown field sites and then green field sites.					
3. All development should be on brown field sites unless it can be demonstrated that no suitable brown field sites are available.	+	+	+	+	+
<b>Issue T1: How can the need to travel by car be reduced?</b>					
1. All new development should be located in those areas within 500m of all 5 basic services.	+	+	+	+	++
2. New development outside 500m of all 5 basic services must contribute to improving access to public transport and/or access to community facilities.	+	+	+	+	+
<b>Issue T2: How can public transport use be increased?</b>					
1. Require green travel plans for all major planning applications	+	+	+	+	+
2. Require contributions to public transport facilities by all major developments.	+	+	+	+	
3. Improve public transport facilities in all town centres, particularly Rawtenstall bus station.	+	+	+	++	+
4. Reduce the number of car parking spaces required for non-residential developments.	+	+	+	+	0
5. Reduce the number of car parking spaces required for all types of development (i.e. residential and non-residential developments).	+	+	+	+	0
6. Promote development around public transport interchanges.	++	++	+	++	+
<b>Issue T3: How can cycling and walking be encouraged for all types of journeys, i.e. commuting, shopping, leisure, etc.?</b>					
1. Prioritise the release of sites for development to those within 500m of all 5 basic services.	++	+	+	+	+
2. Seek improvements to key pedestrian routes, including crossing points and junction prioritisation.	+	+	+	+	+
3. Expand the network of cycle paths and improve cycle crossing points.	+	+	+	+	++
4. Require cycle parking facilities as part of all developments, including residential developments	+	+	+	++	0
5. Opportunities should be sought to link into wider networks of footpaths, cycleways and	+	+	+	+	0

Core Strategy Issues and Options: Living in Rossendale	Contribution to Core Strategy Vision/ Objectives	Contribution to Community Strategy Objectives	Sustainability Appraisal	Conformity with Planning Policy and Guidance	Public Support
bridleways, particularly National Trails and the National Cycle Network.					
<b>Issue T4: Which areas suffer from social exclusion because of a local of access to transport? How can this be addressed?</b>					
1. Prioritise improvements to cycle and pedestrian routes and crossings in areas of greatest social deprivation.	+	++	0	+	+
2. Set a lower threshold of development size for contributions to cycle and pedestrian improvements in areas of greater social deprivation.	0	0	0	0	+
3. Set stricter limits on development more than 500m of all 5 basic services in areas of greatest social deprivation, unless contributions to improving the range of facilities within 500m is made.	0	0	+	0	+
<b>Issue T5: Parking</b>					
1. Parking standards should be set for different types of development and applied consistently across the whole Borough.	0	0	0	+	+
2. More restrictive parking standards should be applied to developments within or surrounding town centres.	+	+	++	+	++
3. More restrictive parking standards should be applied to developments within 500m of bus services that are more frequent than 4 per hour in peak hours.	+	+	++	+	+
4. Standards for cycle parking for different types of developments should be developed.	+	+	+	+	0
<b>Issue T6: How should disabled transport and access needs be addressed?</b>					
1. Include disabled parking provisions in parking standards.	+	+	0	+	+
2. Include design requirements for disabled access in design policies.	+	+	+	+	+
General Conclusion that preferred options, core strategy objectives, should include reference to reducing the need for transport by private vehicle.					

## A4 Glossary of Abbreviations

### AAP

Area Action Plans - AAPs form part of the new Local Development Framework system. Their purpose is to provide the planning framework for areas where significant change or conservation is expected or required.

### AMR

Annual Monitoring Report - The AMR is a Local Development Document and forms part of the Local Development Framework. The purpose of the report is to monitor how effective the policies and proposals within individual Local Development Documents are in meeting the vision set out in the Core Strategy, together with monitoring the extent to which targets are being met.

### CABE

Commission on Architecture and the Built Environment - the government's advisor on urban design matters. CABE motivate those responsible for providing our buildings and spaces to design and develop well.

### DeTR

Department of the Environment, Transport and the Regions (responsible for planning between 1997 and 2001).

### DfT

Department for Transport - The Department for Transport's objective is to oversee the delivery of a reliable, safe and secure transport system that responds efficiently to the needs of individuals and business whilst safeguarding our environment.

