

**SCHEDULE OF ACTIONS MATTER 6 – PROVISION FOR RETAIL AND OTHER TOWN CENTRE USES (Action 6.1)**

**Retail Hierarchy**

<b>6.1</b>	R1 Retail and Other Town Centre Uses: Add more detail regarding the function of the hierarchy and the role of each of the settlements within the Borough (this needs to link into the further work being done on the Vision and Spatial Strategy) [see also Main Modifications]
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# 1 INTRODUCTION

1.1 This note provides further information on the hierarchy of retail and town centre uses within the Borough and in particular on the function and role of each centre. It is based on the Rossendale Town Centre, Retail, Leisure and Tourism Study from WYG (2017) and also draws information from the more recent Bacup and Haslingden 2040 Visions, that have been prepared by the Council.

## Function of the retail hierarchy

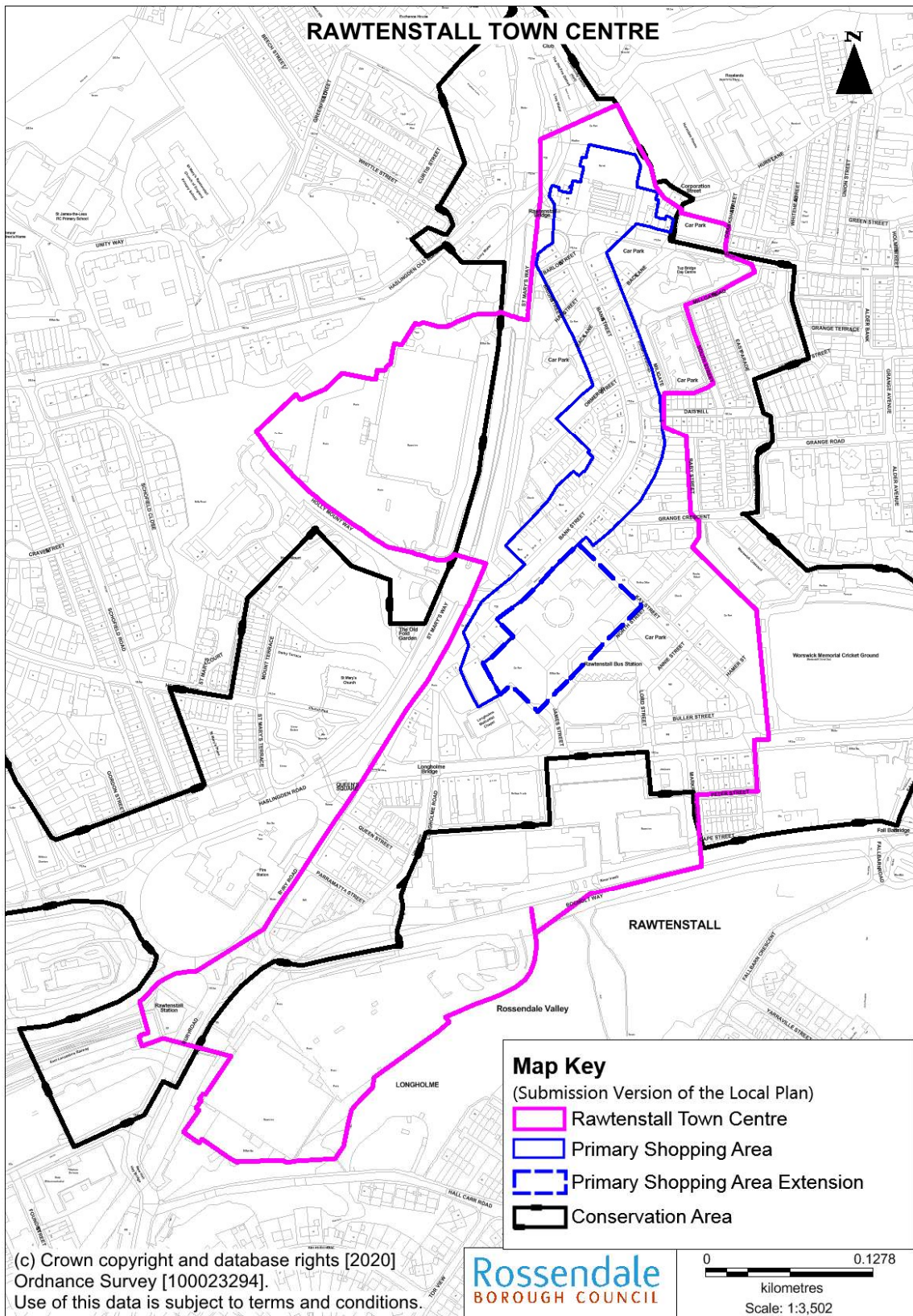
1.2 The Retail hierarchy has been established to provide for and promote sustainable development within Rossendale. Higher order shops and other facilities (e.g. offices, health care, leisure), that attract people from other areas in Rossendale and beyond, will be encouraged primarily to the town centre of Rawtenstall, which is served by a public transport hub, as well as a good convenience (food and other essential items) for Rawtenstall residents.

1.3 The District Centres of Bacup and Haslingden have their unique characteristics too and offer specialist markets and other attractions to support the Borough's growing visitor economy and provide goods and services to local residents and businesses. The function of the Local Centres is to serve every day shopping needs, with some other local services there to support local residents. The Neighbourhood Parades provide top-up shopping with some limited food and drink.

<b>Retail Hierarchy</b>	<b>Location</b>	<b>Role and Function of the Centre</b>
Town Centre	Rawtenstall	Provide for the Borough's primary shopping needs, particularly non-food. The main focus for other town centre uses too in the Borough – professional and financial services; offices; entertainment; sport; leisure; arts; culture; tourism; and health
District Centres	Bacup Haslingden	Provide for the shopping needs of the residents in the locality, primarily convenience and food shopping. Also will be the focus of other local town centre uses including professional and financial services; offices; entertainment (including food and drink); tourism; sport; leisure; arts; culture; and health
Local Centres	Crawshawbooth Waterfoot Whitworth	Provide primarily for every-day shopping needs, together with other local services including financial services, food and drink, leisure and tourist facilities and local health services.
Neighbourhood Parades	Edenfield, Helmshore, Stacksteads and Facit	To provide for top-up shopping and local services such as food and drink.

