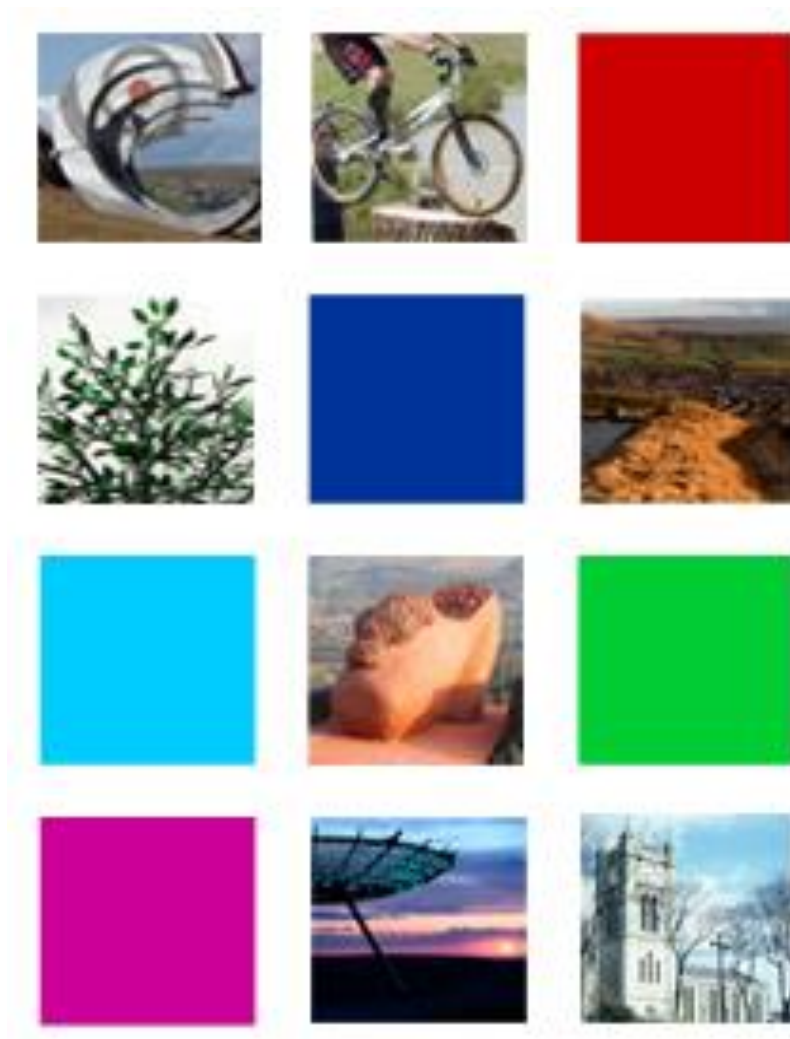


Authority Monitoring Report (AMR)

2014/2015, 2015/2016 & 2016/2017

(Formerly Annual Monitoring Report)

Produced by **Forward Planning** – June 2017



Rossendale
BOROUGH COUNCIL

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Introduction

Welcome to the Authority Monitoring Report (AMR) formerly named the Annual Monitoring Report. This AMR covers events and facts for the period from 1st April 2014 up to 31st March 2015, 1st April 2015 up to 31 March 2016 and 1st April 2016 up to 31st March 2017. The Core Strategy, which this document monitors, was found “sound” after its Examination in Public and was formally adopted by the Council on 8th November 2011. The adopted Core Strategy contains targets and indicators for each Policy including the Area Visions. In order to provide users of this document with as much information as possible and to provide a baseline for future monitoring we have structured this document in line with the Core Strategy targets.

Every effort has been made to ensure the accuracy of the information; however, due to the changes in monitoring procedures some figures have been rounded up or down or may not be available at this time.

We hope that you like the format and find it useful. We would really appreciate any feedback you have about the structure and how the information is set out. Please send any comments you have to Forward Planning at forwardplanning@rossendalebc.gov.uk or ring 01706 252415.

Executive Summary

This document includes information on implementation of Rossendale Core Strategy (adopted November 2011) for the three year period 2014/15; 2015/16 and 2016/17. Where possible the information has been set out on an annual basis to aid comparison.

Increasing pressures on local government funding have made it more difficult to maintain accurate data records. This has been the case both at County and District level. At County level in particular the monitoring of biodiversity, accessibility and Public Rights of Way data has greatly reduced or disappeared completely. The Lancashire Profile compiled by LCC has been amended, replaced by Lancashire Insight.

The report identifies a number of key points:

- Housing delivery falls below the average annual requirement for each of the years 2014/15, 2015/16 and 2016/17
- Around 67% of new housing has been built on brownfield land
- There has been very limited development of employment land
- Development of major projects has progressed, such as the New Hall Hey Retail area commencing trading and permission being granted early in 2017 for construction of a new Bus Station and offices in Rawtenstall

The Council prepared a draft Site Allocations and Development Management Development Plan Document which was consulted upon in mid-2015. A decision was however taken in February 2016 to cease work on this document and prepare a complete new Local Plan. A revised Local Development Scheme (timetable) for was produced but has needed to be subsequently updated. The latest version of the LDS is included in this AMR.

Considerable work has been undertaken on preparing a thorough and robust evidence base for the new Local Plan. This covers the following topics and will be published for information in June 2017 with consultation on a full draft Plan scheduled to occur over the summer months.

Evidence base documents:

- Strategic Housing Market Assessment (SHMA)
- Strategic Housing Land Availability Assessment (SHLAA)
- Critical Friend Review of SHLAA
- Viability Assessment
- Employment Land Needs Study
- Strategic Flood Risk Assessment (SFRA)
- Retail and Leisure Study
- Gypsy and Traveller Area Assessment (GTAA)
- Ecological Networks Study
- Landscape Character Study (completed 2015)
- Playing pitch strategy

The Evidence base is also accompanied by a Sustainability Appraisal/Habitats Regulations Assessment.

At a national level there has been continued development in policy approaches to planning. The Council was a pilot Authority for production of a Brownfield Register. This assesses brownfield (previously developed) land in the Borough against a number of criteria and identifies sites which are considered as suitable for development. The Government has now made this a statutory duty for local authorities, and Rossendale must publish its first statutory Brownfield Register by 31st December 2017. We are still awaiting further guidance on this from DCLG.

The Council has also established a database of people who are interested in self-build and custom build housing, in line with current statutory requirements. This is to identify the level of demand for self-

build/custom build within Rossendale. As of 31st March 2017 there are 10 individuals and no associations listed on the Self Build and Custom House-building Register.

The Government has actively been examining a number of planning policy initiatives culminating in the publication of the Housing and Planning White Paper in February 2017. There are many ideas put forward in this document that will be subject to further consultation and may have significant future effects on the production of the new Local Plan. One of these relates to proposed changes to the Community Infrastructure Levy (CIL). The Government intends to publish its detailed proposals for this in November. It has therefore been decided not to put forward any detailed proposals for CIL in Rossendale at this stage until a clearer picture is available nationally. The White Paper also states that the Government will be consulting on a standardised methodology to identify the Objectively Assessed Need (OAN) for housing.

Over the past few years the Government has introduced changes relating to the Development Management process. Changes have been made to permitted development for houses, schools, commercial and industrial sites with effect from 30th May 2013. These changes increase allowances or alter permitted changes of use, sometimes for a temporary period and sometimes for a limited time. For example, for a period up to 30 May 2019, householders will be able to build larger single-storey rear extensions under permitted development subject to receiving prior approval from the local planning authority.

The Town and Country Planning (General Permitted Development) (England) Order 2015 now allows changes of use from office (Use Class B1(a) to dwellinghouse (Use Class C3), again subject to prior approval.

In addition to the new arrangements for certain householder extensions, the amendments also provide for greater flexibility for temporary uses of buildings designated for shops, professional services such as accountants; restaurants, cafes and pubs; offices and buildings such as libraries, clinics and church halls, cinemas and ice rinks to be used as retail, restaurant/cafe or office space for up to two years. These new flexible arrangements are conditional and are subject to the developer meeting the requirements of a formal notification process requiring the developer to notify the local planning authority of the date the site will begin to be used for one of the flexible uses. The full details of the new permitted development arrangements and the conditions which they are subject to are set out in the new Class D of Part 4 (Temporary buildings and uses) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

National Core Output Indicators

The Council is no longer required to report on National Core Output Indicators. However, as the Indicators provide a useful summary of development trends it has been decided to retain them within this document for information purposes. The figures in the following Tables are based on actual completions rather than planning approvals as used through the rest of the document.

Business Development and Town Centres

	2014/2015	2015/2016	2016/2017
BD1: How much employment floorspace was delivered	B1a: 0 B1b: 0 B1c: 0 B2: 0 B8: 242 m ²	B1a: 58 m ² B1b: 0 m ² B1c: 0 m ² B2: 0 m ² B8: 0 m ²	B1a: 0m ² B1b: 0m ² B1c: 187m ² B2: 77m ² B8: 0m ²
BD2: Total Amount of Employment Floorspace on Previously-Developed Land	All 242 m ² of floorspace was delivered on previously-developed land in 2014/2015	All 58 sq m of floorspace was delivered on previously-developed land in 2015/2016.	All 264 sq m of floorspace was delivered on previously-developed land in 2016/2017

<p>BD3: How much employment land is available for the future?</p>	<p>The Core Strategy identifies a requirement of 20.84 ha over the period 2011 to 2026 for B1, B2 and B8 uses. This requirement is being re-examined as part of the Local Plan and a range of 22 – 35 ha is suggested, with the Council most likely choosing a mid figure of about 27 ha. Of this it is suggested that around 40% should be identified for B1c/B2 manufacturing land; 40% for B8 warehousing, and the remaining 20% for new office space.</p> <p>Current Employment Land Available: 750,000 sq m of which 90% is Industrial (Employment Land Review (2017) Page 34).</p> <p>At the start of the plan period there were 18.7 ha of employment land committed. Despite some gains, overall there has been a decrease. The 2013/14 AMR reported 17 ha of land being available but this has declined further with a loss of 5.8 ha to 12.9 ha, mainly a result of redevelopment to retail (eg New Hall Hey) and residential.</p>			
<p>BD4: How much floorspace was delivered in a) town centres and b) across the entire Borough?</p> <p>Please note that in 2016-17 there was a loss of 176 sq m of A1 to A4 uses.</p>	<p>2014/2015 (a)</p> <p>A1 (Gross): 0m² A2 (Gross): 0m² A3 (Gross): 0m² B1a (Gross): 0m² D2 (Gross): 0m² Sui Generis: 0m² Total (Gross): 0m²</p>	<p>2014/2015 (b)</p> <p>A1 (Net): 0m² A2 (Net): 0m² A3 (Net): 150m² B1a (Net): 0m² D2 (Net): 0m² Sui Generis: 55m² Total (Net): 205m²</p>	<p>2015/2016 (a)</p> <p>A1 (Gross): 0 m² A2 (Gross): 0 m² A3 (Gross): 0 m² B1a (Gross): 0 m² D2 (Gross): 0 m² Sui Generis: 0 m² Total (Gross): 0m²</p>	<p>2015/2016 (b)</p> <p>A1 (Net): 616m² A2 (Net): 0 m² A3 (Net): 100m² B1a (Net): 58m² D2 (Net): 0m² Sui Generis: 909m² Total (Net): 1683 m²</p>
	<p>2016/2017 (a)</p>		<p>2016/2017 (b)</p>	
	<p>A1 (Gross): 0m² A2 (Gross): 0m² A3 (Gross): 0m² B1a (Gross): 0m² D2 (Gross): 0m² Sui Generis: 0m² Total (Gross): 0m²</p>		<p>A1 (Gross): 0m² A2 (Gross): 0m² A3 (Gross): 0m² B1a (Gross): 0m² D2 (Gross): 0m² Sui Generis: 0m² Total (Gross): 0m²</p>	

Housing and Environmental Quality

<p>H1: Plan Period and Housing Targets</p>	<p>The Core Strategy DPD was adopted in November 2011 and covers the period 2011-2026. During this time 3,700 new houses will be built.</p>														
<p>H2(a): How much housing has been built in the last 5 years?</p>	<p>Over the past 5 years, 935 new houses (net) have been built as set out below:</p> <table border="1" data-bbox="400 1552 1530 1688"> <thead> <tr> <th>2012/2013</th> <th>2013/2014</th> <th>2014/2015</th> <th>2015/2016</th> <th>2016/2017</th> </tr> </thead> <tbody> <tr> <td>135</td> <td>265</td> <td>224 (gross) / 221 (net)</td> <td>122</td> <td>192</td> </tr> </tbody> </table>					2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	135	265	224 (gross) / 221 (net)	122	192
2012/2013	2013/2014	2014/2015	2015/2016	2016/2017											
135	265	224 (gross) / 221 (net)	122	192											
<p>H2(b): How many houses were built in the 2014/15, 2015/16 and 2016/17 financial year?</p>	<p>Between 1st April 2014 and 31st March 2015, a total of 224 new houses were built (gross figure) and 221 new houses were built (net figure). Between 1st April 2015 and 31st March 2016, 122 new houses were completed and between 1st April 2016 and 31st March, 2017, 192 new houses were built.</p>														
<p>H2(c) How many houses will be built between 2011 and 2026?</p>	<p>Between 2011 and 2026, 3,700 new houses will be built equating to 247 a year. However due to the on-going effects of the recession it is unlikely that houses will be built at a constant rate throughout the period and as such the Housing Trajectory on page 25 illustrates how much housing is anticipated to come forward each year up to 2026.</p>														
<p>H2(d) Managed Delivery Target</p>															