### DoE

Department of the Environment (responsible for planning before 1997)

### DPD

Development Plan Document - An LDF must include a Core Strategy, Site-Specific Allocations of land, a Proposals Map and may also contain optional development documents such as Area Action Plans. These are classed as DPDs and outline the key development goals of the Local Development Framework.

### DTLR

Department of Transport, Local Government and the Regions (responsible for planning in 2001 and 2002)

### EiP

Examination in Public - The EiP process was introduced in 1972 to replace public local inquiries as a means of reviewing the structure plan proposals of county councils. The EiP represented a new procedure that could focus properly on strategic issues.

### EU

European Union - a union of twenty-five independent states based on the European Communities and

founded to enhance political, economic and social co-operation. Formerly known as European Community (EC) or European Economic Community (EEC).

### GONW

Government Offices for North West - Government Office for the North West is one of nine Government Offices in England who represent and undertake work on behalf of ten central government departments: Cabinet Office, Department of Trade and Industry, Department for Transport, Department for Education and Skills, Home Office, Department for Environment, Food and Rural Affairs, Department for Culture, Media and Sport, Department for Work and Pensions, Office of the Deputy Prime Minister, Department of Health - co-located with GONW. They also have regular links with other government departments.

### HA

Highways Agency - an Executive Agency of the Department for Transport (DfT), and is responsible for operating, maintaining and improving the strategic road network in England on behalf of the Secretary of State for Transport. We have a major role in delivering the Government's Ten Year Plan for Transport.

### HMR

Housing Market Renewal - government pathfinder initiatives designed to regenerate housing in neighbourhoods that have spiralled into decline

### JLSP

Joint Lancashire Structure Plan 2001-2016 - sets out strategic policies and proposals for the development, use and conservation of land in Lancashire and for the management of traffic. It establishes the amount and general location of development for meeting the future needs of Lancashire's population while protecting and enhancing Lancashire's fine assets.

### LAP

Local Areas for Play

### LCC

Lancashire County Council - the strategic planning authority for Rossendale

### LDD

Local Development Document - these are the collection of documents that make up the Local Development framework. They include DPDs, SPDs and the Statement of Community Involvement (SCI)

### LDF

Local Development Framework, new local planning framework (in preparation). The LDF is a folder of local development documents prepared by a district council, unitary authority or national park authority that outline the spatial planning strategy for the local area.

### LDO

Local Development Order - made by a planning authority in order to extend permitted rights for certain forms of development, with regard to a relevant local

development document

**LDS**

Local Development Scheme - this document outlines the timetable for the Local development Framework preparation

**LPA**

Local Planning Authority - i.e., National Park Authorities, the Broads Authority, Unitary Authorities and District Councils. Also embraces County Councils where relevant to their role in producing Minerals and Waste LDDs.

**LTP**

Local Transport Plan - Information regarding the production of local transport plans and annual reviews; includes examples of good practice, technical guidance, accessibility planning, major schemes, performance indicators and details of all annual capital settlements to date.

**NWDA**

North West Development Agency - a government agency responsible for the sustainable economic development and regeneration of England's Northwest

**NWRA**

North West Regional Assembly - a government agency responsible for regional planning guidance

**ODPM**

Office of the Deputy Prime Minister - Government department responsible for planning since 2002, formerly known as DTLR, DETR and DoE.

**PDG**

Planning Delivery Grant

**PINS**

Planning Inspectorate - carries out appeals and similar casework under planning and environmental legislation in England and Wales.

**PPG**

Planning Policy Guidance Notes - government planning policy documents by subject matter

**PPS**

Planning Policy Statements - government planning policy documents by subject matter. PPS are replacing the earlier Planning Policy Guidance Notes

**RDLP**

Rossendale District Local Plan 1995-2001- the current adopted development plan for Rossendale Borough, to eventually be replaced by the LDF

**RES**

Regional Economic Strategy 2003 - prepared by the North West Development Agency (currently under review) - The RES outlines the economic strategy for the north west

**RHB**

Regional Housing Board - specific responsibility for preparing a Regional Housing Strategy as the basis

for advice to Ministers on the priorities for strategic housing investment in the region. We also have responsibility to ensure that the high level strategies (including the Regional Economic Strategy and Regional Planning Guidance) in the North West are consistent and support the Communities Plan and the wider objectives of sustainable development.

**RHS**

Regional Housing Strategy - identify key priorities in each region, ensure a link with regional economic and spatial strategies, identify sub-regional themes, and provide a basis on which decisions on housing capital investment can be made.