## 2 TOWN CENTRE

### Rawtenstall



2.1 Rawtenstall is identified as the “town centre” in the Borough, reflecting its size and position as the main retail centre in the area. It is a traditional market town with an historic role as an important industrial and manufacturing centre during the industrial revolution. This centre acts as the key focus for retailing, leisure and commercial activities within the Borough. The retailing offer is concentrated along Bank Street, which can be described as a “traditional, linear high-street” and comprises small terraced units. Bank Street has retained traditional stone cobbles which benefits the centre’s environmental quality, as does the attractive architecture which has retained attractive retail frontages.

2.2 The proposed Local Plan identifies a Primary Shopping Area which includes the length of Bank Street and the market area to the North of the town centre. Both this road (and much of the wider centre) is covered by the Rawtenstall Town Centre Conservation Area, ensuring a high-design quality is maintained throughout.

2.3 Rawtenstall’s market is located at the northern end of Bank Street at its junction with Newchurch Road. It has both a permanent indoor market and outdoor market stalls and is served by a large free car park to the rear. Markets are held regularly throughout the week and stalls provide a range of products (e.g. food, clothing, household goods, furnishings etc.) The regular market is supplemented by a monthly Sunday Food Market which showcases a wide variety of often local food and drink products.

2.4 At the southern end of Bank Street lies an area of public realm, the Town Square where the Valley Centre had been located - a redundant shopping precinct, demolished in 2012. The Council had been proposing the Spinning Point development (Phase 1 and Phase 2) to promote an opportunity for mixed-use development within the town centre to incorporate a range of uses, including retail, cafés and restaurants, offices, leisure and residential. Spinning Point Phase 1, which included the new bus station and ancillary commercial facilities, is now complete. However, it was resolved at the Council’s meeting of 26<sup>th</sup> February 2020 to no longer progress with Phase 2 of the project. Instead, the Council is proposing to prepare a Rawtenstall 2040 Vision focussing on re-purposing large empty buildings, developing and implementing a new car park strategy, enhancing the town square and supporting the improvement of the Gyrotory roundabout.

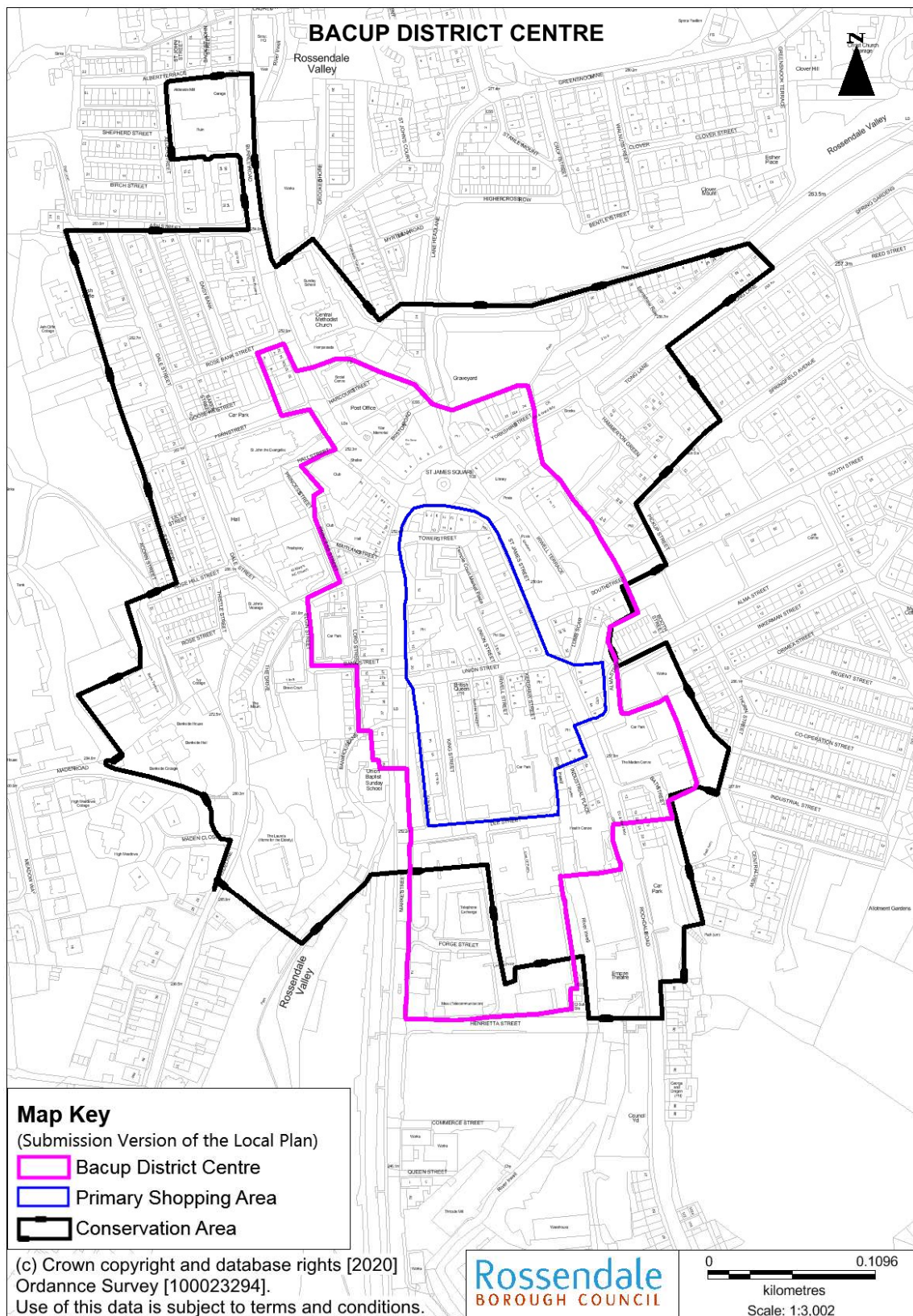
2.5 Rawtenstall town centre benefits from a wide range of quality, independent non-food retailers which occupy prominent high-street locations and provide a diverse offer and unique selling point for the centre.