H3: How much housing was built on previously-developed land in 2014/15, 2015/16 and 2016/17?	During 2014/2015, 140 out of 224 new houses (gross) were built on previously-developed land and 137 (net), equating to 62.5% (gross) and 61.2% (net). In 2015/2016, 73 (net) out of 122 new houses were built on previously developed land, equating to 59.8% and in 2016/2017 149 (net) new houses were built on previously developed land, equating to 78%.						
H4: How many Gypsy and/or Traveller sites/pitches were approved in 2014/15, 2015/16 and 2016/17?	No applications were approved for new Gypsy and Traveller pitches during 2014/2015, 2015/2016 or 2016/17.						
H5: How much affordable housing was built in 2014/15, 2015/16 and 2016/17?	26 affordable units were delivered in 2014/2015, 27 were completed in 2015/2016 and 37 were built in 2016/17.						
H6: What was the quality of new housing built in 2014/15, 2015/16 and 2016/17 according to the Building for Life Assessments?	No "Building for Life" Assessments were submitted as part of planning applications in Rossendale during the Monitoring period. As well as a lack of large applications to which these are normally applicable there has been a change to "Building for Life" accreditation which now just covers 12 questions rather than 20.						
Environmental Quality E1: How many planning permissions were granted contrary to advice from the Environment Agency on flooding or water quality grounds	<p>The Environment Agency objected to three planning applications between 2014 and 2016. One planning permission was granted following the advice from the Environment Agency of a lower ground level above 234.3m AOD (2016/0236). One application was Refused (2014/0034) for the following reason: "The Environment Agency advises that the Flood Risk Assessment submitted with this application does not comply with the requirements set out in section 10, paragraph 30 of the Flood Risk and Coastal Change (FRCC) guidance category of the Planning Practice Guidance (PPG)". The third application (2014/0077) was Withdrawn by the Applicant.</p> <p>The Environment Agency objected to the siting of a park home at Swinnel Brook (2013/0490). The Council refused the application but the permission was granted following an appeal.</p>						
E2: Have there been any losses or additions to areas of biodiversity importance?	The responsibility for monitoring and reporting this indicator now lies with upper tier local authorities, rather than with individual districts. 51ha out of the current 55ha of designated Sites of Special Scientific Interest (SSSI) is in favourable condition. Only 26.57% of the 60 Biological Heritage Sites/Local Geological Sites are known to be in positive condition but this is largely due to the lack of information being available. No monitoring has been undertaken in the Review period.						
E3: How much renewable energy was approved and generated?	Renewable Energy Generation	Number of Applications			Amount of Power (kW) (including commercial wind energy)		
	Years	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17
	Planning Permissions Granted	3	7	2	78	684.8	560
	Planning Permissions Refused (excluding current appeal and withdrawn applications)	6	4	0	875	3761	0

	Permissions granted by energy type	Number of Schemes			Amount of Power (kW) (including commercial wind energy)			
		Years	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17
	Solar		2	4	1	68	104.8	60
	Wind		1	2	1	10	230	500
	Biomass		0	1	0	0	350	0
	Other		0	0	0	0	0	0
	Total		3	7	2	78	684.8	560

Overview

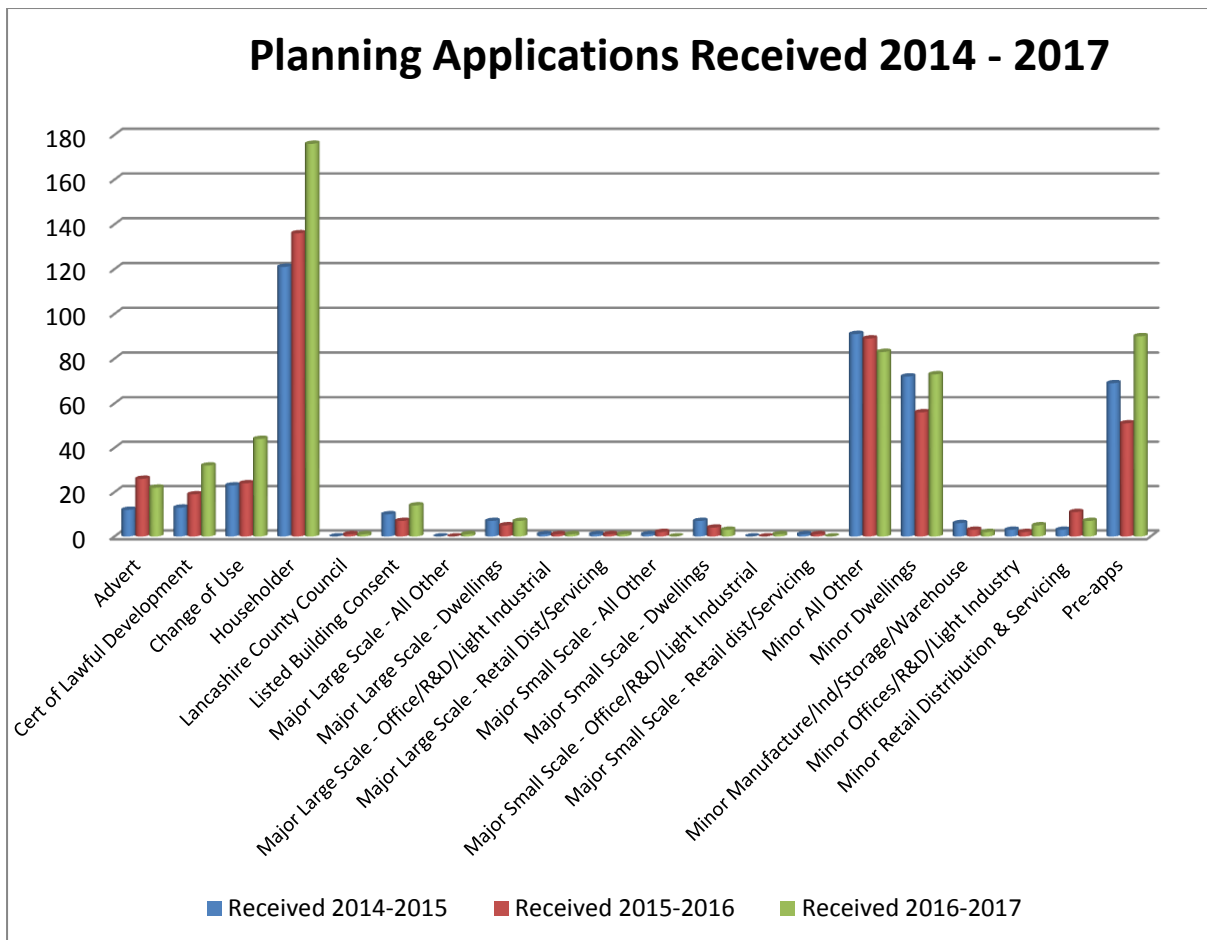
Between 1st April 2014 and 31st March 2015 - 631 planning applications were received for a whole range of different types of development and planning consents. This included 25 applications for work to trees.

The following year from 1st April 2015 to 31st March 2016 – 623 planning applications were received and included 53 applications for works to trees.

During the period of 1st April 2016 to 31st March 2017 – 766 planning applications were received, this included 36 application for works on trees.

The bar chart below illustrates the proportion of applications received for each of the types of planning permission.

Figure 1: Planning Application Analysis



Source: Idox Planning System

The majority of planning applications received over the combined period 2014 – 2017 were for householder developments (30%), minor all other (18%) and minor dwellings (14%). Pre-Application enquiry applications amounted for 15% of all applications that were received.

Definition of Types of Applications	
Advertisements	Shop signs and other advertisements large enough to need planning consent
Alterations to Listed Buildings	Changes to a Listed Building
Certificate of Lawfulness	Confirmation that existing or proposed developed is lawful and does not require planning permission
Change of Use	Change from a shop to an office, house to shop etc.
Householder Developments	Extensions to houses, conservatories, loft conversions etc.
Major Dwellings	More than 10 houses
Minor Dwellings	Less than 10 houses
Minor Industrial	Industrial development of less than 1000 square metres
Minor Office	Office development of less than 1000 square metres
Minor Other	Extensions to non-residential properties, minor engineering works etc.
Minor Retail	Retail development of less than 1000 square metres
Mixed-Use	Development combining any mix of housing, office, industry, retail etc.
Non-Statutory Return	Discharge of conditions etc.
Notifications	Notification of works that do not require planning permission i.e. Agricultural buildings or demolitions, telecoms etc.
Other Developments	Any type of development not covered in the other categories
Other Major Development	Any development over 1000 square metres that would not be classed as industrial, office or retail i.e. Theatre, car show room etc.
Pre-Applications	Advice given before a planning application is submitted

Chapter 1: Progress According to the Adopted Planning Policy Timetable (LDS)

Figure 2: Local Development Scheme and Proposals Map Timetable (December 2016)

Local Plan

Draft Plan	Publication	Submission to Planning Inspectorate	Examination in Public	Inspector's Report	Adoption by Council
July 2017	July 2018	Jan 2019	June 2019	Nov 2019	March 2020

CIL*

Consultation on Preliminary Draft Charging Schedule & other documentation	Consultation on draft Charging Schedule & other documentation	Submission to Planning Inspectorate	Examination in Public	Inspector's Report	Adoption by Council
July 2017*	July 2018*	Jan 2019*	June 2019*	Nov 2019*	March 2020*

DPD Preparation Stages and alignment with Town and Country Planning (Local Planning) (England) Regulations 2012			
Public Participation (Regulation 18)		Examination in Public (Regulations 23 & 24)	
Publication of the DPD and Representations (Regulations 19 & 20)		Inspectors Report (Regulation 25)	
Submission of the DPD (Regulation 22)		Adoption (Regulation 26)	

The table above shows the timetable for the preparation of the Local Plan and the Proposals Map, through to adoption in 2020.

* A decision has not yet been taken by the Council in respect to the Community Infrastructure Levy. If it is decided to proceed, documentation will include information on Infrastructure requirements, viability and other funding sources for infrastructure as well as the Charging Schedule. It is intended, where possible, to align the consultation with that of the Local Plan in order to enable both documents to be examined as part of one large inquiry but this is dependent .

CIL Preparation Stages and alignment with the Community Infrastructure Regulations 2010			
Preliminary Draft Charging Schedule consultation (Regulation 15)		Examination in Public (Regulation 20)	
Draft Charging Schedule Consultation (Regulations 16)		Inspectors Report Publication (Regulation 23)	
Submission of the Charging Schedule (Regulation 19)		Adoption (Regulation 25)	

Chapter 2: Area Vision Areas

The Core Strategy identifies six areas within Rossendale which have individual identities, strengths and weaknesses. To maximise the potential of each area and preserve their characters, a vision and policy has been created for each area to guide future development.

This section reports on the progress made over the plan period (2011-2026) in working towards achieving the vision for each area. These are assessed against targets which were established at the outset of the Core Strategy.

In addition to the targets in the Area Vision Policies this section will also set out what has happened over the past 12 months in each of the areas. This will enable members of the public and organisations to monitor and assess how an area is developing as a whole, looking at all the relevant factors that could affect the delivery of the vision.

It is intended to show not only changes in the last 12 months for an area but also the cumulative changes taking place since the start of the Core Strategy in 2011.

AVP1: Whitworth, Facit and Shawforth

“To promote Whitworth as a prime location of choice to live and work, capitalising on the area’s assets and facilities, and ensuring that Whitworth’s leisure and tourism potential is sensitively realised to support the tourism offer available in the east of Rossendale.”

Target	Creation of multi-user bridleway linking Facit Quarry to Lee Quarry by April 2012
Progress towards Target	The route and the funding were identified but ongoing problems remain with one landowner which has meant that the project has not been developed.
Trigger to Implement Contingencies	1. Funding not confirmed by April 2011 2. Contractor not in place by June 2011 3. Work completed by April 2012
Trigger Met	Yes
Contingencies	This project is unlikely to go ahead in its current form because of landowner resistance but should this change negotiations could be re-opened.
Target	Extension of multiuser bridleway from Whitworth to Rochdale by 2016
Progress towards Target	It is proposed that the existing bridleway will be enhanced as part of the “Valley of Stone” cycleway project. Work on this particular section of the route has not yet commenced. A route around an existing factory at Facit remains to be agreed while the surfacing materials to be used through the Local Nature Reserve at Healey Dell have still to be finalised. Funds are however in place. Rochdale MBC are investigating upgrading their section with flexi paving
Trigger to Implement Contingencies	1. Funding not confirmed by April 2014 2. Contractor not in place by June 2014 3. Work completed April 2016
Trigger Met	No.
Contingencies	While the target date has not been met, the funding to undertake work is in place but will require detailed consultation and design before implementation can occur which is expected to be within the next three years.

AVP2: Bacup, Stacksteads, Britannia and Weir

“Bacup will be the hub of the Valley’s emerging tourism industry, building on its rich built and natural heritage supported by complementary developments and opportunities within Stacksteads, Britannia and Weir. The area’s distinct sense of place is to be retained and enhanced, with vacant sites and buildings to be occupied and open spaces retained. Local people will have a variety of employment and residential opportunities to choose from, supported by appropriate training and educational facilities.”

The table below sets out progress in relation to the specific targets identified for Bacup, Stacksteads, Britannia and Weir in the Core Strategy DPD.

Target	Opening of new supermarket in Bacup by April 2013
Progress towards Target	A planning application was submitted (Planning reference 2010/0692) and approved by the Council for the development of a supermarket in Bacup in 2011/2012. Construction started in 2012 and a Morrison’s supermarket - with 2,390 square metres of retail space - was opened to the public in August 2013.
Trigger to Implement Contingencies	1. Planning permission not resolved by October 2011 2. Work to commence on site by April 2012
Trigger Met	Yes – planning permission was granted in November 2011, which is slightly later than the October 2011 trigger. Work commenced on site in 2012 and the supermarket was opened in summer 2013. No further monitoring is required
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc.) 2. Dialogue with developer, English Heritage, Rossendale BC Regeneration, Regenerate, LEP, etc. over grant funding and incentive schemes
Target	Cycle links between Lee Quarry and Bacup Town Centre to be improved to encourage cyclists to visit the town centre. Ongoing but work to start by April 2012
Progress towards Target	The development of the “Valley of Stone” cycleway, largely using the old railway line, will provide a link along the Valley bottom. Draft schemes have been drawn up to provide a link into Bacup Town Centre but are currently awaiting confirmation of funding.
Trigger to Implement Contingencies	1. Funding not in place by October 2011.
Trigger Met	Yes – funding options currently being confirmed.
Contingencies	1) Confirm if Growth Fund obtained 2) If not, identify other funding sources 3) Confirm preferred route

AVP3: Waterfoot, Lumb, Cowpe and Water

“Waterfoot will have a distinct and vibrant local centre acting as a small retail niche supporting local businesses. The area will support the wider tourism and leisure opportunities and facilities within Rossendale with appropriately located facilities and services. This will in turn be supported by improved access to the countryside. The majority of previously-developed sites and buildings will have been developed for functional and sustainable uses, contributing to the atmosphere and community spirit of the area. Some additional employment and housing development will act to support the local economy and provide people with a choice of employment and residential opportunities.”