**RPB**

Regional Planning Body - RPB for each region is responsible for reviewing the 'Regional Spatial Strategy' and preparing draft revisions in partnership with local and regional stakeholders. NWRA is the regional planning body for the North West

**RPG**

Regional Planning Guidance - The overriding aim of RPG is to promote sustainable patterns of spatial development and physical change. The Region's economic, social and environmental interests must be advanced together and support each other.

**RSDF**

Regional Sustainable Development Framework - The Government asked each of the English regions to produce an RSDF to help them understand Sustainable Development and to provide a point of reference for regional activity on sustainability.

**RSS**

Regional Spatial Strategy - prepared by the North West Development Agency (currently RPG13) - The development of the Regional Spatial Strategy (RSS) is an exciting opportunity for the region to link its economic, housing, transport and planning goals together in a broad spatial strategy. This will focus on the needs of the region as a whole but highlight those areas that need more specific guidance or a different approach. This approach should improve the co-ordination and delivery of regional policy and sustainable development.

**RTPI**

Royal Town Planning Institute - The RTPI exists to advance the science and art of town planning for the benefit of the public. The RTPI is a membership organisation, and a registered charity. Most of its members are fully qualified professional planners.

**RTS**

Regional Transport Strategy - the regional framework that will ensure that the investment programmes of local authorities, transport providers and other key stakeholders in the transport sector complement and support the wider regional objective of delivering a more sustainable pattern of development.

**SA**

Sustainability Appraisal - A sustainability appraisal is a key stage in the LDD preparation process. An SA



provides assessment that ensures that an LDD will contain policies and guidance that ensure that development will bring long term economic, social and environmental benefits.

#### **SCI**

Statement of Community Involvement - this document sets out how the council will engage the local community, key stakeholders and representative organisations both before and during the preparation of key components of the LDF

#### **SDF**

Sustainable Development Framework - sets out the principles and parameters of a Sustainability Appraisal of Development Plan Documents

#### **SEA**

Strategic Environmental Assessment - The objective of the SEA Directive is "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development".

#### **SMR**

Sites and Monuments Record - these files hold details of archaeological sites, listed and historic buildings and monuments.

#### **SOA**

Super Output Areas - a new geographic hierarchy designed to improve the reporting of small area statistics in England and Wales

#### **SoS**

Secretary of State - ultimately the 'national planning authority' for England and Wales. The SoS has the power to approve or refuse planning policies and

applications. Planning Appeals are decided by the SoS

#### **SPD**

Supplementary Planning Documents - expand or add more detail to the policies set out in the development plan documents. These may take the form of design guides, guidance on energy efficiency or form development briefs for sites or buildings, a master plan or issue-based documents.

#### **SPZ**

Simplified Planning Zones - an area in which a local planning authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for a formal application or the payment of planning fees.

#### **SSSI**

Site of Special Scientific Interest - An SSSI is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981.

#### **SUDS**

Sustainable Urban Drainage System - a CIRIA project to disseminate and promote good practice in the implementation of sustainable drainage in the built environment.

#### **TCPA**

Town and Country Planning Association - an independent campaigning charity calling for more integrated planning based on the principles of accessibility, sustainability, diversity, and community cohesion. Works to improve the quality of people's lives and their environments through promoting and improving the art and science of planning.

## **A5 Glossary of Terms**

#### **Accessibility**

The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

#### **Adopted Proposals Map**

A component of a Local Development Framework and an important part of the development plan, or DPD itself, showing the location of proposals in all current Development Plan Documents, on an Ordnance Survey base map.

#### **Adoption**

The final confirmation of a development plan or Local Development Document status by a local planning authority (LPA).

#### **Affordable Housing**

Low cost market housing and subsidised housing irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to rent or buy houses generally available on the open

market.

#### **Amenity Green-space**

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality. It often provides opportunities for activities such as sports, and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.

#### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

#### **Annual Monitoring Report (AMR)**

The AMR is a Local Development Document and forms part of the Local Development Framework. The purpose of the report is to monitor how effective the policies and proposals within individual Local Development Documents are in meeting the vision set

out in the Core Strategy, together with monitoring the extent to which targets are being met.