2.6 Rawtenstall Railway station is located on the western boundary of the Town Centre, and provides the northern terminus for the heritage East Lancashire Railway. The Station also provides a shop and café/bar and hosts special events as well as the regular service linking via Ramsbottom and Bury to Heywood, and then onto the national rail network, joining the Calder Valley railway line at Castleton. Rossendale Borough Council is committed to investigating fully opportunities to link Rawtenstall to Manchester Victoria Station to provide at least a commuter service for its residents who work in Manchester.

2.7 The 2017 Retail Study recognised that Rawtenstall exhibits many of the characteristics of a ‘vital’ and ‘viable’ town centre and plays an important role in meeting the needs of local residents and visitors alike.

### 3 DISTRICT CENTRES

#### Bacup



3.1 Located approximately 5.5km east of Rawtenstall town centre, Bacup district centre is the second largest defined centre in Rossendale and the principal centre serving the east of the Borough. Bacup's retail and commercial units are concentrated along two roads (Market Street and St. James Street). There is also further provision on St James Square, Union Street and Lee Street and via Bacup's market. The emerging Local Plan shows a Primary Shopping Area covering the area between Lee Street to the south and the junction of St. James, Yorkshire Street and Burnley Road to the north, encompassing the market place.

3.2 As well as some national retailers (albeit lower order, such as Morrison's and B & M), the centre also benefits from a provision of independent convenience retailers including butcher, baker, grocer confectioners, and café/bistros as well as other local health and professional services. The vast majority of the limited comparison goods offer also takes the form of small independent operators.

3.3 The district centre has a more localised role in catering predominantly for day-to-day retail and service needs, as opposed to less frequent trips for 'higher-order' items such as clothing and furniture. The district centre is designated as a Conservation Area and includes a number of listed buildings, so accordingly the centre's architectural quality and townscape are generally strong.

3.4 The Retail Study recognises that Bacup plays an important role in serving the day-to-day needs of those residing in the east of Rossendale. It also exhibits many of the characteristics of a 'vital' and 'viable' district centre and plays an important role in meeting local retail and service needs.

3.5 The town centre has benefitted from improvements carried out as part of the £2.2 million Bacup Townscape Heritage Initiative, which is a National Lottery Heritage Fund scheme designed to refurbish historical buildings in Bacup alongside the provision of other townscape and public realm improvements. It is also the focus of a significant project to deliver a "Bacup 2040 Vision" which has already been extensively consulted on and which is currently being developed and strengthened further. This presents a wide-ranging and ambitious vision for the future of Bacup, which will be supported by the Local Plan and through planning decisions made in the centre of Bacup. The Vision recognises the potential of Bacup to build upon its position as a desirable location for new housing, nestled within an attractive natural landscape and benefitting from a particularly well-preserved historic character.

3.6 The Vision has four key themes:

**Enterprise** "Bacup will be known for providing business support for start-ups and growing companies. It will have a strong tourism presence, enticing quality food, drink and cultural experiences from dawn 'til dusk"

**Place** "Bacup will be a functional, sustainable and attractive town centre, with greater accessibility for all. It will be a place with varied opportunities for living, work, culture, leisure and creativity"

**People** "Bacup will be a safe town with something for all ages, promoting good physical and mental well-being. Education, employability, voluntary and health provision will be readily accessible"

**Vibrancy** “Bacup will be a booming town with a broad and varied town centre offering and cultural ambience. It will have a fresh approach to enhancing and promoting its heritage, excellent connections to the countryside, art and nature”.

3.7 The Local Plan and any further guidance issued will aim to strengthen Bacup’s role as a District Centre which will include supporting specific projects outlined in the Bacup Vision, under each of these themes. These include:

- Redeveloping the market area to a multi-purpose food and drink, events and enterprise zone
- Refocusing the town centre as Union Street, consolidating retail space, expanding living space and creating leisure, creative and cultural opportunities
- Developing plans for creative and cultural hubs
- Supporting relationships with housing providers to create sustainable residential opportunities
- Developing opportunities to attract food and drink businesses
- Identifying and bringing forward proposals to open up and redevelop the existing market area, creating an events space and public square
- Identifying suitable areas to living zones, leisure and community hubs
- Re-purposing empty and derelict buildings finding new and unique ways to bring them into use
- Inspiring quality developments that complement the conservation area