Target	Reduction in the number of empty units in Waterfoot town centre to no more than 12% by end of Plan period (from 21.2% as of Nov 2008)
Progress towards Target	The latest Town Centre Health Check undertaken as part of WYG’s Retail Study identifies 16 units as being vacant in the town centre, comprising 21.9% of all the units. The last Health Check undertaken in early 2012 noted that of the 62 retail premises within the Primary Shopping Area 20.9% of the units were vacant, of which 8% were being actively marketed. The 2008 Study recorded 21.1% vacancy.
Trigger to Implement Contingencies	No decrease in the number of vacant units over fixed 3 year periods
Trigger Met	Yes – need to investigate further, WYG suggest shop front improvements and encourage re-use of the units in the Victoria Parade..
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of Town Centre boundary 3. Review of policy 4. Dialogue with commercial property agents/regeneration over rents and suitability of potential units within Waterfoot town centre.

AVP4: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

“Rawtenstall will be a place where people will want to live, visit and shop. The Valley Centre and its surroundings will be a revitalised heart for the town complemented by high quality small shops on Bank Street and a thriving market. A new commuter rail link to Manchester, attractive walking routes from the station to the town centre and a new bus facility will all contribute to better transport links. New Hall Hey will be developed as a high quality retail and office location.

Housing will be focussed on Rawtenstall with no major development in Crawshawbooth, Goodshaw and Loveclough. The integrity of existing open spaces will be maintained. The Village Centre of Crawshawbooth will continue to offer a range of local services served by enhanced parking facilities. Walking and cycling improvements in Crawshawbooth, Goodshaw and Loveclough will offer improved countryside access.”

Target	Hospital site to be developed by 2017
Progress towards Target	Rossendale Hospital completely closed to the public in September 2010. A planning application (Planning reference 2012/0162) for 139 housing units also involving demolition of all existing buildings on site was submitted by Taylor Wimpey and approved in November 2012. Work has commenced on site and 98 dwellings out of 139 were completed as of 31 st March 2017.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Application not submitted by 2014 in accordance with the Site Allocations DPD 2. Application not approved by 2015 3. Development not completed by 2017
Trigger Met	No – application submitted and approved within the required timescale. Development expected to be completed by end-2017.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) include viability assessment 2. Work with development land owner to produce a viable and suitable scheme (e.g. negotiating amount and type of non-residential mixed use site and negotiate S 106s). 3. Work with developer/land owner to alleviate constraints (e.g. amount of site to be developed [area] amount/parts of original workhouse to be retained) in accordance with PPG2
Target	Bus Station and Public Realm improvements to be completed by 2015
Progress towards Target	Demolition of the former Valley Centre (Planning ref 2011/0581) was completed in mid-2012 and an area of temporary Open Space created which has been utilised for several events. Development of a new bus station is recognised as a priority. Lancashire County Council has identified £3.5 million for the scheme. Sites for a new bus station have been examined as part of a wider redevelopment of the area and were subject to public consultation in March 2014. Phase 1 of Spinning Point for the Bus Station, Old Town Hall and associated external works was agreed in March 2016 (2015/0476), followed by an application (2016/0608, approved Jan 2017) to vary/remove planning conditions, and work has started on-site. Detailed work is now on-going to bring forward Phase 2 of Spinning Point, with a planning application anticipated for summer 2017.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Redevelopment of Rawtenstall Bus Station and Public Realm improvements not an identified specific project in LTP3 by 2012 2. Application not submitted in 2013 3. Application not approved by end of 2013 4. Redevelopment not complete by 2015
Trigger Met	The trigger has been reached. However, although delayed, work is undergoing to build the new Bus Station in Rawtenstall and continue the re-development of the Spinning Point complex, bringing new additional retail to Rawtenstall's town centre.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with LCC to facilitate and enable development (e.g. assistance with funding and resources) 3. Work with LCC to alleviate constraints (e.g. demolition and relocation of business etc.) 4. Assist with the production of a public realm improvement plan 5. Develop Master Plan/development brief to guide future proposals and assist with securing funding.

Target	New Hall Hey development to be completed by 2016
Progress towards Target	Although still not complete the New Hall Hey site is progressing. Pets At Home opened in October 2015, followed by Marks and Spencer Simply Food (March 2016) and TK Maxx (April 2016) and are reporting positive trading figures, with TK Maxx employing more staff than they had originally forecasted. An application was approved for a discount foodstore (Aldi), plus two other retail units, and a refreshment unit (Class A1/A3/A5), in September 2016 (2016/0129). An application naming Home Bargains has been approved to vary some of the Conditions attached to this application in March 2017. In addition consent has been granted for 3 industrial units (B2/B8 uses) in December 2016 (2016/0221).
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. No discussions with owners and developer about the scheme details including funding by 2013 2. Initial phases not complete by 2015 3. Redevelopment not complete by 2015
Trigger Met	Yes.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with developer and owners to facilitate and enable development (e.g. recognition of S106 and conditions) 3. Work with owner/developer to alleviate constraints (e.g. indicative phasing) 4. Assist with marketing the site and proactive talks

AVP5: South West Rossendale

“The rural character and nature of individual settlements within the area will have grown and developed into better linked and sustainable communities. The area will support the wider tourism and leisure opportunities within Rossendale with appropriately located facilities and services. This will in turn be supported by improved access to the countryside and the conservation of local heritage.

The majority of previously-developed sites and buildings will have been developed for necessary and sustainable uses, contributing to the atmosphere and community spirit of the area. Some additional employment and housing development will act to support the local economy and provide local people with a choice of employment and residential opportunities.”

The table below sets out progress on the target identified for South-West Rossendale in the Core Strategy DPD.

Target	Completion of the national cycle route from Stubbins to Helmshore by 2015
Progress towards Target	Growth Fund money has been obtained for refurbishing and upgrading this route. Work has been completed on upgrading the corridor in the Snig Hole area and Railpaths have completed the refurbishment of Snig Hole viaduct. Further design and physical work is projected to occur over the next 2 years.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Route not included in LTP 3 by 2011 2. Route not in LCC’s Implementation Strategy for Rossendale (September 2011) 3. No contractor appointed by April 2014
Trigger Met	Yes but funding obtained and work ongoing.

AVP6: Haslingden and Rising Bridge

“Haslingden and Rising Bridge will be attractive places to live and work for all sections of the community. New housing and employment development will be encouraged within the urban boundary and should be primarily on previously developed land. In the countryside improved access and management will help to contribute to resident’s enjoyment of the area.

Haslingden Centre will be rejuvenated with reduced numbers of vacancies and a broad range of shops. Deardengate will be made more attractive for users including improved public space works.”

Target	Reduction in the number of empty buildings in Haslingden town centre to no more than 12% over the plan period (from 18.5% as of 2008).
Progress towards Target	The 2017 Retail Study noted a vacancy rate of 10.3%. A Town Centre Health Check was completed in 2011/2012 and of the 120 retail premises within the Town Centre only 10% of the units were vacant, of which 7% were being actively marketed. This shows a reduction in vacancy levels since 2008 (when a vacancy rate of 18.5% was identified).
Trigger to Implement Contingencies	1. No decrease in the number of vacant units over fixed 3 year periods
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of Town Centre boundary 3. Review of policy 4. Dialogue with commercial property agents/regeneration over rents and suitability of potential units within Haslingden town centre

Chapter 3: Topic Planning Policies

This section will report on the progress made over the plan period (2011-2026) in working towards achieving the aim of each of the planning policies. These policies are assessed against targets which were established at the outset of the Core Strategy.

Each policy is dealt with in turn and will set out what progress has been made towards achieving each of the relevant targets set out in the Core Strategy and what has happened over the past 12 months. Cumulative changes taking place since the adoption of the Core Strategy in September 2011 are also shown.

This report will enable members of the public and organisations to monitor and assess how the area is developing as a whole, looking at all the relevant factors that could affect the delivery of the policy and the overall Core Strategy vision.

Policy 1: General Development Locations and Principles

This is the overarching policy which runs through the Core Strategy. This policy sets out the main principles applicable to development in Rossendale and sets out in general terms where development should be located.

The main emphasis is placed on developing within the urban area and guidance is provided on how any changes to the urban and Green Belt boundaries should be undertaken.

Target	95% of all new housing units, excluding Major Developed Sites in Green Belt, to be built within the urban boundary defined in the Site Allocations DPD over plan period up to 2026			
Progress towards Target	The majority of new housing delivered during the three year period was inside the urban boundary however, the figures are below both the target and the trigger. There is a need to work with key partners to ensure that significantly more new housing units are built within the urban boundary.			
	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2014/2015 to 2016/2017)
	76% (gross) / 75% (net)	81%	53%	70%
Trigger to Implement Contingencies	85% or less of housing numbers in the urban boundary over a rolling 3 year period			
Trigger Met	Yes, the figures fall below the trigger for each of the three years and also for the cumulative 3 year period.			
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 3. Work with developers/landowners of sites to bring sites forward faster (e.g. via development phasing, affordable phasing and completion notice) 4. Consider commencing a review of the Policy 			
Target	95% of all new retail and office floorspace delivered within the urban boundary defined in the Site Allocations DPD over the plan period up to 2026			
Progress towards Target	Application 2014/0409 was for the demolition of vacant brick and stone mill building at J & J Ormerod. This resulted in a loss of 1,093 sq m. There was also an extension to existing unit at A V Distribution on New Line Industrial			

	Estate (App 2014/0322). Both applications took place in the Urban Boundary.				
	Between 2015 -2016 704sq m of Retail was built in the Urban Boundary and a log cabin (12 sq m) built in the Countryside for refreshments at the Picnic Area in Cowpe. There was a loss of 995 sq m of Retail during 2015-16 to other uses. In respect of office development 58 sq m of additional B1a floorspace was completed in the Urban Boundary at Shoe Tree House Bacup Road Rawtenstall.				
	Interfloor in Haslingden erected a 77 sq.m single storey office extension (2016/0051) in 2016/17.				
	2013/2014	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2013/2014 to 2015/2016)
	100%	100%	98%	100%	99%
Trigger to Implement Contingencies	85% or less of retail and office floorspace delivered in the urban boundary over a rolling 3 year period				
Trigger Met	No – more than 85% of retail and office floorspace was delivered in the urban boundary over the rolling 3 year period from 2014/2014 to 2015/2016				
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 3. Work with developers/landowners of sites to bring sites forward faster (e.g. via development phasing, affordable phasing and completion notice) 4. Consider commencing a review of the Policy 				
Target	40% of all retail and office floorspace to be provided in Rawtenstall				
Progress towards Target	The Council is committed to increasing the amount of retail and office floorspace delivered within Rawtenstall and is currently working with partners and developers through the Joint Venture scheme with Together Housing and Barnfield Construction as well as the Lives & Landscapes DPD (Site Allocations) to identify future sites and development opportunities to ensure that this target is met.				
	2013/2014	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2013/2014 to 2015/2016)
	24%	0%	0%	0%	8%
Trigger to Implement Contingencies	Less than 10% or more than 50% of overall retail and/or office floorspace provided in Rawtenstall over a 3 year rolling period.				
Trigger Met	No.				
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to encourage development in the area including assisting with access to funding and resources. 3. Work with partners to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 4. Consider a review of the Policy 				
Target	30% of all new residential development to be built in Rawtenstall (Tier 1) over the plan period to 2026				
Progress towards Target	The level of new residential development built in Rawtenstall over the cumulative 3 year period is 40% which exceeds the target. It is to be noted that the development at the former Hospital in Rawtenstall contributes				

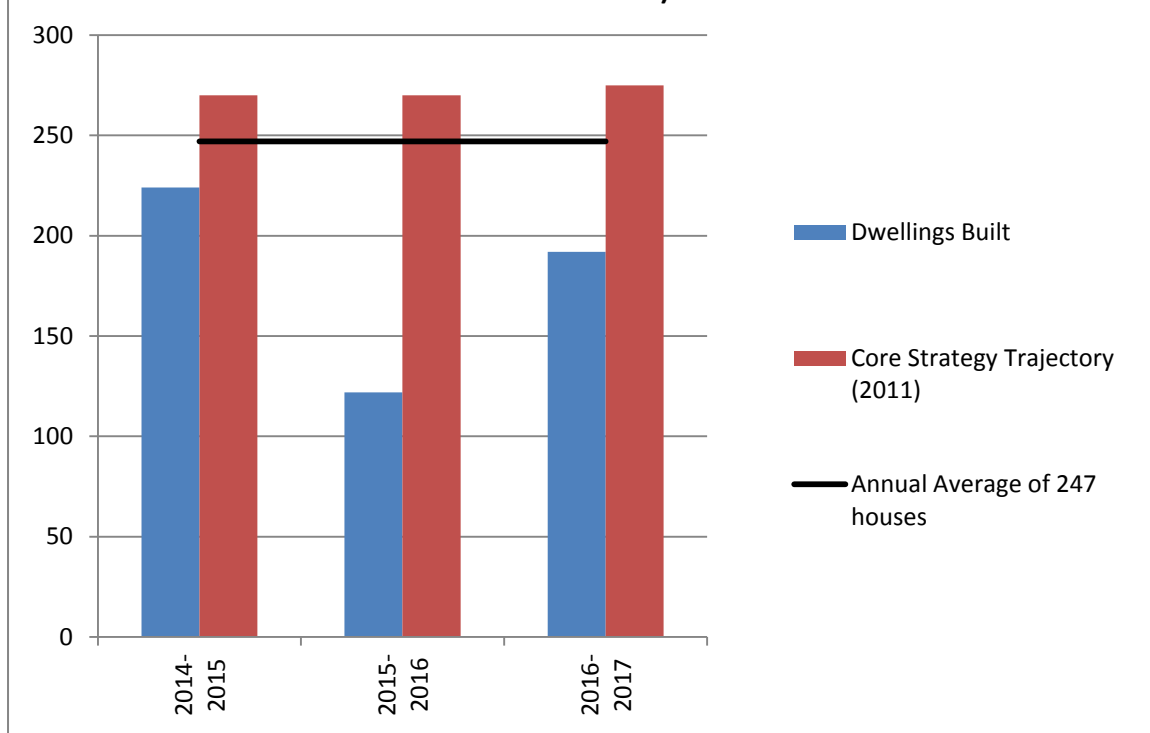
	largely to the figure.			
	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2014/2015 to 2016/2017)
	41%	40%	39%	40%
Trigger to Implement Contingencies	Less than 10% or more than 50% of all new residential development delivered in Rawtenstall over a 3 year rolling period.			
Trigger Met	No			
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to encourage development in the area including assisting with access to funding and resources. 3. Work with partners to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 4. Consider a review of the Policy 			

Policy 2: Meeting Rossendale's Housing Requirement

This policy identifies the amount of land that is required for housing in the Borough. It sets out that this should be primarily located on previously developed land, particularly in Bacup, Haslingden and Whitworth and be in sustainable locations.