#### **Appeal**

The process whereby a planning applicant can challenge an adverse decision, including a refusal of permission. Appeals can also be made against the failure of the planning authority to issue a decision within a given time, against conditions attached to permission, against the issue of an enforcement notice and against refusals of listed building and conservation area consent. In England and Wales, appeals are processed by the Planning Inspectorate.

#### **Area Action Plans (APP)**

AAPs form part of the new Local Development Framework system. Their purpose is to provide the planning framework for areas where significant change or conservation is expected or required.

#### **Area of Outstanding Natural Beauty (AONB)**

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Countryside Agency.

#### **Area of Search**

A broad area within which sites are sought for development, for example, for housing, mineral extraction, or renewable energy.

### **B**

#### **Best Value**

The way an authority measures, manages and improves its performance with regard to government targets.

#### **Bio-diversity Action Plan (BAP)**

A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

#### **Bio-diversity**

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

#### **Biomass**

Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.

#### **Brownfield Land and Sites**

A broad term to describe land which is or has been developed e.g. a factory site which could be cleared and redeveloped, as opposed to land which has never been developed e.g. greenfield land.

### **C**

#### **CABE**

Commission for Architecture and the Built Environment. A public body acting as a champion of good design in England.

#### **Change of Use**

A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another.

#### **Character**

A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

#### **Climate Change**

Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

#### **Clusters (a term used in economic regeneration)**

A group of businesses or organisations who, owing to the goods they produce and/or services they provided have common customers, technology or use similar specialist skills. They group together in order to enhance their overall competitive advantage of individual companies.

#### **Common Agricultural Policy (CAP)**

The name given to the European Union's agriculture policy. The basic aim of CAP has been to provide efficient farmers with an income comparable to that of people outside farming, in the service and individual sectors, while ensuring that consumers receive adequate supplies of food at reasonable prices.

#### **Community Strategy**

Strategies for enhancing the quality of life of the local community which each local authority has a duty to prepare under the Local Government Act 2000. They will be developed and implemented by a local strategic partnership and should include: a long term vision; an action plan; shared commitment to, and proposals for, implementation; and arrangements for monitoring and review.

#### **Compulsory Purchase Order (CPO)**

An order issued by the government or a local authority to acquire land or buildings for public interest purposes. For example, for the construction of a major road or the redevelopment of certain brownfield sites.

#### **Conditions (or 'planning condition')**

Requirements attached to a planning permission to limit, control or direct the manner in which a development is carried out.

#### **Conformity (eg Chain of Conformity)**

This refers to the 'Chain of Conformity' which indicates the different weight of documents and how they are informed by other documents

#### **Conservation Area**

Areas designated by the local planning authority which are considered of special architectural or historic interest, the character or appearance of which it

wishes to preserve or enhance.

**Conservation Area Character Appraisal**

A published document defining the special architectural or historic interest that warranted the area being designated.

**Conservation Area Consent**

Consent required for the demolition of an unlisted building within a conservation area.

**Contaminated Land**

Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

**Cost-Benefit Analysis**

An assessment method that is sometimes used to compare the benefits and costs of a development proposal, such as a major infrastructure project.

**Countryside Agency**

The organisation responsible for advising government and taking action on issues affecting the social, economic and environmental well being of the English countryside.

**Countryside Character Areas**

Areas of distinctive landscape, wildlife and natural features as defined by the Countryside Agency.

**Curtilage**

The area normally within the boundaries of a property surrounding the main building and used in connection with it.

**Cycle Network**

An integrated network of both on- and off-road routes to facilitate an easier and safer journey for cyclists.

**D**

**Delegated Powers**

A power conferred to designated planning officers by locally elected councillors so that the officers may take decisions on specified planning matters behalf of the council

**Density**

Measure of the number of dwellings per hectare (ha)

**Department for Environment, DEFRA**

Following the June 2001 Government reorganisation the Department with Food and Rural Affairs responsibility environmental, agricultural and rural matters.

**Design statement**

A design statement can be made at a pre-planning application stage by a developer, indicating the design principles upon which a proposal is to be based. It may also be submitted in support of a planning application.

**Detailed Application / Full application**

A planning application seeking full permission for a development proposal, with no matters reserved for

later planning approval.

**Determination**

The process by which a local planning authority reaches a decision on whether a proposed development requires planning permission.

**DeTR**

Department of the Environment, Transport and the Regions (responsible for planning between 1997 and 2001).

