

Rossendale Draft Local Plan Regulation 18 Consultation 2017 Frequently Asked Questions (FAQs)

1. What is the Local Plan?

Rossendale's Local Plan will provide a framework for development until 2034. The plan will be consistent with national policy, reflect local priorities and will replace the Core Strategy which was adopted in 2011. It identifies land for homes, jobs, shopping and leisure, as well as the associated infrastructure to support new development. Policies in the plan will be used to guide decisions on planning applications.

As well as proposing sites for housing and employment development, land is also being identified for environmental protection and for recreational uses. Changes are proposed to the existing Green Belt and the Urban Boundary. Also, four additional Conservation areas and an extension to an existing Conservation area are being considered. The Plan is accompanied by a Draft Policies Map and an Infrastructure Delivery Plan.

2. What stage is the Local Plan at and when will it be adopted?

The Local Plan Timetable is set out in a document called the Local Development Scheme and the stages are outlined below:

Evidence Base – Stage One

Government guidance requires the policies in the Local Plan to be based upon sound evidence. We have commissioned a number of evidence base documents which have informed the preparation of the Draft Local Plan. These documents have been published.

Public Consultation (Regulation 18) – STAGE TWO / CURRENT STAGE

This consultation on the Draft Local Plan runs until 5pm on Monday 9th October 2017. The Council will review and consider all comments received and prepare a revised version of the Local Plan.

Publication (Regulation 19) – Stage Three

A revised version of the Local Plan will be published for consultation in July 2018. This is a formal stage of the process and comments should relate to whether the Plan is based on sound evidence and whether it meets the relevant legal requirements and takes a positive approach.

Submission to Planning Inspectorate (Regulation 22) and Examination in Public (Regulations 23&24) – Stage Four

After making any amendments, we will submit the Local Plan to the Secretary of State to be independently assessed and examined by an appointed Planning Inspector. We expect to submit the Local Plan to the Secretary of State in January 2019 and for it to be examined in public in June 2019.

Adoption, Monitoring and Review (Regulation 26) – Stage Five

After the Inspector has issued the decision and determined the plan is fit for purpose it will be adopted by Rossendale Borough Council, we expect this to take place in March 2020. Once adopted, we will monitor the effectiveness of the Local Plan and review it as required. Government guidance expects plans to be reviewed every five years.

3. Where can I view the Local Plan, comment on it and find out more information?

The Draft Local Plan and the accompanying Draft Policies Map and the Infrastructure Delivery Plan, as well as the supporting Evidence Base documents, are available to view on the Council's website (www.rossendale.gov.uk/localplan). Hard copies are available to view at the Council's offices at the Business Centre, Futures, Park, Bacup, OL13 0BB and in public libraries.

Paper copies of the Draft Local Plan are available to buy:

Draft Local Plan Written Statement - £20
Map (A1 size) - £5

Map (A4 size) - 50p
Map (A0 size) -£ 10.00

Map (A3 size) - £1

Comments must be made in writing and should preferably be submitted via the online consultation on the Council's website (www.rossendale.gov.uk/localplan). Alternatively, comments can be made by sending an email to forwardplanning@rossendalebc.gov.uk or writing to the Forward Planning Team, Business Centre, Futures Park, Bacup, OL13 0BB.

The Forward Planning team are attending venues across Rossendale where maps and copies of the consultation documents can be viewed.

- [Whitworth Riverside](#) - Thursday 27 July, 4pm - 7pm
- [Kay Street Baptist Church, Rawtenstall](#) - Thursday 7 September, 4pm - 7pm
- [Top Club, Loveclough](#) - Monday 11 September, 4pm - 7pm
- [Edenfield Community Centre](#) - Tuesday 12 September, 4.30pm - 7.30pm
- [Bacup A B and D Centre](#) - Thursday 14 September, 4pm - 7pm
- [Haslingden Library](#) - Tuesday 19 September, 4pm - 7pm
- [Council Chamber, Futures Park, Bacup](#) - Thursday 21 September, 3pm - 7pm

If you have any queries please email forwardplanning@rossendalebc.gov.uk or phone 01706 217777

4. If I made comments on the Lives and Landscapes (Local Plan Part 2) document, do I need to comment again?

The Council is not able to automatically carry forward any comments on previous consultations however, comments submitted on the Lives and Landscape (Local Plan Part 2) consultation have informed the production of the Draft Local Plan. Any comments previously submitted that you think have not been resolved would need to be submitted again as part of this consultation.

5. What is the Infrastructure Delivery Plan?

The Infrastructure Delivery Plan examines the existing infrastructure in Rossendale including education, transport, utilities, health, emergency services and community services. It has been developed in consultation with private sector bodies and utility and infrastructure providers to consider what infrastructure is required in the next five years and where possible determine who is going to fund and provide it and how it relates to new development. It is a living document and it will be updated on a regular basis.