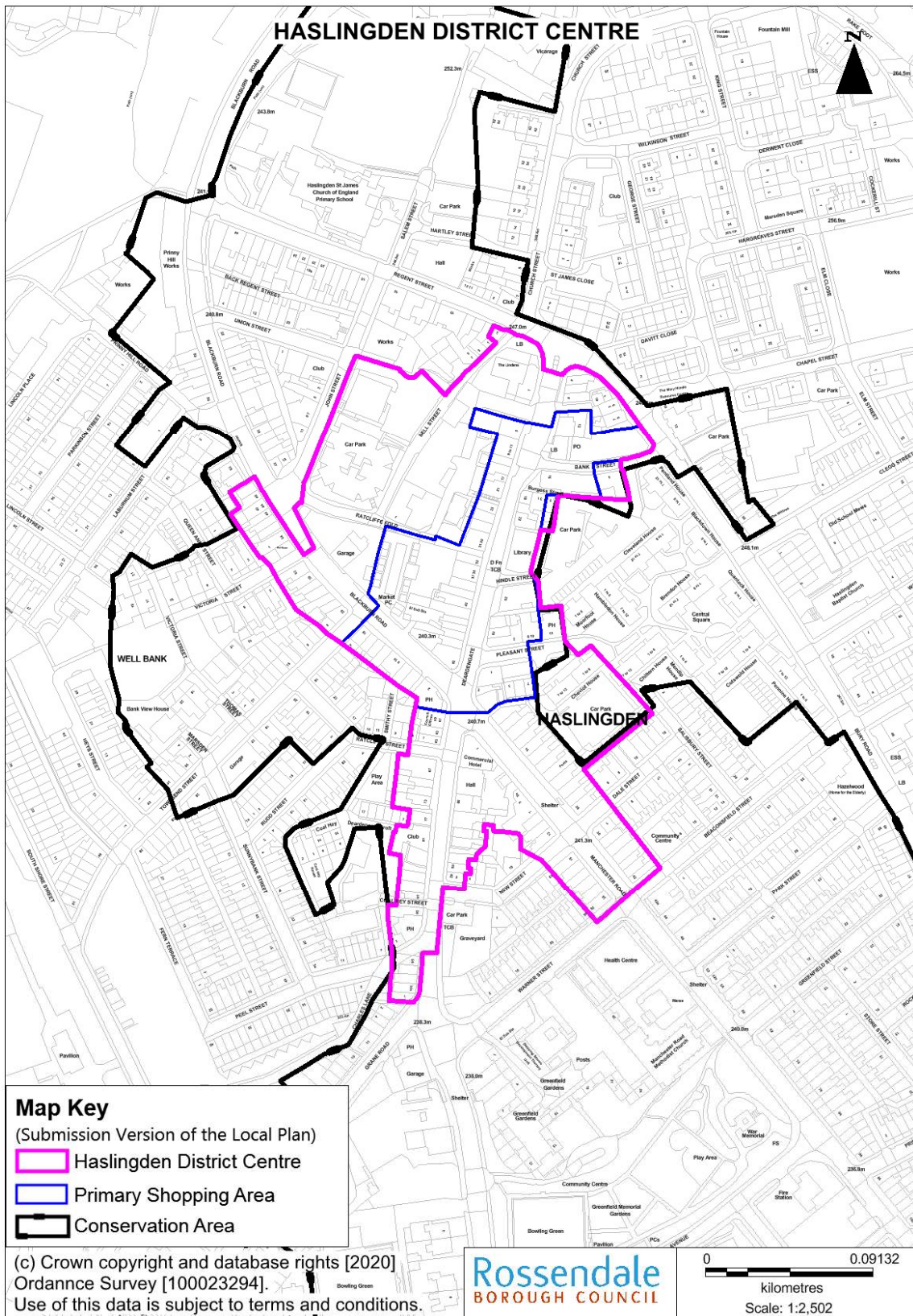
3.8 It is intended that the Council will produce more planning guidance to support this initiative, in terms of supporting Bacup’s role as a District Centre, and building on its unique character, to re-purpose buildings and retain the strong sense of character of this market town.

## **Funding**

3.9 The Council is currently delivering a £1.08million High Street Heritage Action Zone, which comprises up to 22 restoration grants, the complete redevelopment of significant derelict buildings, together with public realm improvements and cultural and community activities.

3.10 Following the disappointing news that Bacup will not be progressing through to the next stage of the Future High Street Fund, the Council and its partners are currently undertaking scheme revisions and will consult on these in preparation for new grant funding expected to be announced shortly.

# Haslingden





3.11 Haslingden is defined as a district centre and is of a similar scale to Bacup in terms of both its number of units and quantum of floorspace according to the retail study. It is situated approximately 2.6km west of Rawtenstall town centre and is important in providing the day-to-day retail and service needs of residents from the west of the Borough. Haslingden's retail and commercial units are concentrated around the junction of Deardengate, Blackburn Road and Manchester Road. The Primary Shopping Area encompasses the units on Deardengate, north of its junction with Blackburn Road, and also includes the district centre's outdoor market.

3.12 The centre's offer includes two medium-sized foodstores, which occupy accessible locations within the district centre boundary and also has a range of independent convenience retailers including a butcher/deli, grocers, bakers and off-licences. The centre also benefits from a number of independent comparison goods retailers of note.

3.13 Haslingden town centre's role is to cater predominantly for day-to-day retail and service needs for those residing in the west of the Borough.

3.14 Haslingden has recently been designated a Conservation Area, as shown on the map on the previous page) and specific guidance has been issued relating to shop front design. The Local Plan and any further guidance issued will aim to strengthen Haslingden's role as a District Centre, which will include supporting specific projects outlined in the Haslingden Vision.

3.15 The Council and community stakeholders have developed the Haslingden 2040 Vision and Masterplan. The Vision document recognises Haslingden as being a popular destination for commuters, as well as those "who want to explore the countryside whilst also enjoying the benefits of town centre living. The desirable location, connected and friendly community, historic story and cultural distinction along with its reputation for excellent educational provision provides a unique canvas for Haslingden to create an exciting town centre everyone can benefit from".

3.16 The Vision for Haslingden has four key themes:

**Investment** "Haslingden will be a flourishing environment for burgeoning creative, leisure and artisanal industries. It will be known for its start-up support, diverse business base and volume of customers which will raise its profile as a prosperous town with a resilient economy."

**Evolution** "Haslingden will evolve into an attractive and distinctive town centre which embraces its unique charm, creating a sense of place that is accessible to everyone. There will be places for people to meet and gather, alternative movement routes will be encouraged and developments in the town will be balanced with its special character."

**Revitalisation** "Haslingden will be a town rich in vibrancy that connects people to nature, art, music, the countryside, culture and its heritage. It will be an interesting and colourful hub of social interaction, celebrating the town which offers something for everyone"

**People** "Haslingden will represent the fusion of its diverse communities. People will feel safe and enjoy greater health and well-being. Employment opportunities will be in abundance. Education, health, youth and voluntary provision will be promoted and readily accessible on the High St."

3.17 The Local Plan and its related documents (such as Supplementary Planning Documents etc) will support Haslingden's Vision and Masterplan to evolve into:

- A family friendly place with a suitable housing offer for everyone
- A thriving town centre, with a functional events space
- An attractive place, connected by pleasing street design and developments that complement its heritage

3.18 Specific actions related to planning which could help deliver the vision are:

- To identify opportunities for buildings to be repurposed to create greater living and leisure opportunities
- To explore pedestrianisation of Upper Deardengate, improving pedestrian safety and creating a functional events area, improving social interaction
- To consider applying Article 4 directions in the town which will reduce inappropriate alterations, protecting Haslingden's assets
- To create a Shop Front Design guide specific to Haslingden and emphasising original features
- To develop relationships with housing associations to create sustainable residential opportunities
- To create opportunities that attract café and tearoom culture promoting secondary expenditure
- To re-purpose suitable properties that could be used for overnight accommodation (B&B's and Hotels), supporting the outdoor industry
- To explore planning policies that reduce the volume of takeaways and bring about positive developments in the centre
- To work with community group and deliver an environment plan that encourages nature and spaces with accompanying series of trails
- To better connect people to nearby attractions, such as the halo, textile museum, adrenaline centre etc.
- To identify a building that can be used as a facility for the youth to use which is open during the evening times
- To grow close-by developments that expand employment opportunities for local people
- To improve transport links and bus routes, with extended operating times
- To implement schemes that target child poverty and childhood obesity and apply licensing and planning policies to support them where possible