**Development Control & Development Management**

The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

**Development Limits & Development Boundaries**

Development limits identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.

**Development Plan Documents (DPDs)**

Development Plan Documents are prepared by local planning authorities that outline the key development goals of the local development framework.

Development Plan Documents include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.

Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs form an essential part of the Local Development Framework.

**Development Plans**

These can be Unitary Development Plans (UDPs), Structure Plans or Local Plans.

**Development**

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").

**DfT**

Department for Transport - The Department for Transport's objective is to oversee the delivery of a reliable, safe and secure transport system that responds efficiently to the needs of individuals and

business whilst safeguarding our environment.

#### **DoE**

Department of the Environment (responsible for planning before 1997) **Design guide**  
A document providing guidance on how development can be carried out in accordance with good design practice often produced by a local authority with a view to retaining local distinctiveness.

#### **DTLR**

Department of Transport, Local Government and the Regions (responsible for planning in 2001 and 2002)

#### **E**

##### **Edge-of-Centre**

A location that is within easy walking distance (often considered 200-300 metres) of the primary shopping area.

##### **E-government / E-planning**

Government initiatives helping local authorities provide planning services online and accessible via the internet and email, for example, the Planning Portal website.

##### **Employment Land**

Land allocated in a Development Plan for business (B1), industrial (B2) and storage/distribution (B8) uses.

##### **Enforcement Notice**

A notice served by a local planning authority setting out the remedial action necessary to put right work or correct an activity that appears to have been undertaken without planning permission.

##### **English Heritage**

Government advisors with responsibility for all aspects of protecting and promoting the historic environment. English Heritage is responsible for advising the government on the listing of historic buildings.

##### **English Nature**

Government advisors on nature conservation in England.

##### **Environment Agency**

A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

##### **Environmental Impact (EIA)**

Procedure and management technique that ensures that the likely effects of Assessment new development on the environment are fully appraised and taken into account before the development is allowed to go ahead.

##### **European Regional Development Funds (ERDF)**

One of four European Structural Funds. It addresses the needs of specific Development Fund areas, specifically in terms of Capital projects such as

buildings, roads and transport.

#### **Evidence Base**

The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

#### **Examination in Public (EiP)**

The EiP process was introduced in 1972 to replace public local inquiries as a means of reviewing the structure plan proposals of county councils. The EiP represented a new procedure that could focus properly on strategic issues.

#### **European Union (EU)**

A union of twenty-five independent states based on the European Communities and founded to enhance political, economic and social co-operation. Formerly known as European Community (EC) or European Economic Community (EEC).

#### **F**

##### **Farm diversification**

Engaging in new and different economic activity to support existing agricultural businesses and farm incomes, and to make use of surplus land or buildings. Examples include food processing, forestry and tourism.

##### **Flood plain**

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

##### **Flood Plain**

Land adjacent to a watercourse over which water flows, or would flow but for defences in place, in times of flood.

##### **Flood Risk Assessment**

An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

##### **Front-loading**

Community involvement in the production of Local Development Documents to gain public input and seek consensus from the earliest opportunity.

#### **G**

##### **Geographic Information System (GIS)**

A computer-based system whereby mapping and information are linked for a variety of uses, such as capturing data justifying Local Development Documents.

##### **Green Belt (not to be confused with the term 'greenfield')**

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The

purposes of the green belt is to:

- check the unrestricted sprawl of large built up areas
- prevent neighbouring towns from merging
- safeguard the countryside from encroachment
- preserve the setting and special character of historic towns
- assist urban regeneration by encouraging the recycling of derelict and other urban land

Green belts are defined in a local planning authority's development plan.

**Greenfield land**  
Undeveloped land

**Government Offices for North West (GONW)**  
Government Office for the North West is one of nine Government Offices in England who represent and undertake work on behalf of ten central government departments: Cabinet Office, Department of Trade and Industry, Department for Transport, Department for Education and Skills, Home Office, Department for Environment, Food and Rural Affairs, Department for Culture, Media and Sport, Department for Work and Pensions, Office of the Deputy Prime Minister, Department of Health - co-located with GONW. They also have regular links with other government departments.

**H**

**Highways Agency (HA)**  
An Executive Agency of the Department for Transport (DfT), and is responsible for operating, maintaining and improving the strategic road network in England on behalf of the Secretary of State for Transport. We have a major role in delivering the Government's Ten Year Plan for Transport.