Target	Deliver a minimum of 3,700 new houses over the plan period to 2026.				
Progress towards Target	Figure 3 shows that 224 dwellings (gross) and 221 dwellings (net) were delivered in 2014/2015, 122 dwellings (net) were completed in 2015/2016 and 192 dwellings (net) were completed in 2016/2017.				
	The Core Strategy (2011) delivery targets were not met between 2014/2015 and 2016/2017 and there is currently a cumulative three year shortfall of 277 dwellings (66%).				
		Year	Completions	Core Strategy Trajectory	Under (-) or over (+) supply
		2014/2015	224 (gross) (221 net)	270	-46 (gross)
		2015/2016	122 (net)	270	-148 (net)
		2016/2017	192 (net)	275	-83 (net)
	Total	538	815 (100%)	-277 (66%)	
Trigger to Implement Contingencies	Shortfall of 20% of cumulative 3 year target according to the housing trajectory in Policy 2				
Trigger Met	Yes, the shortfall of new houses exceeds the trigger.				
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Bring forward sites identified for later phases in the plan period if appropriate 3. Work with Key Partners, developers and landowners to facilitate and enable development (e.g. access to finance, including Grants, negotiating S106s and contributions). 4. Consider a review of Policy 				

Figure 3: Housing Delivery(Expected & Actual) (1st April 2014 - 31st March 2017)



Target	Deliver the right type, size and tenure (affordable or open market) of housing to meet identified needs and demands in line with the latest assessment where appropriate by 2026.
Progress towards Target	<p>The latest Strategic Housing Market Assessment (2016) prepared by Lichfields estimated that in order to meet the need for affordable houses in the Borough, 50% to 60% of the all the new houses should be affordable.</p> <p>In terms of size of dwellings, the study recommends:</p> <ul style="list-style-type: none"> - for all dwellings: 40% to be 1-2 bed and 60% to be 3-4 bed - for affordable dwellings: 65% to be 1-2 bed and 35% to be 3-4 bed <p>Also, the study suggests that the affordable housing provision should be composed of 60% of affordable/social rented and 40% of intermediate tenure /starter homes.</p>
Trigger to Implement Contingencies	80% or less of new housing meeting an identified house type, size or tenure need over a rolling 3 year target.
Trigger Met	The information has not been recorded during the monitoring period.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with key partners, developers and landowners to encourage development to meet needs 3. Identify suitable sites to deliver particular types, sizes and tenures of housing and work with partners to submit applications 4. Reduce/restrict proposals that do not meet an identified need/demand if appropriate 5. Consider a review of the Policy

Rossendale has a large amount of vacant previously-developed land and buildings requiring regeneration and redevelopment. The Core Strategy seeks to bring back into use vacant and under-used land and buildings and as such it will maintain a commitment to deliver 65% of all new housing on previously-developed land.

Target	65% of all new housing completed on PDL over the plan period to 2026			
Progress towards Target	The cumulative percentage of dwellings built on previously-developed land over the three year period is 67% which exceeds both the target and the trigger.			
	Gross Delivery on Previously-Developed Land			
	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2014/2015 to 2016/2017)
	63%	60%	78%	67%
Trigger to Implement Contingencies	50% or less of new housing built on PDL over a rolling 3 year period			
Trigger Met	No, the percentage of new housing completed on PDL over a rolling 3 year period exceeds the trigger.			
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 			

Target	40% of all new dwellings completed in Rawtenstall (Tier 1) on PDL over the plan period up to 2026			
Progress towards Target	During the three year period, the majority of the new houses built in Rawtenstall were on PDL (84%).			
	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2014/2015 to 2016/2017)
	76%	86%	89%	84%
Trigger to Implement Contingencies	30% or less of all new housing built on PDL over a 3 year rolling period.			
Trigger Met	No, the percentages of new dwellings completed in Rawtenstall (Tier 1) on PDL exceed the target and the trigger for each of the three years.			
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 			
Target	80% of all new dwellings completed in Bacup and Whitworth (tier 2 excluding Haslingden) on PDL over the plan period up to 2026			
Progress towards Target	In 2014/2015, 34% of new dwellings were completed in Bacup and Whitworth on previously-developed land. The figure decreases to 29% in 2015/2016 but increases to 47% in 2016/2017. Over the cumulative three year period approximately 37% of the new dwellings were built on PDL, which is below the trigger of 70%.			
	While these figures are below the target, they also fall below the trigger. The Council is committed to increasing the amount of housing built on previously-developed land in Bacup and Whitworth and is currently working with partners and developers through the Local Plan to identify future housing sites to ensure that this target is met.			

	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2014/2015 to 2016/2017)
	34%	29%	47%	37%
Trigger to Implement Contingencies	70% or less of all new housing built on PDL over a 3 year rolling period			
Trigger Met	Yes, for every year in the period and for the cumulative three year period (2014/2015 to 2016/2017).			
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 			
Target	90% of all new dwellings completed in Haslingden (tier 2 excluding Bacup and Whitworth) on PDL over the plan period up to 2026			
Progress towards Target	100% of all housing in Haslingden was built on previously-developed land between 2014/2015 and 2016/2017.			
	The Council will seek to maintain the high percentage of housing built on previously-developed land in Haslingden through continuing to work with partners and developers through the Local Plan to identify future housing sites.			
	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2014/2015 to 2016/2017)
	100%	100%	100%	100%
Trigger to Implement Contingencies	80% or less of all new housing built on PDL over a 3 year rolling period			
Trigger Met	No.			
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 			
Target	50% of all new dwellings completed in all other areas on PDL (tiers 3 and 4) over the plan period up to 2026			
Progress towards Target	In 2014/2015, 97% of housing built outside of Rawtenstall, Bacup, Whitworth and Haslingden took place on previously-developed land, this figure decreases to 63% in 2015/2016 and increases to 86% in 2016/2017. Over the cumulative three year period, 82% of new houses were built on PDL outside of Rawtenstall, Bacup, Whitworth and Haslingden which is significantly above the target and trigger.			
	2014/2015	2015/2016	2016/2017	Cumulative 3 Year Period (2014/2015 to 2016/2017)
	97%	63%	86%	82%
Trigger to Implement Contingencies	40% or less of all new housing built on PDL over a 3 year rolling period			
Trigger Met	No.			
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or 			

- assessment(s) and decide whether to take action
2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.)
 3. Reduce/restrict new units on greenfield sites if appropriate
 4. Phase existing greenfield delivery
 5. Consider a review of the Policy

The table below summarises the total number of new dwellings built in 2014/2015 (gross), 2015/2016 and 2016/2017 (net) for each tier (as defined in Policy 3), the number of new dwellings built on PDL and on Greenfield, and the number of new dwellings built as affordable houses.

Residential Tier (Policy 3)	Area Vision	Settlement	Numbers built on Previously Developed Land			Numbers built on Greenfield Land			Total Number of Dwellings Completed			Total Number of Affordable Units Completed		
			2014/2015	2015/2016	2016/2017	2014/2015	2015/2016	2016/2017	2014/2015	2015/2016	2016/2017	2014/2015	2015/2016	2016/2017
Tier 1	Rawtenstall	Rawtenstall	70	42	66	22	7	8	92	49	74	0	0	37
Tier 2	Bacup	Bacup	6	0	1	61	36	27	67	36	28	0	20	0
Tier 2	Whitworth	Whitworth	26	15	23	0	0	0	26	15	23	3	0	0
Tier 2	Haslingden	Haslingden	3	6	9	0	0	0	3	6	9	0	0	0
Tier 3		Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth	34	9	24	0	3	2	34	12	26	23	7	0
Tier 4		Smaller / isolated settlements	1	1	26	1	3	6	2	4	32	0	0	0
Total			140	73	149	84	49	43	224	122	192	26	27	37

Target	70% of all new residential development in Rawtenstall, Bacup, Haslingden and Whitworth (tiers 1 and 2) to be built at 50 dwellings per hectare
Progress towards Target	In 2014/2015 and 2015/2016, none of the new dwellings were built at a density of at least 50 dwellings per hectare in Rawtenstall, Bacup, Haslingden and Whitworth. In 2016/2017 20% of the new dwellings were built at a density of at least 50 dwellings per hectare. The cumulative three year figure is 7% , this figure falls well below the target and trigger.

	The results are significantly underperforming against the target despite the Council working with partners and developers to encourage higher density housing developments. It is necessary to review this policy or investigate why high densities are not being achieved, and consider how this can be resolved.
Trigger to Implement Contingencies	55% or less of all new development built at 50 dwellings per hectare over a rolling 3 year period
Trigger Met	Yes for each of the three years and also for the cumulative three year period.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with Partners to develop and deliver higher density housing developments 3. Reduce/restrict proposals for less than 50/30 dwellings per hectare if appropriate 4. Consider a review of the Policy

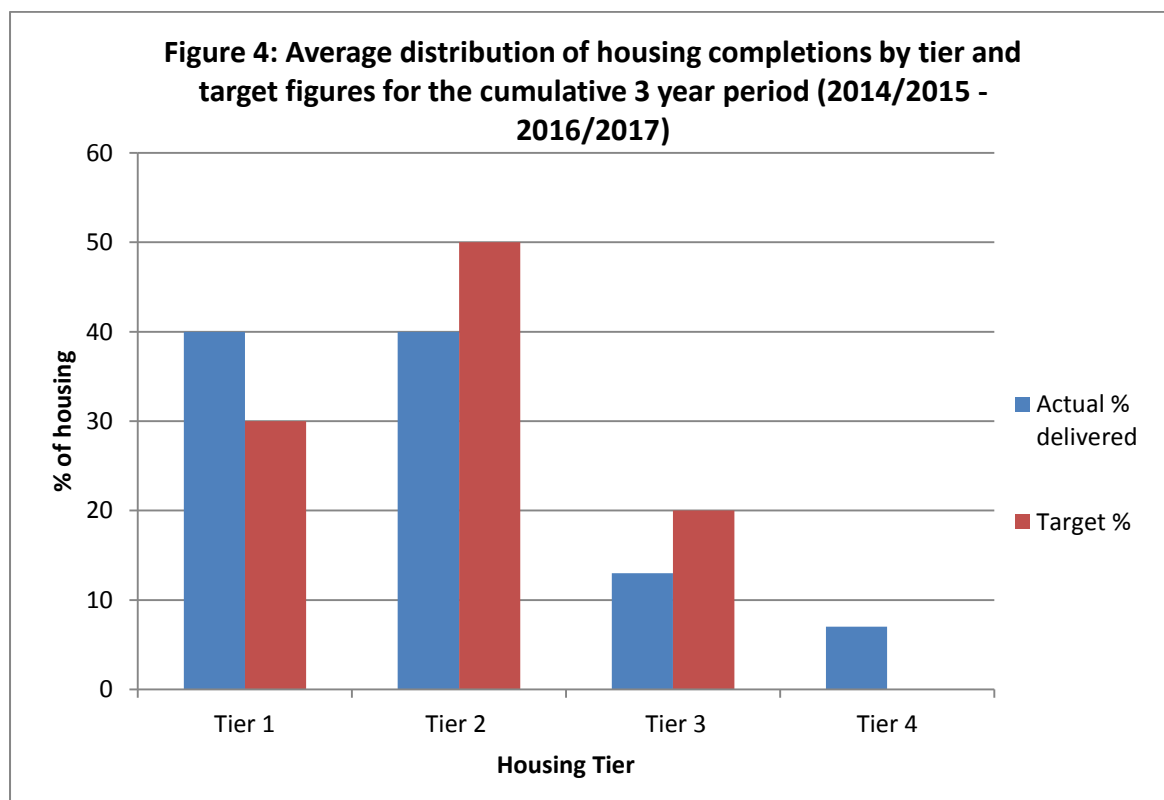
Target	85% of all new residential development in all other areas (tiers 3 and 4) to be built at 30 dwellings per hectare
Progress towards Target	For areas outside Rawtenstall, Bacup, Haslingden and Whitworth (tiers 3 and 4), the density of new residential development being built at 30 dwellings per ha or above was 78% in 2014/2015, 44% in 2015/2016 and 90% in 2016/2017. Over the cumulative three years the figure stands at 71% which is below the target but marginally over the trigger. The Council should continue to work with partners and developers to encourage higher density housing developments.
Trigger to Implement Contingencies	70% or less of all new residential development built at 30 dwellings per hectare over a rolling 3 year period
Trigger Met	No for the cumulative three year period.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with Partners to develop and deliver higher density housing developments 3. Reduce/restrict proposals for less than 50/30 dwellings per hectare if appropriate 4. Consider a review of the Policy

[Policy 3: Distribution of Additional Housing](#)

The distribution of the Borough's housing requirement is set out in this policy. Approximately 30% will be built in Rawtenstall, approximately 50% will be built in Bacup, Haslingden and Whitworth, approximately 20% will be built in Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth with minimal numbers of additional houses in other smaller and more isolated settlements.