## **Funding**

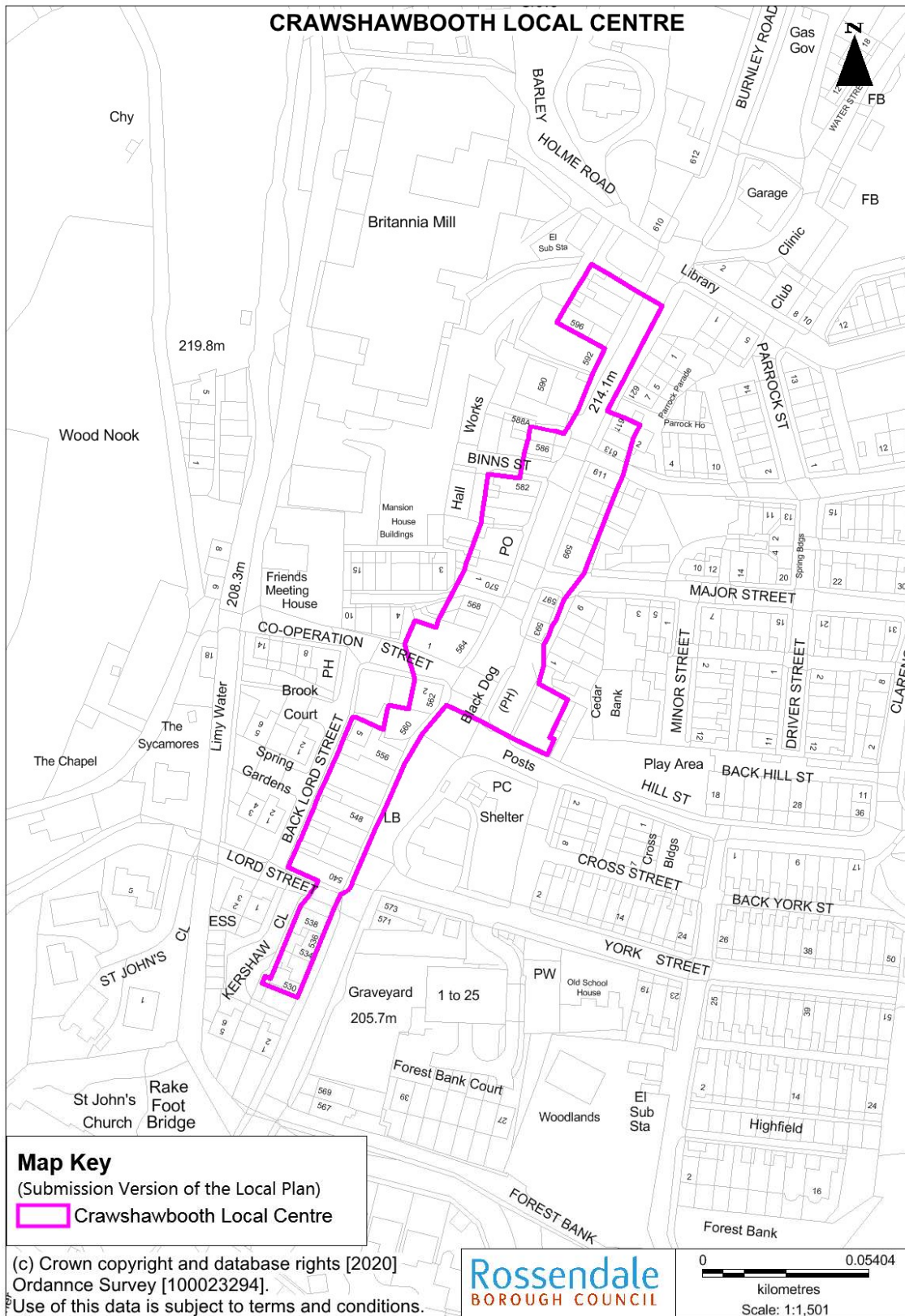
3.19 To support the continued development of Haslingden town centre. Rossendale Borough Council bid to the National Lottery Heritage Fund for support with the redevelopment of vacant properties, shop front enhancements and public realm proposals. The National Lottery Heritage Fund bid for Haslingden is a central source of external funding to support the vision for the town centre. Funds were secured at Stage 1 by the Council, funding up to £112,500 in development work, matched with £14,895 RBC funds and £2,400 in volunteer time bringing the potential total to £129,795. This grant has supported the development of a fully costed Stage 2 bid for major capital investment (£1.8m in direct grant from the NLHF), totalling £3.4m, inclusive of all match funding. The Council is currently in the process of securing other external funding stream to support wider projects at the proposed Cockerills Square and at Lower Deardengate.

3.20 The projects covered in ongoing bids include:

- A pedestrianised area at the northern end of Deardengate to create an event space for community activities such as Sunday artisan markets. A vibrant town square with restaurants/cafes and outdoor seating, secure parking for bicycles softened with street trees and landscape features. Big Lamp is the focal point, the cobbles to be retained but moved to a new location to allow for contemporary setts to be introduced to new pedestrianised and shared spaces.
- Capital investment to existing buildings to bring out historic features, shop front and repurposing.
- Development opportunities for Cockerill Square which could include new and refurbished buildings, seasonal shops, food hall, seating, market space and space for community events/performances.
- Revitalised market with enhanced offer and improved public realm and pedestrian links. Opening onto Ratcliffe Fold and the proposed Cockerill Square, creating an improved aesthetic setting. Screening of detracting elements such as the petrol station through soft landscape features.
- Public realm improvements to the southern gateway to the town centre. Second Big Lamp focal point and introduction of soft landscaping, street furniture and improved paving materials; paving, street trees, soft landscaping.
- Junction improvements to the crossroads at Deardengate, Manchester & Blackburn Roads.