**Hi-tech (or high tech) industry**  
Advanced manufacturing, computing or other state of the art industry (e.g. biotechnology).

**Homeworking / Working From Home**  
Relates to the growing practice of working from home, especially when related to the use of ICT

**Housing Land Availability (HLA)**  
The total amount of land reserved for residential use awaiting development.

**Housing Market Renewal Pathfinders**  
Nine sub-regional projects to tackle low demand and abandonment, administered by a group of local authorities working in partnership and in receipt of funding from the Housing Market Renewal Fund.

**I**

**Inspector's Report**  
A report issued by an planning inspector regarding the planning issues debated at the independent examination of a development plan or a planning inquiry. Reports into Development Plan Documents

(DPDs) will be binding upon local authorities.

**J**

**Joint Lancashire Structure Plan 2001-2016 (JLSP)**  
Sets out strategic policies and proposals for the development, use and conservation of land in Lancashire and for the management of traffic. It establishes the amount and general location of development for meeting the future needs of Lancashire's population while protecting and enhancing Lancashire's fine assets.

**L**

**Lancashire County Council LCC**  
The strategic planning authority for Rossendale

**Landbank**  
The stock land with planning permissions but where development has yet to take place. The landbank can be of land for minerals, housing or any other use.

**Landfill (including land raising)**  
The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).

**Local Agenda 21**  
A comprehensive programme of action prepared by local authorities and designed to achieve sustainable development.

**Local Areas for Play (LAP)**

**Local Biodiversity Action Plans** Prepared by public-private-voluntary sector partnerships to implement the UK Biodiversity Action Plan and its associated priority habitat and species plans.

**Local Development Document (LDD)**  
These are the collection of documents that make up the Local Development framework. They include DPDs, SPDs and the Statement of Community Involvement (SCI)

**Local Development Framework (LDF)**  
New local planning framework (in preparation). The LDF is a folder of local development documents prepared by a district council, unitary authority or national park authority that outline the spatial planning strategy for the local area.

**Local Development Order (LDO)**  
Made by a planning authority in order to extend permitted rights for certain forms of development, with regard to a relevant local development document

**Local Development Scheme (LDS)**  
This document outlines the timetable for the Local development Framework preparation

**Local Needs**  
Anticipated requirements (e.g. for housing) generated by local growth or other (e.g. demographic) trends.

This specifically excludes demands generated by migration from elsewhere.

#### **Local Plan**

Part of the Development Plan that sets out the detailed policies and proposals based on strategic policies in structure plans.

#### **Local Planning Authority**

The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

#### **Local Strategic Partnership**

A locality based partnership of strategic organisations commonly involving social, business and other appropriate interests.

#### **Local Transport Plan LTP**

Plan prepared by Strategic Planning Authorities detailing transport priorities and actions to be taken.

### **M**

#### **Master Plan**

A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a developer. To provide detailed guidance for subsequent planning applications.

#### **Material Consideration**

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

#### **Mixed community**

Especially in respect of new housing, where there is a cross section of affordable and market, large and small housing available designed to meet the needs of all sectors of the community.

#### **Mixed use development**

A new development that makes provision for a variety of uses – e.g. residential, retail and business.

### **N**

#### **National Land Use Database (NLUD)**

Government initiative to provide information on the amount of previously developed land (and buildings) that may be available for development.

#### **Northern Way**

The Northern Way originated from a desire by the Deputy Prime Minister, John Prescott, to capitalise on the North's new-found confidence and energy, and to speed up the rate of change. The aim is to establish the North of England as an area of exceptional opportunity combining a world class economy with a superb quality of life. The Northern Way is being led by the three Northern Regional Development Agencies (RDAs) - Yorkshire Forward, One NorthEast and the Northwest Regional Development Agency. By collaborating with Government and regional

stakeholders, they will develop a long-term strategy for growing the economy of the whole of the North.

#### **North West Development Agency (NWDA)**

A government agency responsible for the sustainable economic development and regeneration of England's Northwest

#### **North West Regional Assembly (NWRA)**

A government agency responsible for regional planning guidance

### **O**

#### **Office of the Deputy Prime Minister (ODPM)**

Responsible for planning since 2002

#### **Outline application**

A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters. Does not apply to changes of use.