Target	All new housing to be delivered in accordance with the percentages accorded to the settlements in Policy 3.
Progress towards Target	<p>The distribution of housing delivered in the settlements within Rossendale for the cumulative three year period (2014/2015 to 2016/2017) is shown in Figure 4.</p> <p>Over the cumulative three year period, for tier 1 (Rawtenstall) and tier 4 (other smaller and more isolated settlements) the percentage of housing delivered exceeds the delivery target. For tiers 2 (Bacup, Haslingden and Whitworth) and tier 3 (Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth) the percentage of housing delivered falls below the delivery target. These figures indicate a need to reconsider the housing distribution policy in Rossendale and highlight a need to consider delivery in tiers 2 and 3 in particular by working with partners and developers through the Local Plan.</p>

Trigger to Implement Contingencies	+/- 20% of settlements/ area's indicative housing proportion over a rolling 3 year period e.g. Rawtenstall
Trigger Met	Over the cumulative three year period, the percentage of housing delivered exceeds the triggers for tiers 1 and 4 however for tiers 2 and 3 the percentage is on or under the triggers.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether it is necessary to take action 2. Work with partners etc. to bring forward sites in areas where indicative housing proportion not met. 3. If appropriate, restrict permission for new units in area where indicative housing proportion has been exceeded, to the detriment of other settlements 4. Consider a review of the Policy



[Policy 4: Affordable and Supported Housing](#)

Rossendale requires affordable and supported housing to meet the needs of those unable to afford market properties or having specialist accommodation needs. The policy sets out the criteria for requiring such housing.

Target	25 affordable units to be delivered annually over the plan period to 2026
Progress towards Target	<p>In 2014/2015, 26 affordable and supported housing units were delivered with developments completed at Mytholme House, Waterfoot (12 units), Orama Mill, Whitworth (3 units) and Holmefield House, Helmshore (11 units). In 2015/2016, 27 affordable units were completed with 20 dwellings delivered on the site at the south of the Bacup Hub and 7 dwellings completed on a former garage colony in Haslingden. In 2016/2017, 16 affordable units were completed at Constable Lee Court and 9 affordable houses were completed on the former hospital site in Rawtenstall. However, 12 affordable houses were completed on the former hospital site in 2014/2015 but were not accounted for, if these dwellings are added to the numbers of affordable houses built this year, this amounts to a total number of 37 affordable units for 2016/2017.</p> <p>The Council is committed to increasing the amount of affordable and supported housing</p>

	in Rossendale and is currently working with partners and developers through the Local Plan to identify future affordable and supported housing sites to ensure that this target is met in the future.
Trigger to Implement Contingencies	1. Less than 80% of 3 year target (90) delivered over a rolling 3 year period 2. 75% applications refused due to affordable housing provision over 12 months
Trigger Met	No, the target has been exceeded for each year and over the rolling 3 year period. The Council will continue to work closely with partners and developers through the Local Plan to identify affordable and supported housing sites.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Negotiate phasing of delivery of affordable housing on site by site basis 3. Work with key partners, including Rossendale BC, to access funding, resources to increase delivery 4. Reassess tenure mix on site by site basis 5. Reassess percentage requirement 6. Consider a review of the Policy
Target	5 empty properties to be brought back into use as affordable housing annually over the plan period up to 2026
Progress towards Target	Figures provided by The Homes and Communities Agency identify 33 refurbished empty properties being brought back into use in 2013/14. We are still awaiting confirmation of up-to-date figures for this period.
Trigger to Implement Contingencies	Fewer than 9 properties brought back into use as affordable housing over 3 year rolling period.
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with owners, Registered Social Providers and internal Council departments to facilitate takeovers and identify suitable properties to bring back into use within the next 2-3 years. 3. Consider a review of the Policy

[Policy 5: Meeting the Needs of Gypsies, Travellers and Travelling Showpeople](#)

This policy sets out the criteria for consideration of new Gypsy and Traveller proposals. Based on assessments of need it also identifies what provision should be made and what areas should be considered.

Target	Deliver 5 permanent pitches over the plan period
Progress towards Target	No applications were received for new Gypsy and Traveller pitches during 2014/15, 2015/16 or 2016/17.
Trigger to Implement Contingencies	No pitches provided within 3 years over a stepped 3 year period (i.e. 2011- 2014, 2014- 2017, 2017- 2020, 2020-2023, 2023- 2026)
Trigger Met	Trigger met. The Council will be assessing opportunities for providing new pitches as part of the Local Plan and a new Gypsy and Traveller and Travelling Showperson Accommodation Assessment has been produced.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sites to bring forward over the next 2-3 years 3. Work with key partners including HCA and recognised charities and representatives of the gypsy and travelling communities to bring forward those sites 4. Consider a review.
Target	Delivery of 3 transit pitches
Progress towards Target	No transit pitches were provided in 2014/2015, 2015/2016 and 2016/17.
Trigger to Implement	No pitches provided within 5 years over 5 year stepped periods (i.e. 2011-2016, 2016-2021, 2021-2026)

Contingencies	
Trigger Met	Trigger met. The Council will be assessing opportunities for providing new pitches as part of the Local Plan and a new Gypsy and Traveller and Travelling Showperson Accommodation Assessment has been produced.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sites to bring forward over the next 2-3 years 3. Work with key partners including HCA and recognised charities and representatives of the gypsy and travelling communities to bring forward those sites 4. Consider a review.

5 incidents were recorded on the register of illegal encampments in 2014/2015, 4 in 2015/2016 and 2 in 2016/17). The Council actively participates in a County wide group addressing planning issues affecting Gypsies and has examined good practice in other authorities.

[Policy 6: Training and Skills](#)

Improving skills is important to the future prosperity of the Borough. The policy sets out support for a training facility and mechanisms for achieving training opportunities through the planning process.

Target	Deliver education and training facilities in Bacup area by 2017																																										
Progress towards Target	<p>A training facility operated by Accrington and Rossendale College in Stubblelee Barn had to close within two years of opening because of funding challenges. However in January 2017 permission was granted (2016/0595) for a new community facility operated by Stubblelee Greenhouses including café and community cinema. There will be opportunities for training of chefs and waiting staff as part of the operation.</p> <p>The Bacup Consortium Trust is using the greenhouses, also at Stubblelee, for horticultural training.</p>																																										
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. No discussions with college/education provider and developer about scheme details including funding by 2013 2. Viable proposal not submitted by 2014 3. Planning permission not approved by 2015 4. Initial phases not delivered by 2017 																																										
Trigger Met	Yes																																										
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners including Rossendale Borough Council and college to facilitate and enable development (e.g. assistance with funding, resources and expertise) 3. Work with key partners to remove obstacles and alleviate constraints (e.g. funding for remediation and infrastructure etc.) 																																										
Target	Percentage of Rossendale's working age population with NVQ level 3 or higher to meet the most up to date national average																																										
Progress towards Target	<p>Education qualification statistics are collected through the Office of National Statistics Annual Population Survey. The percentage of Rossendale residents with NVQ level 3 and above is reported in the table below across the monitoring period.</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Rossendale</th> <th>North West</th> <th>Great Britain</th> </tr> <tr> <th>Nos</th> <th>%</th> <th>%</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2011</td> <td>21,200</td> <td>48.3</td> <td>47.9</td> <td>50.8</td> </tr> <tr> <td>2012</td> <td>25,900</td> <td>61.5</td> <td>49.8</td> <td>53.1</td> </tr> <tr> <td>2013</td> <td>19,900</td> <td>46.7</td> <td>50.0</td> <td>53.9</td> </tr> <tr> <td>2014</td> <td>25,000</td> <td>56.4</td> <td>50.7</td> <td>55.0</td> </tr> <tr> <td>2015</td> <td>27,500</td> <td>62.5%</td> <td>52.2</td> <td>55.8%</td> </tr> <tr> <td>2016</td> <td>25,400</td> <td>58.1%</td> <td>53.7</td> <td>56.9%</td> </tr> </tbody> </table> <p>Source: ONS Annual Population Survey Numbers and % are for those aged 16-64. The % is a proportion of the resident population of Rossendale aged 16-64.</p>					Rossendale		North West	Great Britain	Nos	%	%	%	2011	21,200	48.3	47.9	50.8	2012	25,900	61.5	49.8	53.1	2013	19,900	46.7	50.0	53.9	2014	25,000	56.4	50.7	55.0	2015	27,500	62.5%	52.2	55.8%	2016	25,400	58.1%	53.7	56.9%
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	For the years 2014, 2015 and 2016, the percentage of Rossendale residents having a qualification of NVQ 3 and above is consistently higher than the national average, although does not show a year on year increase.
Trigger to Implement Contingencies	1. Lower than the national average for 3 years running
Trigger Met	No
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Make additional land/facilities available for education uses 3. Develop a training charter with job centre/local employers/college 4. Work with key partners including LCC and college to provide improved/increased educational facilities

Policy 7: Social Infrastructure

Facilities such as post offices, pubs and youth centres are important to the community cohesion of the Borough. The policy sets out how any change of use applications for such facilities will be considered.

Target	90% of resident population and business with access to next generation broadband by 2026
Progress towards Target	This information is no longer monitored by Lancashire County Council. There is a national target of 95% national coverage by the end of 2017 and 97% by 2020 (minimum of 2MB speed) Openreach are committed to providing superfast broadband for all new developments of over 30 houses. Communities in areas with poor broadband access can formally request for broadband to be provided to their area.
Trigger to Implement Contingencies	75% or less of resident population and business with access to next generation broadband in 2016.
Trigger Met	Yes
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Engage with providers to encourage and attract investment
Target	No more than 15% decline in access to 5 basic services e.g. GPs, etc. from 2007/08 levels over the plan period to 2026
Progress towards Target	Figures for Accessibility to basic services (measured as 1km from a Primary School, GP, Local shop, post office and serviced bus stop) in Rossendale are not available as they are no longer monitored by Lancashire County Council. However, access to services remains relatively low and pressures on local shops continue to be high. A number of the smaller settlements such as Weir and Loveclough do not have basic services within easy walking distance. Some small settlements such as Cowpe and Turn do not have access to bus services with links to at least one of the main settlements of Rawtenstall, Bacup, Haslingden and Whitworth.
Trigger to Implement Contingencies	5% or more decline of each over 5 year periods (2011- 2016, 2016-2021, 2021-26)
Trigger Met	N/a-insufficient data to accurately measure the long term trend
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners including local communities to provide facilities and resources for local services

Policy 8: Transport

Transport facilities and links are a significant contributor to the performance of the economy as well as access to services. Creation of a commuter rail link to Manchester, a new bus station in Rawtenstall and addressing congestion and parking issues all feature in the policy.

Target	Re-open ELR as a commuter line between Manchester and Rawtenstall by the end of the planning period - 2026
Progress towards Target	Lancashire County Council commissioned a multi-modal Study of the A56/M66 corridor from consultants Jacobs which was signed off in November 2016 The Study identified a number of benefits from re-opening the East Lancashire Railway for commuter use with a potential to achieve nearly half a million passengers for a one train an hour service. However this would still not cover the operating costs. The costs of re-opening the route to meet national rail standards were estimated at over £50 million. The Study therefore recommended that the rail option should not be pursued at present with improvements to the reliability of operation of the A56/M66 and bus services that use it preferred.
Trigger to Implement Contingencies	1. Initial Binding agreement with ELR, Transport for Greater Manchester and other relevant partners not in place by 2014 2. Initial funding and phasing of pilot shuttle services not implemented by 2016 3. No committed funding for full scheme 4. Capacity and quality increases and improvements of service not in place by 2026
Trigger Met	Yes regarding bullets 1-3. The benefits of operating a rail service are still recognised and opportunities to find cost-effective ways of doing this will still be pursued with partners
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with partners to overcome technical difficulties and alleviate constraints providing access to funding, resources and best practice.
Target	New Bus Station to be operational by 2016
Progress towards Target	Phase 1 of Spinning Point for the new Bus Station, Old Town Hall and associated external works was agreed in March 2016 (2015/0476), followed by an application (2016/0608, approved January 2017) to vary/remove planning conditions, and work has started on-site. It is anticipated that the new Bus station will be completed by Autumn 2018.
Trigger to Implement Contingencies	1. Scheme not identified in LTP3 District Implementation Plan end 2011 2. Funding not in place by 2013 3. Planning application not submitted by 2014 4. Planning application not approved by end of 2014 5. Scheme not implemented by end of 2016
Trigger Met	Yes
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with LCC to facilitate and enable development

Policy 9: Accessibility

Accessibility is important to "Quality of Life". The Policy promotes development close to the main public transport corridors, reducing the need to travel as well as encouraging high quality walking and cycling facilities.

Target	Minimum of 90% of new development, excluding domestic extensions or energy proposals, to be within 400m of a bus stop with regular services (at least 30 minute peak hour frequency)
Progress towards Target	Due to resource issues Lancashire County Council are unable to analyse performance against this target

Trigger to Implement Contingencies	Less than 80% of new development, excluding domestic extensions or energy proposals, approved within 400m of a bus stop with regular services, over a rolling 3 year period.
Trigger Met	Achievement against target unknown
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with LCC and bus operators to discuss service coverage 3. Dialogue with applicants/developers to discuss locations of proposals 4. Dialogue with developers over contributions to fund transport/accessibility improvements

Policy 10: Provision for Employment

This Policy sets out the total amount of employment land required in the Borough, the main locations for development and the types of employment that will be promoted. It also sets out how changes of use from employment to other types of development will be considered.