# 4 LOCAL CENTRES

## Crawshawbooth



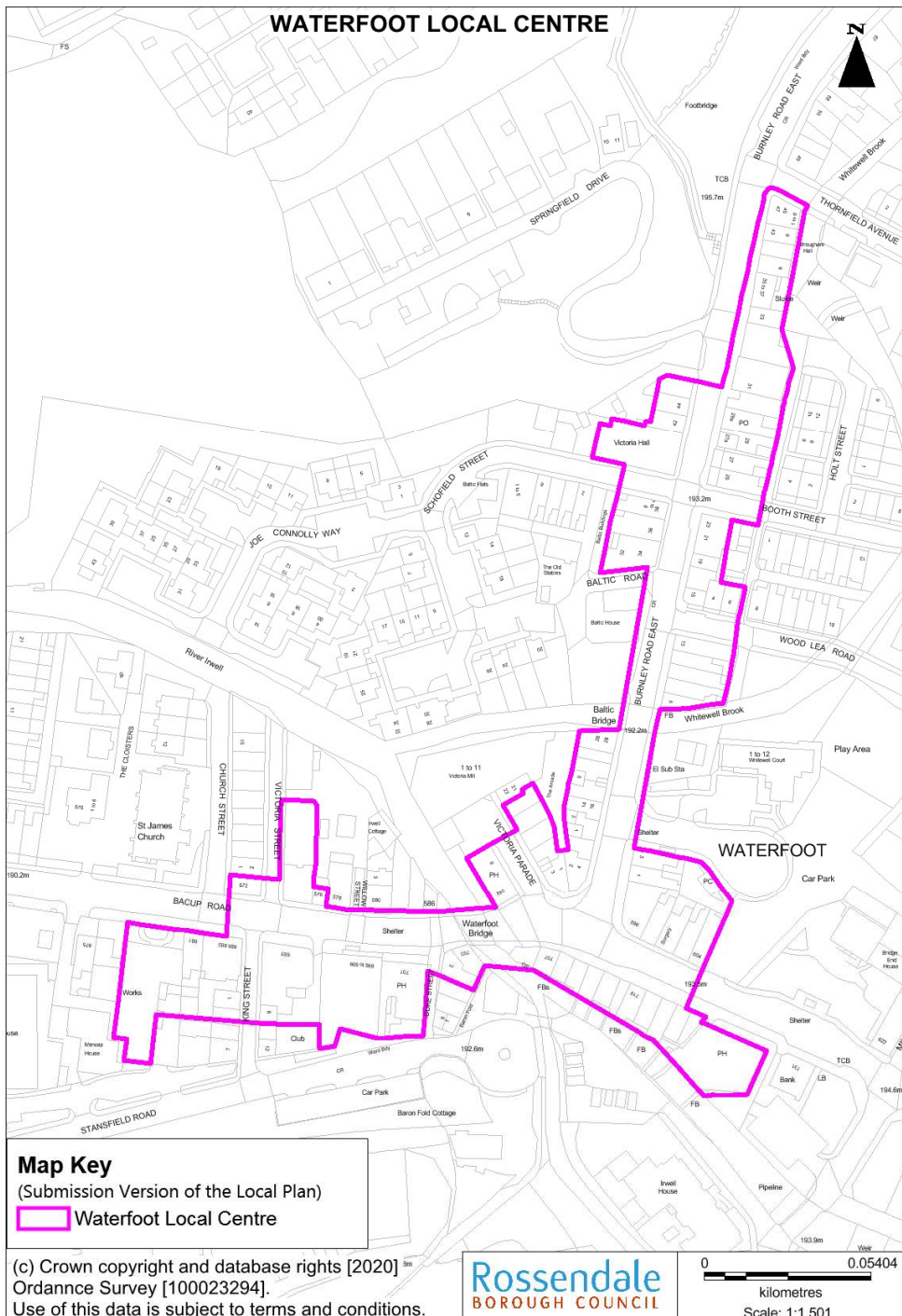
4.1 Located 2km north of Rawtenstall town centre, Crawshawbooth is a linear centre and serves the villages of Crawshawbooth, Goodshaw, Loveclough, as well as Dunnockshaw and Clow Bridge and surrounding rural areas. The centre is thriving and benefits from a good balance of uses which are well placed to meet the day-to-day needs of a local catchment population, including a range of shops and restaurants, and community facilities.

4.2 As well as its important role in the north of the Borough, the centre is also of broadly equivalent size to Whitworth and as such it was considered logical for the two centres to have an equivalent standing in the retail hierarchy. Therefore, Crawshawbooth is proposed to be elevated to 'Local Centre' in the emerging Local Plan.

4.3 Rawtenstall has good public transport routes to Burnley and via Rawtenstall south to Manchester City Centre. In addition, the Council is working with Lancashire County Council to develop a cycle route from Rawtenstall to Loveclough, and officer time and s.106 monies have already been committed towards this. This scheme is intended to support all forms of cycling trips, to encourage cycling as a mode of travel and not just a leisure pursuit.

4.4 Crawshawbooth town centre has limited parking facilities and it is proposed to provide some limited off-street parking in order to support local businesses and improve the amenity of this centre for its visitors.