6. Why do we need more housing?

The population of Rossendale is projected to increase over the next 15 years. This projected growth is partly because of an increase in the local population, for example, caused by people living longer. Another important factor is social trends, for example, divorces result in a demand for more housing and young people wanting to move out from their parents. Inward migration, especially from neighbouring areas, also contributes to population growth. Additional housing is also required to increase the amount of affordable housing and to take account of the existing under provision of housing. Further information on Rossendale's housing need and demand is available in the Council's Strategic Housing Market Assessment (SHMA).

7. Why do we need more employment land?

Again there are a number of influences at play here. Older factories in the Borough are often unsuitable for modern employment needs. Many modern employers want to be close to the motorway network for deliveries, customers and to attract staff. Large flat floor areas are sometimes required for modern machinery. More employment land is required to provide sites for local businesses to grow and also to attract new businesses. Further information on Rossendale's employment needs is available in the Council's Employment Land Review.

8. Where can I find further information on how housing and employment sites are selected?

The Council has assessed development potential from various sources, including a Call for Sites Exercise and the Council's various Evidence Base studies including for example, the Strategic Housing Land Area Assessment, the Employment Land Review, the Green Belt study and the Strategic Flood Risk Assessment to come to a view as to whether sites should be proposed for allocation.

9. Is it possible for more development to take place on 'brownfield' or previously developed sites?

The Council seeks to bring forward a good selection of brownfield sites for development. These sites have been identified through the Call for Sites consultations and through various Evidence Base studies as well as the Council's Pilot Brownfield Register. Further brownfield sites are also likely to come forward for development as windfall sites i.e. sites which have not been specifically identified as available in the Local Plan process which unexpectedly become available. Brownfield sites can have significant constraints which make them expensive to redevelop, for example, many former mill sites are at risk of flooding or at risk of exacerbating flooding elsewhere, there is often an extensive contamination legacy and the local market for conversion to apartments is limited. Since the Council is required to meet its objectively assessed housing need to be compliant with the National Planning Policy Framework, it will be necessary that greenfield sites are released for development. Further information on the land supply for housing and employment for Rossendale is included in the Council's Strategic Housing Land Availability Assessment and the Employment Land Review.

10. Is the Council looking at ways to bring empty property back into use?

Yes, the Council is working to return empty homes back to occupation and further information on this is available on the [empty properties](#) pages, under the Housing and Homelessness section of the Council's website.

11. Where can I find further information on the proposed changes to the Green Belt and Urban Boundary?

Given the need to provide new housing and employment sites in the Borough, the Council is looking to make changes to the existing Green Belt and Urban Boundary. The Council has prepared a series of maps for each area of the Borough showing where Green Belt and Urban Boundary changes are proposed. These maps can be found on the Council's website (www.rossendale.gov.uk/localplan). Further information can be found in the Green Belt Review and the various Evidence Base studies particularly the Strategic Housing Land Availability Assessment and the Employment Land Review, which are available to view as part of the Evidence Base.

12. Where can I find further information on the proposed additional conservation areas and extension to and existing conservation area?

The Council is currently proposing the creation of four new conservation areas at Crawshawbooth, Haslingden, Helmshore and Newchurch. We are also proposing an extension to the existing Chatterton and Strongstry conservation area to include an area of Stubbins. These areas have been identified by the Council as having a definite architectural quality and / or historic interest and being worthy of protection. Maps and background information on the proposed Conservation Area boundaries can be found on the Council's website (www.rossendale.gov.uk/localplan).

13. What is being done to improve the existing infrastructure, for example, utilities, road networks, schools and health care to support development?

The Council does not have the responsibility for delivering the majority of new infrastructure and therefore has been working closely with other bodies such as United Utilities, the Clinical Commissioning Group (NHS) and Lancashire County Council (Schools, Roads, etc). The current situation is set out in the Infrastructure Delivery Plan and discussions continue, for example, a Highway Capacity Study is being commissioned. The Council will also expect developers of major new sites to contribute to infrastructure costs, following Government Guidance.

14. How can the Local Plan protect the countryside?

The Draft Local Plan identifies urban areas and the countryside. Parts of the countryside are protected by being designated as Green Belt while others have protection because of their environmental designations, such as being Sites of Special Scientific Interest. The Council has also sought to develop an Environmental Corridor approach that reflects the importance of certain areas for ecology and recreation.

15. How can I be kept informed of the progress of the Local Plan?

A webpage has been created, which is kept up-to-date, setting out the Draft Plan and Evidence Base studies at www.rossendale.gov.uk/localplan .

The Council maintains a Local Plan Consultation database. If you wish to receive updates of future consultations please e-mail or write to forwardplanning@rossendalebc.gov.uk , providing your name, address, contact phone number and e-mail address.