Target	Net increase of 3% in jobs created within the borough over a 5 year fixed period
Progress towards Target	Data had previously been provided by LCC but this is no longer available. The table below compares the number of jobs within Rossendale to the 12 district county average (i.e. excluding unitaries) over the period 2008 to 2014 based on Office for National Statistics (ONS) information. However, since 2014 this information no longer appears to be reported in the same format so instead a different ONS dataset was used, for which information was available since 2008 up to 2015, and so allowing a comparison over a number of years. The number of jobs in the Borough has increased. The job density figure is low for Rossendale, compared to neighbouring authorities as well as regional and national figures, although it is improving. The lower the figure indicates the more people of working age (16-64) there are for every job in the Borough. This low job density figure contributes to the high levels of out-commuting that Rossendale experiences
Trigger to Implement Contingencies	1. Less than 2% increase in jobs created measured in 2016 and 2021
Trigger Met	No
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc.) 2. Dialogue with Rossendale BC Regeneration, Regenerate, LEP, etc. over grant funding and incentive schemes 3. Discussions with Rossendale BC Regeneration, Regenerate, LEP, Commercial Property Agents, Employees etc. – about the suitability of land and premises (rents, location, size etc.) 4. Examine case for policy review

Figure 8: Employment trends in Rossendale

		2008	2009	2010	2011	2012	2014	2015	% change 2010 - 15
Overall Employment Jobs *	Rossendale	21,100	21,500	21,000	21,400	20,800	21,700	n/a	
	Lancashire (12 districts)	509,000	502,000	498,800	502,500	495,700	500,200	n/a	
Employee Jobs *	Rossendale	20,000	20,100	19,600	20,500	20,000	21,100	n/a	
	Lancashire (12 districts)	485,300	477,200	473,500	487,900	480,900	488,100	n/a	

Working Owners *	Rossendale	1,200	1,400	1,400	900	800	600	n/a	
	Lancashire (12 districts)	23,700	24,800	25,500	14,600	14,800	12,000	n/a	
Working Owners (% of all employment jobs) *	Rossendale	5.70%	6.50%	6.80%	3.90%	3.7%	2.9%	n/a	
	Lancashire (12 districts)	4.70%	4.90%	5.10%	2.90%	3.0%	2.4%	n/a	
Rossendale Employee Jobs **	-	n/a	21,000	20,000	21,000	20,000	21,000	23,000	+15%
Jobs Density ***	No. of jobs total - Rossendale	25,000	23,000	24,000	24,000	25,000	23,000	27,000	+12.5%
	Rossendale Job Density	0.58	0.53	0.55	0.53	0.57	0.54	0.62	+0.7
	GB Job Density	0.79	0.77	0.77	0.78	0.78	0.81	0.83	+0.7

* Source: ONS: Business Register and Employment Survey –

<http://www.lancashire.gov.uk/media/897123/bres-employchange-and-structure-article-2014.pdf>

** Source: ONS Business Register and Employment Survey

*** Source: ONS Jobs Density (ie ratio of total no. of jobs to population aged 16-64)

Target	No more than 30% loss of land currently classed as B1, B2 or B8 over the plan period (measured in ha).												
Progress towards Target	<p>Losses of employment space have occurred due to mills being converted or sites redeveloped for residential development. Some buildings have been converted from B1 uses to residential under the recent Prior Notification scheme that was introduced (eg Wavell House in Helmshore). Further investigation of gains and losses is required, including an in-depth analysis of permissions and completions. However, the Council is aware of a number of planning permissions (still to be implemented) that will result in the loss of employment land to residential (eg Broadleys in Reedsholme, Croft End Mill in Edenfield, Albert Mill in Whitworth). The emerging Local Plan will look to re-establish a continuing supply of employment land to meet the Borough's needs over the plan period to 2034, considering the recommendations set out in the Employment Land Review and through working with colleagues in the Council and with other partners..</p> <table border="1"> <thead> <tr> <th>2011/2012</th> <th>2012/2013</th> <th>2013/2014</th> <th>2014/2015</th> <th>2015/2016</th> <th>2016/2017</th> </tr> </thead> <tbody> <tr> <td>-0.005ha (0.1%)</td> <td>-2.6ha (13.7%)</td> <td>1.07ha (6.6%) gain</td> <td>n/a</td> <td>-0.1</td> <td>0.03</td> </tr> </tbody> </table>	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	-0.005ha (0.1%)	-2.6ha (13.7%)	1.07ha (6.6%) gain	n/a	-0.1	0.03
2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017								
-0.005ha (0.1%)	-2.6ha (13.7%)	1.07ha (6.6%) gain	n/a	-0.1	0.03								
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Change from B use classes to other uses exceeding 5% over fixed 3 year period 2. Greater than 5% loss of land in B use classes over consecutive fixed 3 year periods. 												
Trigger Met	Yes, and 3 year trigger implemented.												
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc.) 2. Dialogue with Rossendale BC Regeneration, Regenerate, LEP, etc. over grant funding and incentive schemes 3. Discussions with Rossendale BC Regeneration, Regenerate, LEP, Commercial Property Agents, Employees etc. – about the suitability of land and premises (rents, location, size etc.) 4. Examine case for policy review 												

Policy 11: Retail and Other Town Centre Uses

This policy establishes the settlements where retail and leisure development should be located, establishes that this should be located in town centres and sets out the considerations which will be applied to major applications.

Target	No greater than 20% of retail approvals (floorspace sq. m) to be outside the defined primary shopping areas over plan period					
Progress towards Target	2014/2015		2015/2016		2016/2017	
	Floorspace approved		Floorspace approved		Floorspace approved	
	In PSA	Outside PSA	In PSA	Outside PSA	In PSA	Outside PSA
	0	269	0	604	0	3487
Trigger to Implement Contingencies	1. More than 30% of approved retail floorspace outside of the defined PSA over consecutive 3 year rolling period.					
Trigger Met	<p>Yes. Over the 3 year rolling period (2014/15 to 2016/2017) retail floorspace has been outside of the defined PSA. This is largely attributed to the major floorspace approved at New Hall Hey in 2016/17, for three retail units including Aldi (2016/0129). A newsagent was also approved near Dobbin Lane in Rawtenstall.</p> <p>In 2015/16 Forest Mill on Burnley Rd East was approved for a change of use from manufacturing to selling antique furniture.</p> <p>The redevelopment of the former Valley Centre for a bus station with retail/café units (A1, A2, A3, A4, A5, B1) was approved – 2015/0476. This is within the PSA but no figures can be deduced for new retail.</p> <p>A loss of retail, including within the PSA, has been identified, approved for changes of use to residential, drinking establishments/restaurants and hot food takeaways.</p> <p>Although not a monitoring target, it needs to be considered if these losses of A1 within the Borough should be investigated further.</p>					
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of PSA boundaries 3. Dialogue with commercial property agents/regeneration over rents and suitability of potential retail units within PSAs 					
Target	No more than 20% of approved development for office use (A2 and B1(a), measured by floorspace) to be located outside of defined town centre boundaries of Rawtenstall, Haslingden and Bacup over plan period					
Progress towards Target	2014/2015		2015/2016		2016/2017	
	Floorspace Approved		Floorspace Approved		Floorspace Approved	
	In TCB	Outside of TCB	In TCB	Outside of TCB	In TCB	Outside of TCB
	0	0	0	100	0	0
Trigger to Implement Contingencies	1. More than 30% of approved office space located outside of town centre boundaries of Rawtenstall, Haslingden and Bacup over consecutive 3 year rolling period.					
Trigger Met	Very little new office space has been completed but what has, has been completed outside the town centre so the trigger comes into operation					
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with commercial property agents/regeneration over rents and suitability of potential retail units within Town Centre boundaries. 3. Appraise suitability/viability of sites with agents and developers 4. Review town centre boundaries 					

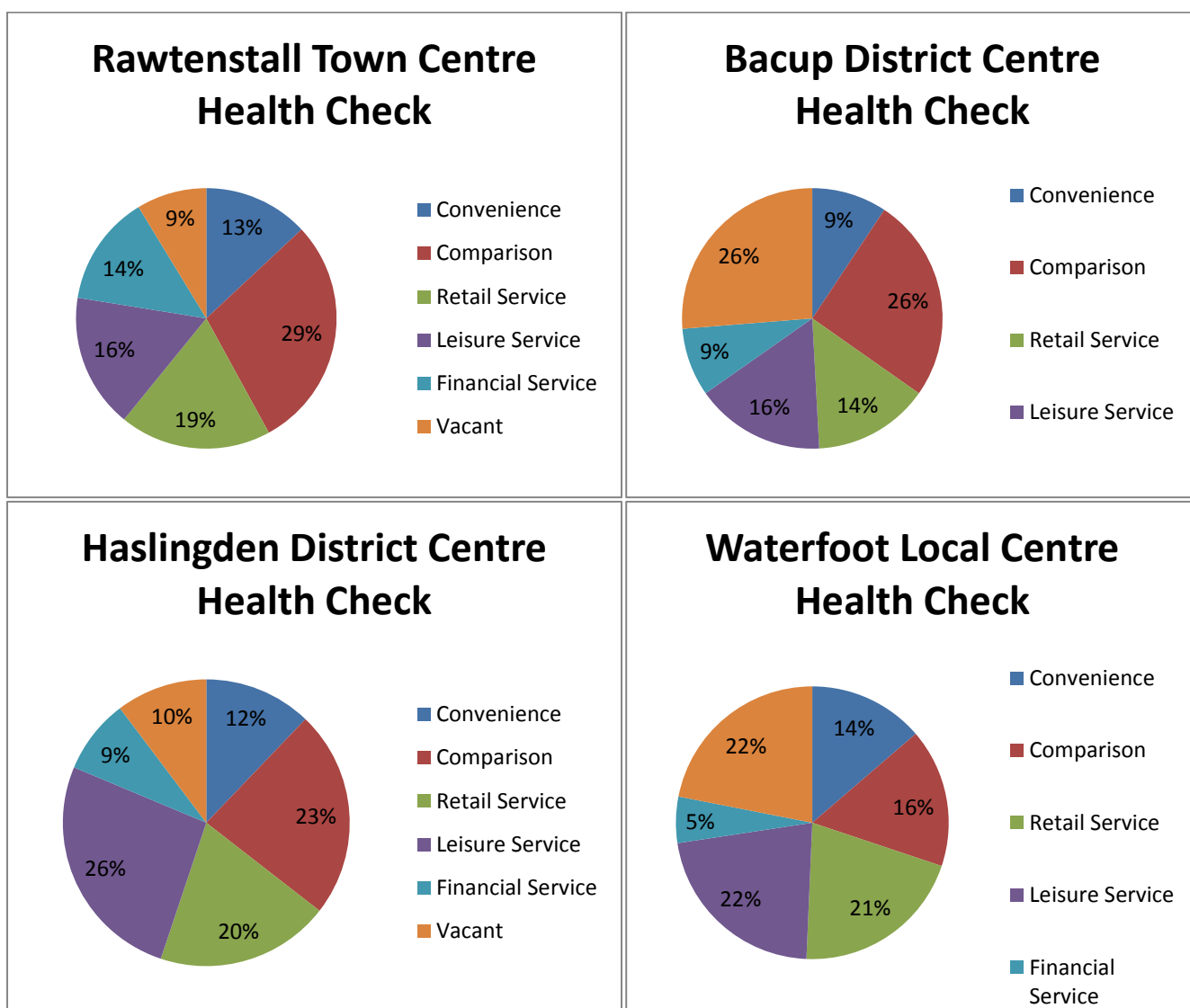
Town and Local Centre Health Checks

In support of Policy 11 and to ensure the vitality and viability of the Borough's centres regular health checks are undertaken to establish levels of vacancies and types of use to monitor how the centres are performing and the effectiveness of the policy. Health checks are undertaken every three years

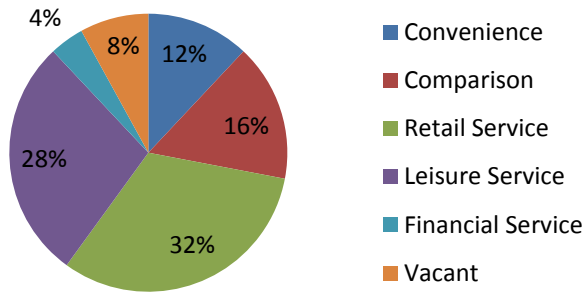
Figure 9: Town Centre Vacancies by Centre

	Rawtenstall	Bacup	Haslingden	Waterfoot	Whitworth
Convenience	13%	9%	12%	14%	12%
Comparison	29%	26%	23%	16%	16%
Retail Service	19%	14%	20%	21%	32%
Leisure Service	16%	16%	26%	22%	28%
Financial Service	14%	9%	9%	5%	4%
Vacant	9%	26%	10%	22%	8%

Source: Rossendale Town Centre Retail, Leisure and Tourism Study (2017)



Whitworth Local Centre Health Check



Source: Rossendale Town Centre, Retail, Leisure and Tourism Study

From these charts it is evident that there are particular issues with the number of vacancies in Bacup and Waterfoot. These will be monitored over the plan period to maximise the vitality and viability of our centres.

Policy 12: The Valley Centre

Redevelopment of the derelict Valley Centre in Rawtenstall is established as a priority. The policy sets out the type of uses that will be encouraged on the site.

Target	Redevelopment of the Valley Centre by 2016
Progress towards Target	Demolition of the Valley Centre (Planning reference 2011/0570) was completed in late summer 2012 including construction of a temporary area of Open Space that has been utilised for special events and fairs. DAY Architectural, supported by Landscape Architects <i>One Associates</i> , were appointed in 2013 to develop proposals for the redevelopment of the former Valley Centre, following a competitive tender. Provisionally named “ <i>Spinning Point</i> ” (and in conjunction with the RTB Partnership), the project proposes the partial redevelopment of Rawtenstall town centre, opening it up to form a new central hub with the potential for new office, commercial, mixed use and residential facilities. Initial consultation took place in March 2014 and DAY is working hard to develop plans for the Masterplan and vision. Further updates are expected in mid/late 2014. Phase 1 of Spinning Point for the Bus Station, Old Town Hall and associated external works was agreed in March 2016 (2015/0476), followed by an application (2016/0608, approved January 2017) to vary/remove planning conditions, and work has started on-site. Detailed work is now on-going to bring forward Phase 2 of Spinning Point, with a planning application anticipated for summer 2017.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Existing buildings not demolished by 2012 2. Binding agreement with owner/developer, Rossendale BC, Lancashire County Council and other relevant partners on scheme details including funding not in place by 2013 3. No submission of planning application by end of 2014 4. Application not approved by 2015 5. Works not commenced by 2016
Trigger Met	.Yes but progress is now being made
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with developers/landowners to facilitate and enable development (e.g. assistance with funding, resources and expertise) 3. Work with developers and landowners to remove obstacles and alleviate constraints (e.g. alternative locations for businesses etc.) 4. Produce development brief for site aligned to planning application process 5. Joint venture development partnership approach.