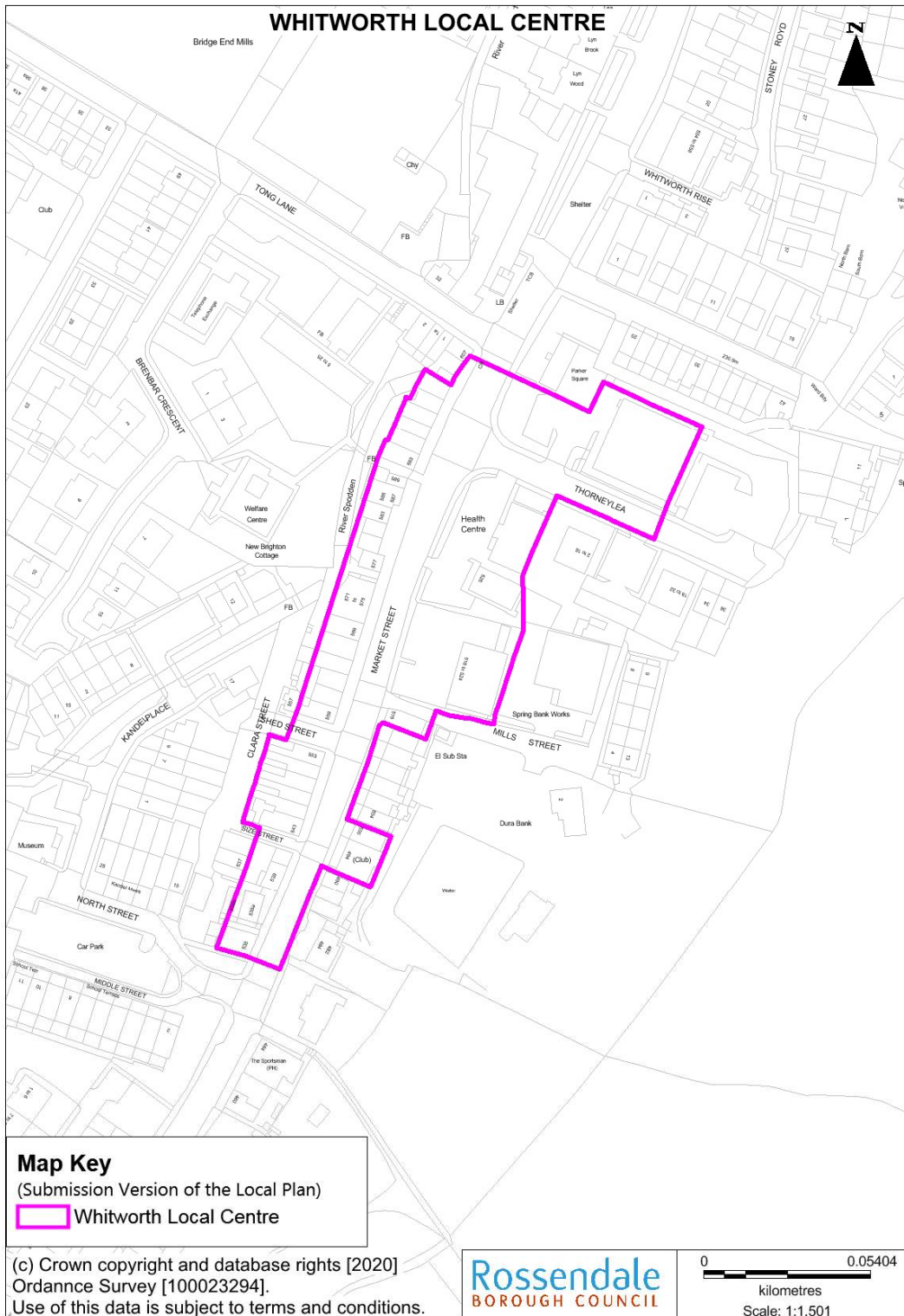
# Waterfoot



4.5 Waterfoot boasts a unique character among the other settlements in Rossendale largely due to its heritage assets, specifically the Victoria Parade which has a distinctive canopied walkway in decorative iron and glass. It is the largest local centre in the Borough.

4.6 Waterfoot’s key strength is considered its convenience goods offer, and considerable independent offer. This is reflective of Waterfoot’s role as local centre serving predominantly ‘top-up’ food shopping and other day-to-day needs within a relatively localised catchment, as it is positioned between the higher order centres of Rawtenstall and Bacup.

# Whitworth



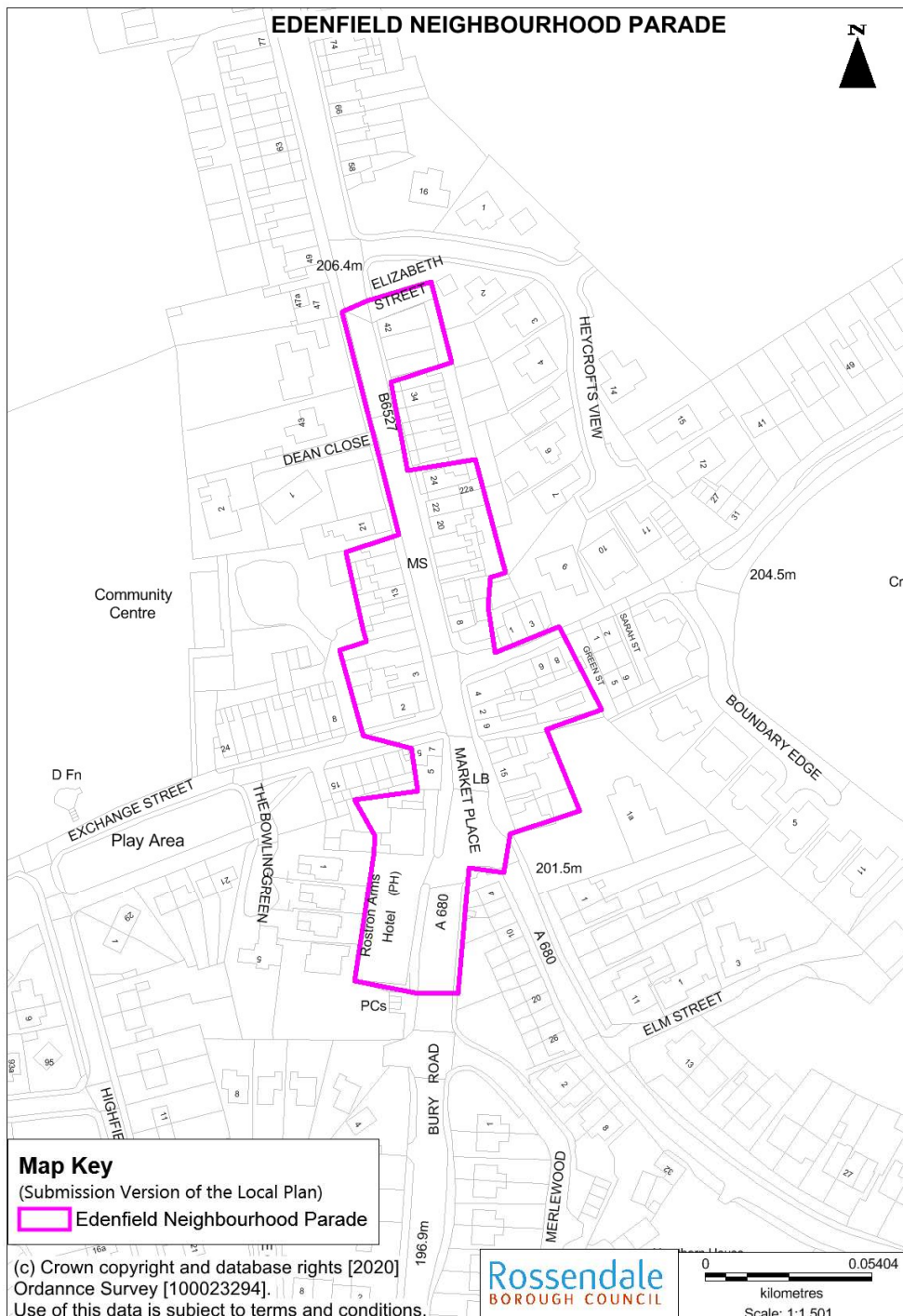
4.7 Located 9km south east of Rawtenstall town centre, Whitworth serves the Whitworth Valley, encompassing the residential areas of Whitworth, Shawforth and Facit. Albeit smaller than Waterfoot, it is also defined as a local centre, serving its local population.