### **P**

#### **Phasing or Phased Development**

The phasing of development into manageable parts. For example, an annual rate of housing release for a large development that may need to be controlled so as to avoid destabilising housing markets and causing low demand.

#### **Plan, Monitor and Manage (PMM)**

Approach to housing provision involving: Plan for an overall annual rate and distribution of housing; Monitor the proposed provision against targets and indicators; Manage the process.

#### **Planning Delivery Grant**

PDG is providing about GBP605m over six years (2003-2008), to resource and incentivise regional planning bodies and local authorities to improve the planning system and deliver sustainable communities. Allocations are based on assessment of performance across a range of planning functions.

#### **Planning for Real**

'Planning for real' is an effective way of involving the local community in planning changes to their area. Usually the exercise will be led by a community architect who, together with town planners, meets with local residents to explore possibilities for change using a 3-D model of the area. Residents are encouraged to identify features of the area that they like and dislike, and place pictorial 'option cards' on the model to show how the area can be improved or point out specific problems. Suggestions are then prioritised and options narrowed down so that a clear picture emerges of what needs to be done.

The technique has been used since the late 1970s to give local people a 'voice' and professionals a clear idea of the needs of the local community, to bring about improvements to the local environment. The use of a model is particularly effective, as it gives people 'hands on' involvement and is easier to work with than maps.

**Planning Gain**

The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.

**Planning Permission**

Formal approval sought from a council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications

**Planning Inspectorate (PINS)**

Carries out appeals and similar casework under planning and environmental legislation in England and Wales.

**Planning Policy Guidance Notes (PPGs)**

Government planning policy documents by subject matter

**Planning Policy Statements (PPS)**

Government planning policy documents by subject matter. PPS are replacing the earlier Planning Policy Guidance Notes

**Previously Developed Land (PDL)**

Fully defined at Annex C of PPG3. Land that is or was occupied by a permanent structure (excl. agricultural or forestry buildings) and associated fixed surface structures. The definition covers the curtilage of the development.

Q

**Quality Bus Route**

High-quality, high-frequency bus route usually operated by low floor vehicles along routes often with a higher degree of bus priority measures installed to speed up journey times.

R

**Renewable energy**

Energy flows that occur naturally and repeatedly in the environment (e.g. from sun, wind or wave or fall of water). Plant and some waste materials are also potential sources.

**Rossendale District Local Plan 1995-2001**

The current adopted development plan for Rossendale Borough, to eventually be replaced by the LDF

**Regional Economic Strategy 2003 (RES)**

Prepared by the North West Development Agency (currently under review) - The RES outlines the economic strategy for the north west

**Regional Housing Board (RHB)**

Specific responsibility for preparing a Regional Housing Strategy as the basis for advice to Ministers on the priorities for strategic housing investment in the

region. We also have responsibility to ensure that the high level strategies (including the Regional Economic Strategy and Regional Planning Guidance) in the North West are consistent and support the Communities Plan and the wider objectives of sustainable development.

**Regional Housing Strategy (RHS)**

Identify key priorities in each region, ensure a link with regional economic and spatial strategies, identify sub-regional themes, and provide a basis on which decisions on housing capital investment can be made.

**Regional Planning Body (RPB)**

RPB for each region is responsible for reviewing the 'Regional Spatial Strategy' and preparing draft revisions in partnership with local and regional stakeholders. NWRA is the regional planning body for the North West

**Regional Planning Guidance (RPG)**

The overriding aim of RPG is to promote sustainable patterns of spatial development and physical change. The Region's economic, social and environmental interests must be advanced together and support each other.

**Regional Sustainable Development Framework (RSDF)**

The Government asked each of the English regions to produce an RSDF to help them understand Sustainable Development and to provide a point of reference for regional activity on sustainability.

**Regional Spatial Strategy (RSS)**

Prepared by the North West Development Agency (currently RPG13) - The development of the Regional Spatial Strategy (RSS) is an exciting opportunity for the region to link its economic, housing, transport and planning goals together in a broad spatial strategy. This will focus on the needs of the region as a whole but highlight those areas that need more specific guidance or a different approach. This approach should improve the co-ordination and delivery of regional policy and sustainable development.

**Royal Town Planning Institute (RTPI)**

The RTPI exists to advance the science and art of town planning for the benefit of the public. The RTPI is a membership organisation, and a registered charity. Most of its members are fully qualified professional planners.