Policy 13: Protecting Key Local Retail

Local shops and markets have an important role in providing for people's needs. This policy supports the retention of these facilities and establishes criteria against which any change of use would be considered.

Target	Retain 2008 levels of small convenience shops in neighbourhood centres
Progress towards Target	Local Centre Health Checks have been carried out as part of the Rossendale Town Centre, Retail, Leisure and Tourism Study
Trigger to Implement Contingencies	1. Greater than 15% loss of small convenience shops in neighbourhood centres over 5 year fixed period
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with shop owners to increase viability (business rates, incentives etc.) 3. Promote opportunities for appropriate mixed use developments in neighbourhood centres 4. Work with Rossendale BC Regeneration to identify opportunities for redevelopment/consolidation of neighbourhood services.

The table below shows the number of convenience retail units within the defined Local Centres of Crawshawbooth, Edenfield, Helmshore, Shawforth and Stacksteads (taken from the 2016 Rossendale Town Centre, Retail, Leisure and Tourism Study). This data will form the baseline to be used to assess future changes within these centres in the context of protecting key local retail within the Borough.

Figure 10: Convenience Retail Unit Levels in Local Centres (Rossendale Town Centre, Retail, Leisure and Tourism Study)

	Number of Convenience Retail Units		% of total no. of convenience units in Local Centre in 2016
	2008/09	2016	
Crawshawbooth	5	6	18.2%
Edenfield	3	2	15.4%
Helmshore	3	6	46.2%
Shawforth	3	3	23.1%
Stacksteads	6	8	25%

Source: Rossendale Town Centre, Retail, Leisure and Tourism Study

Policy 14: Tourism

Tourism is an important part of the Borough's economy and represents a growth opportunity. The policy sets out the type of tourism facilities that will be promoted and how applications for tourist uses will be considered.

Target	Opening of Adrenaline Gateway 'Basecamp' facility by mid-2015
Progress towards Target	The Council has prioritised on one of the remaining plots at Futures Park the development and delivery of a Trail Head Centre to serve mountain bikers and other users of Lee and Cragg quarries and the proposed Valley of Stone. The current proposal (reported to Cabinet in March 2017) is for the Council to fund the build and to recover its investment via leasing to a commercial operator. Designs and costings have been considered and the Council is in discussions with a potential operator.
Trigger to Implement Contingencies	1. Viable location, scheme and funding not agreed by mid-2012 2. Application not submitted by end of 2012 3. Application not approved by mid-2013 4. Scheme not started on site by mid-2014 5. Scheme not operational by mid-2015
Trigger Met	Yes –the Council no progress has been made due to a number of issues

Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Explore alternative funding and location 3. Work with applicant on drawing up a suitable design/scheme 4. Dialogue with developer to overcome construction problems/delays
Target	<p>To increase patronage at key tourist destinations:</p> <ul style="list-style-type: none"> • Lee Quarry: 100% over plan period • East Lancashire Railway: 100% over plan period
Progress towards Target	<ul style="list-style-type: none"> - Visits to Lee Quarry are not currently monitored so it is difficult to establish a trend. However major events happen approximately 4 times pa and attract around 400 people each. - The figures for patronage on the East Lancashire Railway have increased with a record number of passengers in 2016 with 201 853 journeys. This was partly due to special events associated with visits from the “Flying Scotsman” (28 000) but reflects a general upward trend compared to the 2015 figure of 160 974 and a 2013/14 figure of 152 067. The opening of the “Bufferstops” Pub at Rawtenstall Station has increased the attractiveness of the station as a destination locally.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Less than 20% cumulative increase in patronage on ELR in periods 2011-2016; and less than 25% cumulative increase in periods 2016-2021 and 2021-2026 2. Less than 60% cumulative increase in patronage by 2016; less than 10% additional cumulative increase for periods 2016-2021 and 2021- 2026
Trigger Met	Patronage increase at Lee Quarry can't be measured; growth on the ELR is in accordance with the target
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Discuss with partners (ELR, LCC and other interested parties) about how to facilitate growth 3. Identify funding sources to introduce improvements to existing facilities

Figure 11: East Lancashire Railway sale figures

	<u>2014</u>	<u>2015</u>	<u>2016</u>
Normal Service Tickets Purchased from Rawtenstall	6,866	6,825	8,103
Special Event Tickets Purchased from Rawtenstall	4,871	4,187	7,682
Special Event Tickets Purchased Online which included Travel to and from Rawtenstall (Inc Santa Specials & Halloween Ghost Trains)	49,521	57,210	72,924
Tickets Bought (on the day) from Other Stations with Rawtenstall as the Destination	47,977	45,130	49,425

Target	Percentage of jobs associated with tourism to increase over the Plan period from 7.2% (NOMIS ABI Data, 2008, based 1527 jobs) to 10% over the plan period
Progress towards Target	Unfortunately Lancashire County Council has not released any data more recent than 2013, as reported in the last AMR undertaken, which showed the percentage of jobs associated with tourism had increased from 7.2% in 2008 to 7.4% in 2013.
Trigger to Implement Contingencies	NOMIS Annual Business Inquiry data, based on Standard Industrial Classifications (SIC): 551 Hotels; 552 Camping / short stay provision; 553 Restaurants; 554 Bars 633 Travel agents / tour operators; 925 Library, museum, cultural activities; 926 Sporting facilities; 927 Other recreational activities
Trigger Met	N/A

Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Discuss with partners, operators, employers, Regeneration and LCC colleagues about how to create more jobs. 3. Identify funding to bring forward jobs faster 4. Look at promotional literature and increased advertising 5. Consider review / update of Tourism Strategy
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The original 7.2% figure is based on the Annual Business Inquiry data issued by ONS in 2008. Since 2008 the ABI has been replaced by the Annual Business Survey. As a result the Standard Industrial Classifications (SIC) that make up tourism and the wider visitor economy related occupations have changed. (Formerly the following SICs were reported on: 551, 552, 553, 559, 561, 562, 563, 791, 910, 931, and 931).

In addition Lancashire County Council's reporting of tourism related occupations has widened the definition to the visitor economy. This is more inclusive, and intends to embrace the total visitor experience, including accommodation and specific attractions, as well as culture, sport, retail and heritage. The Authority Monitoring Report as of 2013/14 will now report on the same SICs that LCC uses in order to avoid confusion as the plan period progresses. This does not greatly amend the figures already put forward in the Core Strategy, as shown below, and the target remains for 10% of all jobs within Rossendale to be related to tourism/visitor economy over the plan period.

A Report produced by Lancashire County Council (updated in December 2012, with data from 2011) notes that together with Pendle and Hyndburn, Rossendale has one of the smallest visitor economy employment totals in the county, albeit that the percentage of jobs associated with tourism has increased to 7.4% (for 2013).

Policy 15: Overnight Visitor Accommodation

Overnight visitor accommodation of all sorts is important to supporting the visitor economy. The policy establishes the criteria that will be considered when assessing applications for such development.

Target	At least one caravan site, one campsite and one bunkbarn delivered by 2016
Progress towards Target	The conversion of part of the stables to holiday accommodation has been approved and implemented at the Pit Yard in Water (2014/0557). A subsequent application was approved for 6 holiday huts (2015/0248) for which the conditions have been discharged and the implementation is on-going. Lately, a new planning permission has been granted for the change of use of the stables to 4 guest rooms and the construction of 2 guest rooms (2016/0144). The erection of a new building for use as 2 no. holiday let accommodations was approved at the Old Swallow Barn, Haslingden (2014/0519) and worked started in June 2016. Finally, a 10 no. bedroom overnight accommodation was granted permission at The Fisherman's Retreat in 2016 (2016/0002), however no application for the discharge of conditions has yet been received.
Trigger to Implement Contingencies	1. Planning application not received for a caravan site, campsite and bunkbarn by start of 2014
Trigger Met	Yes – although several applications were received for overnight accommodation to date there has not been a caravan site, campsite nor bunkbarn delivered in the Boough, although there has been interest on occasions..
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify suitable locations/developer interest for Site Allocations DPD 3. Dialogue with Regeneration, Rossendale Borough Council, LCC, Lancashire & Blackpool Tourist Board, Regenerate, etc to promote/identify funding opportunities/scheme viability 4. Work with developer to draw up suitable scheme

Policy 16: Preserving and Enhancing the Built Environment

The policy sets out the importance of protecting, conserving and enhancing the historic environment of Rossendale. This includes criteria for assessing applications as well as how areas and buildings of conservation value will be identified.

Conservation Area Appraisals and Management Plans are in place. No Conservation Officer was in position between February and March 2014. Other immediate needs have been prioritised such as the Listed Building applications and the Buildings at Risk Strategy. There has also been involvement in the Bacup Townscape Heritage Initiative (THI) and initial thought given to the identification of a Conservation Area in the centre of Haslingden and subsequent preparation of a Conservation Area Appraisal. It is intended to pursue the implementation of Management Plans as soon as immediate priorities have been met. This will be challenging as from 1st April 2014 the Conservation Officer will be working part of the week for Hyndburn Borough Council as part of joint working arrangements.

Target	Conservation Area Appraisals for all conservation areas to be adopted by April 2012, and management plans adopted by April 2015
Progress towards Target	<p>Conservation Area Appraisals for all the Conservation Areas in Rossendale were finalised and adopted for use in decision making between September and December 2011.</p> <p>Implementation of the Management Plans has not been occurring due to staff resource issues with priority being given to other areas of work. A new Conservation Officer commenced work in March 2017 whose job description includes implementation of the Management Plans.</p>
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Conservation Area Appraisals not completed by October 2011 2. Management Plans not completed by October 2014
Trigger Met	.The Conservation Area Appraisals have been produced but the Management Plans remain to be prepared
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with Rossendale BC Conservation Team, and provide assistance where appropriate

Policy 17: Rossendale's Green Infrastructure

Target	Two thirds of PROWs to be in 'good' condition by 2016, 80% by end of plan period
Progress towards Target	Conditions of PROWs are reported on a 'pass' / 'fail' basis (i.e. does the PROW meet the basic requirements to be passable, way marked, reasonable surface, gates in working order). In 2012, 73% of Rossendale's surveyed PROW network was reported as a 'pass', whereas 27% was reported as a 'fail'. The main reasons for failure were poor waymarking; vegetation blocking the route and poor surfaces. However, the level of performance is significantly above target. A further survey was undertaken in 2014 but information is not available. The condition of paths is unlikely to have improved due to a very limited maintenance budget.
Trigger to Implement Contingencies	1. 50% not in 'good' condition by 2014 2. 70% not in 'good' condition by 2020
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Investigate possibilities for funding improvements from a variety of sources (e.g. CIL, Grants, DEFRA, Lottery etc) 3. Prioritising key routes to facilitate implementation of other Core Strategy policies (e.g. 9 and 14) 4. Coordinating lobbying by interested parties (e.g. Civic Trust, Ramblers Association) to LCC

Policy 18: Biodiversity, Geodiversity and Landscape Conservation

Target	10% increase over a 3 year rolling period in overall area of biodiversity resource
Progress towards Target	No specific data is currently available to monitor this target. Natural England has notified their intention to designate a West Pennine Site of Special Scientific Interest. Money granted from the Scout Moor Habitat Fund via the South Pennine Grassland Project has resulted in Grassland improvement works near Rawtenstall (New Barn Farm) and Turn enhancing New Barn Clough BHS and also land adjacent to Deeply Vale and Ashworth Valley BHS
Trigger to Implement Contingencies	LCC Natural Environment Service information on biodiversity resources within Rossendale
Trigger Met	n/a
Contingencies	1. Identify the problem and barriers/causes via discussions and/or assessment(s) 2. Works with Park Department, local communities, Groundwork and others to identify, improve and nominate local sites of biodiversity importance to LCC for appropriate designation 3. Prioritising sites for funding from planning obligations, grants etc.

Policy 19: Climate Change and Low Carbon and Zero Carbon Sources of Energy

Policy 19 is split into two parts. Section 1 identifies how proposals for all types of renewable energy will be considered and that 25% of the energy needs of the Borough should be met from these sources by 2026. Part 2 sets out how the climate change impacts on development will be addressed.

Renewable energy proposals continue to be submitted across the Borough, with a number of schemes refused, primarily for landscape reasons. The total amount of energy to be generated by approved schemes in 2014/15 equals 78kW while the total amounts to 684.8kW for 2015/16 and 560kW for 2016/17 (including commercial wind schemes). This is significantly higher than the power generated by schemes approved in 2013/14 (30kW). There were six refusals of permission for a total of 875kw of capacity in 2014/15 and four refusals for a total amount of 3761kW in 2015/16. One of these proposals was for a 3300kW commercial wind farm scheme at Rooley Moor. One application was refused in 2016/17 and an appeal has been lodged with a decision still pending. The Written Ministerial Statement on Wind Turbines dating from June 2015 has had the effect of significantly reducing the number of wind turbine applications.