**Regional Transport Strategy (RTS)**

The regional framework that will ensure that the investment programmes of local authorities, transport providers and other key stakeholders in the transport sector complement and support the wider regional objective of delivering a more sustainable pattern of development.

**Rural Area**

Areas outside the urban areas whose landscape is predominated by countryside and small settlements.

## S

### **Saved Policies / Saved Plan**

Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

### **Secretary of State (SoS)**

Ultimately the 'national planning authority' for England and Wales. The SoS has the power to approve or refuse planning policies and applications. Planning Appeals are decided by the SoS

### **Section 106 Agreement**

A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

### **Simplified Planning Zones (SPZ)**

An area in which a local planning authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for a formal application or the payment of planning fees.

### **Sites and Monuments Record (SMR)**

These files hold details of archaeological sites, listed and historic buildings and monuments.

### **Site Visit**

A visit to a proposed development site conducted by planning officers, councillors or inspectors to clarify the appearance of a site or visualise the effects of the proposal.

### **Social Inclusion**

Positive action taken to include all sectors of society in planning and other decision-making.

### **Soundness**

A Development Plan Document is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's statement of Community Involvement.

### **Spatial Development**

Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

### **Spatial Planning**

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

### **Spatial Vision**

A brief description of how the area will be changed at the end of a plan period.

### **Special Needs Housing**

Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

### **Site of Special Scientific Interest (SSSI)**

An SSSI is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981.

### **Standards Authority**

A local planning authority producing an improvement plan, having failed to meet one or more government Best Value performance target for development control, relating to efficient planning application processing.

### **Statement of Community Involvement (SCI)**

This document sets out how the council will engage the local community, key stakeholders and representative organisations both before and during the preparation of key components of the LDF

### **Strategic Environmental Assessment (SEA)**

The objective of the SEA Directive is "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development".

### **Super Output Areas (SOA)**

A new geographic hierarchy designed to improve the reporting of small area statistics in England and Wales

### **Supplementary Planning Documents (SPD)**

Expand or add more detail to the policies set out in the development plan documents. These may take the form of design guides, guidance on energy efficiency or form development briefs for sites or buildings, a master plan or issue-based documents.

### **Sustainability Appraisal (SA)**

A sustainability appraisal is a key stage in the LDD preparation process. An SA provides assessment that ensures that an LDD will contain policies and guidance that ensure that development will bring long term economic, social and environmental benefits.

### **Sustainable Development Framework (SDF)**

Sets out the principles and parameters of a Sustainability Appraisal of Development Plan Documents

### **Sustainable Development**

The term sustainable development was founded in the Brundtland Commission report 1987: 'Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs'. It basically means not doing things today which will adversely affect the quality of living for other people in the future.



**Sustainable travel / sustainable transport**

Often meaning walking, cycling and public use of transport (and in some circumstances "car sharing"), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

**Sustainable Urban Drainage System (SUDS)**

CIRIA project to disseminate and promote good practice in the implementation of sustainable drainage in the built environment.

**T****Topography**

A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.

**Town and Country Planning Association (TCPA)**

An independent campaigning charity calling for more integrated planning based on the principles of accessibility, sustainability, diversity, and community cohesion. Works to improve the quality of people's lives and their environments through promoting and improving the art and science of planning.

**Traffic Impact Assessment (TIA)**

An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

**U****Unstable Land**

Land that may be unstable (due to a range of factors) for which planning proposals should give due consideration.

**Urban Capacity Study**

Study to determine the potential of an area to accommodate further development, its density and its wider implications for sustainable development.

**Urban Design**

The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.

**Urban Sprawl**

The uncontrolled or unplanned extension of urban areas into the countryside.

**Use Classes Order**

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

**Use**

The way in which land or buildings are used.

**V****Vernacular Building**

A building built without being designed by an architect or engineer or someone with similar formal training, often based on traditional or regional forms.

**Vernacular**

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

**Viability**

In terms of retailing, a centre that is capable of commercial success.



If you are seeking a change or changes to the document, please describe in detail below what change/changes you believe to be necessary .  
*(Please use another sheet if necessary).*

DRAFT

Signature ..... Date .....

Comments must be submitted in writing.

Response to be sent to:

Forward Planning , Room 120, Kingfisher Centre, Futures Park, Bacup, Rossendale, OL13 0BB

Deadline for response is **29<sup>th</sup> May 2006**