Target	3 year rolling increase of 10% of energy (electric and heat) generating capacity (excluding commercial wind)				
Progress towards Target	There have been nine renewable energy proposals submitted with three approvals in 2014/15, generating a capacity of 78kw (2 schemes out of 3 have been confirmed as operational). In 2015/16, seven renewable energy schemes were approved, one of them is a commercial wind development and has been excluded from the calculation below. The total of generating capacity excluding this scheme is 684.8kW (1 out of 7 schemes has been confirmed as being operational). In 2016/17, one wind turbine and one solar array have been approved, while another wind energy scheme has been refused and is currently under appeal.				
	Rolling period	2011/12 to 2013/14	2012/13 to 2014/15	2013/14 to 2015/16	2014/15 to 2016/17
	Total generating capacity (excluding commercial wind)	591kW	538kW	567.8kW	597.8kW
	Percentage increase or decrease between 3 year period		9% decrease from previous period	5% increase from previous period	5% increase from previous period
	There has been a decrease in the rolling 3 year generating capacity figure.				
Trigger to Implement Contingencies	1. Less than 5% increase over 3 year rolling period				
Trigger Met	The trigger was met in 2014/15 as there has been a 9% decrease from the previous 3 years period. However, whilst the targets for 2015/16 and 2016/17 are not met (5% increase instead of 10% increase), they are above the trigger.				
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Promote funding available under Feed in Tariff 3. Work with developers to increase understanding of practicalities of implementing renewable energy schemes 4. Facilitate pro-active discussions between applicants and Planning Officers, and the services of 3rd party specialists 				

Policy 20: Wind Energy

The Scout Moor Wind Farm extension proposal, if approved following a Public Inquiry in October 2016, will provide a Community Benefit scheme as it meets the threshold set out in the protocol between Renewables UK and the Government. The figures were increased from £1 000 per MW to £5 000 per MW in November 2013.

Target	100% of community benefit agreements to meet the value of the nationally supported minimum (per MW) over the plan period for wind energy developments
Progress towards Target	No agreements have been made over the monitoring period. The nationally agreed voluntary figure of £5 000 per MW agreed between the government and the industry only applies to schemes of over 5MW generating capacity. This therefore applies to commercial schemes rather than smaller scale turbines. In addition, Community Benefit agreements cannot normally be required through the planning process.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. In 2016 10% or greater of agreements not meeting nationally supported minimum value (per MW). 2. In 2021 10% or greater of agreements not meeting nationally supported minimum

	value (per MW). 3. In 2026 10% or greater of agreements exceeding nationally supported minimum value (per MW).
Trigger Met	n/a
Contingencies	1. Identify the problem and barriers to providing contributions via discussions and/or assessment(s) 2. Work with independent specialists (e.g. Natural England, LCC) to ascertain realistic costs of mitigating harm caused by wind developments.

[Policy 21: Supporting the Rural Economy and its Communities](#)

This policy is concerned with areas outside of the main urban concentrations, its economy and its communities. The main thrust of the policy is to ensure that Rossendale's rural areas are protected from inappropriate development while at the same time providing support for developments that will help the local economy and provide jobs and services to members of the local community.

Target	75% of all approved non-householder planning applications for reuse of buildings in the countryside to be for employment generating uses, over the plan period		
Progress towards Target	16 applications for the reuse of buildings in the countryside were approved in 2014- 2015 and 2 concerned employment generating uses (12%). In 2015-2016, 12 applications were approved but none was for employment. And, in 2016-2017, 10 applications were granted, including 2 for employment generating activities (20%). With changes to permitted development rights - via the prior notification system - that allow the change of use of agricultural buildings to residential dwellings from 6 April 2014, there is clear cause to review the target figure going forward.		
	2014/2015	2015/16	2016/2017
	12%	0%	20%
Trigger to Implement Contingencies	1. Less than 50% approved for employment uses, measured over a rolling 3 year period		
Trigger Met	Yes.		
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with Rossendale BC Regeneration/ Regenerate etc. and applicants to investigate alternative employment generating uses 3. Policy review		

[Policy 22: Planning Contributions](#)

This policy sets out the overarching framework in relation to the negotiation of planning obligations, agreements and the Community Infrastructure Levy (CIL). Viability issues have been an increasingly important issue in negotiating Section 106 agreements because of the marginal financial nature of many projects. The Government has encouraged a flexible approach to Section 106's in order to promote the delivery of housing.

Target	All major applications to provide contributions towards improvements / provision of facilities where appropriate
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<p>Progress towards Target</p>	<p>In the monitoring period there were 15 major applications for which Section 106 could be applicable. Of these 10 of the applications were subject to Section 106 agreements. Another application that did not have a Section 106 agreement did have a Section 278 Highways agreement attached. For the remaining four applications, including Scout Moor, it was considered on three of these that the planning conditions adequately covered all matters of concern. One further application (Yarraville Street- 2014/0310) still waits final agreement and another (Johnny Barn Farm -2014/0520) has not yet received planning permission.</p> <table border="1" data-bbox="336 398 1511 1151"> <thead> <tr> <th data-bbox="336 398 632 544">Planning Reference</th> <th data-bbox="632 398 924 544">Site</th> <th data-bbox="924 398 1219 544">Development</th> <th data-bbox="1219 398 1511 544">Contributions Required</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 544 632 672">2015/0334</td> <td data-bbox="632 544 924 672">Oaklands Drive, Rawtenstall</td> <td data-bbox="924 544 1219 672">Construction of 34 dwellings at Oaklands Drive</td> <td data-bbox="1219 544 1511 672">Affordable housing and bins</td> </tr> <tr> <td data-bbox="336 672 632 824">2015/0358</td> <td data-bbox="632 672 924 824">Greensnook Lane, Bacup</td> <td data-bbox="924 672 1219 824">Erection of 33 dwellings</td> <td data-bbox="1219 672 1511 824">Affordable housing, transport, Traffic Regulation Order, bins</td> </tr> <tr> <td data-bbox="336 824 632 981">2016/0035</td> <td data-bbox="632 824 924 981">Old Health Centre, Bacup</td> <td data-bbox="924 824 1219 981">Erection of 10 apartments, nurseys and offices</td> <td data-bbox="1219 824 1511 981">History improvements and Wall bins</td> </tr> <tr> <td data-bbox="336 981 632 1151">2016/0228</td> <td data-bbox="632 981 924 1151">Croft End Mill, Stubbins</td> <td data-bbox="924 981 1219 1151">Erection of 11 dwellings</td> <td data-bbox="1219 981 1511 1151">Education, Public Open Space and bins</td> </tr> </tbody> </table>	Planning Reference	Site	Development	Contributions Required	2015/0334	Oaklands Drive, Rawtenstall	Construction of 34 dwellings at Oaklands Drive	Affordable housing and bins	2015/0358	Greensnook Lane, Bacup	Erection of 33 dwellings	Affordable housing, transport, Traffic Regulation Order, bins	2016/0035	Old Health Centre, Bacup	Erection of 10 apartments, nurseys and offices	History improvements and Wall bins	2016/0228	Croft End Mill, Stubbins	Erection of 11 dwellings	Education, Public Open Space and bins
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<p>Trigger to Implement Contingencies</p>	<p>1. 80% or less of major proposals providing contributions</p>																				
<p>Trigger Met</p>	<p>Yes, however the Council is committed to maximising contributions towards improvements / provision of facilities where appropriate and meeting this target through working closely with partners and developers on major planning applications. In some cases a decision has been made not to pursue a Section 106 agreement based on the evidence provided by the developer and on other occasions the relevant matter can be dealt with by condition.</p>																				
<p>Contingencies</p>	<p>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Update evidence base 3. Renegotiate terms and details 4. Focus on target areas</p>																				

[Policy 23: Promoting High Quality Designed Spaces](#)

<p>Target</p>	<p>50% of all major (10 plus units) housing applications to undergo a Building for Life Assessment over period to 2016</p>
<p>Progress towards Target</p>	<p>No "Building for Life" Assessments were undertaken in the Monitoring period. The method of assessing "Building for Life" has also changed</p>
<p>Trigger to Implement Contingencies</p>	<p>Less than 40% of major housing applications undergoing a Building for Life Assessment over first 5 years of the plan (by 2016)</p>

Trigger Met	Yes-implementation of this target has faced significant challenges due to both lack of developer interest and staffing resource to review submissions.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with management team to examine availability of officer time to carry out Building for Life Assessments 3. Work with developers at pre-application stage to encourage schemes to take into account Building for Life criteria during their design 4. Investigate making Building for Life Assessment a corporate priority for assessing major residential applications
Target	80% of all major (10 plus units) housing applications to undergo a Building for Life assessment over period 2016-2021
Progress towards Target	This target is not yet applicable
Trigger to Implement Contingencies	Less than 70% of major housing applications undergoing a Building for Life Assessment over 2 nd 5 years of the plan (2016-2021)
Trigger Met	N/A
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with management team to examine availability of officer time to carry out Building for Life Assessments 3. Work with developers at pre-application stage to encourage schemes to take into account Building for Life criteria during their design 4. Investigate making Building for Life Assessment a corporate priority for assessing major residential applications

[Policy 24: Planning Application Considerations](#)

This policy sets out a range of considerations that developments should take into consideration before submitting a planning application.

Among the issues that should be addressed are the materials to be used, how the development is laid out, landscaping, privacy of occupants and neighbours as well as environmental performance and drainage facilities.

Target	To decrease the amount of both derelict and vacant land in the borough over the Plan period to 2026
Progress towards Target	<p>The National Land Use Database (NLUD) has not been updated since the report in 2012/13. The amount of derelict land in the Borough declined from 61ha in the 2010/11 survey to 51.65 ha in the 2012/13 assessment. Similarly the total amount of vacant land declined from 76ha to 60.44ha.</p> <p>The Council together with Hyndburn and Pendle Councils won a joint bid to become a pilot authority to prepare a Brownfield Register. The Register identifies previously developed land that is available, capable of development and able to deliver 5 or more dwellings. Rossendale Borough Council listed 20 sites on the pilot Brownfield Register in July 2016 amounting to a total of 9.97ha.</p>
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Amount of derelict land increases by more than 10% over a rolling 5 year period 2. Amount of vacant land increases by more than 10% over a rolling 3 year period
Trigger Met	No
Contingencies	<ol style="list-style-type: none"> 1. To identify the issues affecting increased rates of vacant land (e.g. factory closures, costly contamination issues) 2. To work with HCA and other funding bodies (e.g. LEP, to bring forward sites) 3. To work with landowners to find ways of bringing forward vacant land that market finds difficult to address

Glossary of Terms

Term/Phrase	Definition
Affordable Housing	Non-market housing, which includes social rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Authority Monitoring Report (AMR)	A report produced each year that assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being implemented.
Area Action Plans (AAP)	A DPD that sets out a detailed plan for a particular area, usually when there is major new development, or substantial regeneration or conservation issues.
BRE Environmental Assessment Method (BREEAM)	The BREEAM assessment methods and tools are all designed to help construction professionals understand and mitigate the environmental impacts of the developments they design and build.
Contextual Indicators	Measure changes in the wider social, economic, and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.
Core Output Indicators	A set of common requirements for all local authorities to monitor under the LDF.
Core Strategy	Sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies required to deliver that vision.
Department for Business, Innovation and Skills	Previously the Department for Business, Enterprise and Regulatory Reform and the Department for Innovation, Universities and Skills and originally The Department of Trade and Industry.
Department for Environment, Food and Rural Affairs (DEFRA)	The Department for Environment, Food and Rural Affairs (Defra) is the United Kingdom Government department responsible for environmental protection, food production and standards, agriculture, fisheries and rural communities in the United Kingdom.
Development Plan	An authority's development plan consists of the development plan documents contained within its local development framework.
Development Plan Documents (DPDs)	Spatial planning that are the subject of independent examination, and together with the relevant regional spatial strategy, will form the development plan for the Borough.
Evidence Base	Information gathered by a planning authority to support the preparation of local development documents.
General Certificate of Secondary Education (GCSE)	The General Certificate of Secondary Education (GCSE) is the name of an academic qualification awarded in a specified subject, generally taken in a number of subjects by students aged 14-16 in secondary education in England,

	Wales, and Northern Ireland.
Housing Needs Assessment	A survey which estimates, using the results of detailed research, the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.
Housing Trajectory	A means of showing past and future housing performance by identifying the predicted requirement and provision of housing over the lifespan of the local development framework.
Local Development Framework (LDF)	The folder of documents that collectively make up the planning policies for the Borough. It consists of development plan documents, supplementary planning documents, a statement of community involvement, the local development scheme and annual monitoring reports.
Local Development Scheme (LDS)	The project plan and timetable for preparing Local Development Documents
LSP	Local Strategic Partnership. A partnership of local organisations from public, voluntary and business sectors. While the Rossendale Forum formally still exists it has not met since 2011 when the Government indicated its intention to abolish LSP's when legislation is in place. This has not yet taken place.
Monitoring	The regular and systematic collection and analysis of information to measure policy implementation.
National Vocational Qualification (NVQ)	National Vocational Qualifications (NVQs) are vocational awards in England and Wales that are achieved through assessment and training. In Scotland they are known as Scottish Vocational Qualification (SVQ). They are practical qualifications based on being able to do a job. There are five levels of NVQ ranging from Level 1, which focuses on basic work activities, to Level 5 for senior management.
Previously Developed Land	Land which is or has previously been occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure and curtilage of the development. Also known as PDL or brownfield land.
Proposals Map	A map of the area illustrating the policies set out in the DPDs.
Saved Policies	Policies in the current adopted Local Plan, which will continue to be used until replacement by policies in DPDs.
Site of Special Scientific Interest (SSSI)	A Site of Special Scientific Interest or SSSI is a conservation designation denoting a protected area in the United Kingdom. SSSIs are the basic building block of site-based nature conservation legislation and most other legal nature/geological conservation designations in Great Britain are based upon them, including National Nature Reserves, Ramsar Sites, Special Protection Areas, and Special Areas of Conservation.
Super Output Areas (SOAs)	Super Output Areas are a new geography for the collection and publication of small area statistics. It is planned to have 3 layers of SOA, the first two of which already exist. The SOA layers form a hierarchy based on aggregations of Output Areas (OAs).

Statement of Community Involvement (SCI)	A document that sets out how the Council is intending to achieve community involvement in the preparation of the LDF.
Supplementary Planning Documents (SPDs)	Local Development Documents that set out further guidance and background information on how development plan policies will be applied. They do not form part of the Development Plan and are not subject to independent examination.
Sustainability Appraisal (SA)	An assessment of the environmental, social and economic impacts of a plan at various points during its preparation. It is an integral part of the plan making process for ensuring that plans are in line with the principle of sustainable development.
Sustainable Development	Commonly defined as “development that meets the needs of the present generation, without compromising the ability of future generations to meet their own needs”.

If you would like a summary of this Report in large print, on audio cassette or in a language other than English, please let us know and we will be happy to arrange it.

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