4.8 The retail offer is relatively good with independent shops as well as limited national operators. The national convenience retailers here play a role in meeting day-to-day 'top-up' food shopping needs across the Whitworth Valley and it is recognised that without such provision residents, would face a considerable journey to either Bacup or Rochdale. The centre also boasts a GP surgery and a High School is located nearby.



## 5 NEIGHBOURHOOD PARADES

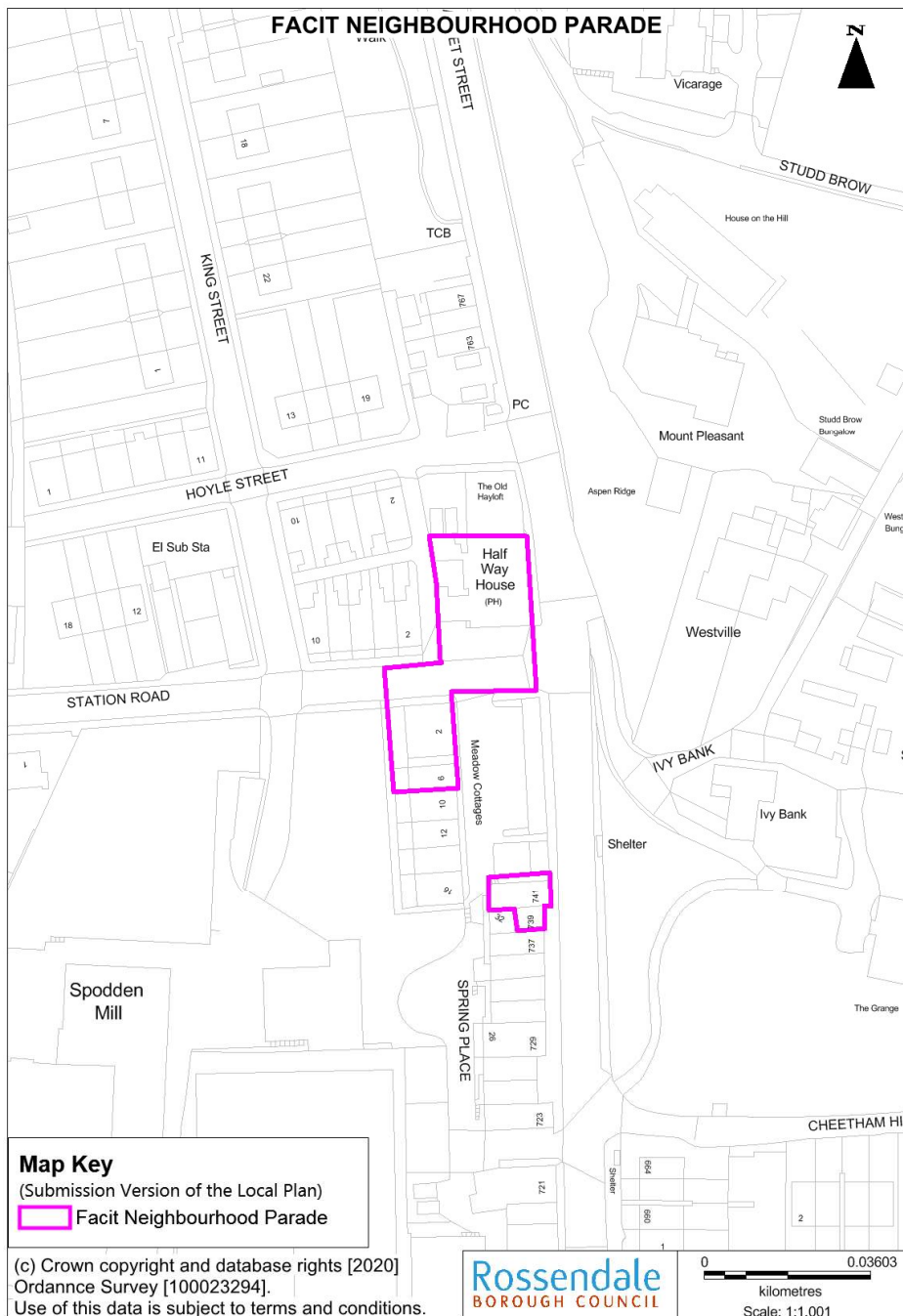
### Edenfield



5.1 Edenfield is defined as a 'neighbourhood parade'. It is located 4km south of Rawtenstall town centre and comprises around a dozen or so units which stretch along Bury Road and Market Street. The retail study shows that Edenfield is successful in meeting the day-to-day needs of its local catchment population, with a range of uses provided across a small number of shops. Given its modest scale and very localised catchment, its role is

commensurate with that of a 'neighbourhood parade'. Whilst such centres do not have any formal protection in national policy, it is considered appropriate for the Local Plan to support the continued vitality and viability of Edenfield, alongside the Borough's other neighbourhood parades, given their important role in serving local communities, and reducing the need to travel.

## Facit



5.2 A number of small terraces of retail units have been identified within the Whitworth Valley, including the parade identified in Facit, some 0.5km north of Whitworth local centre. The retail study states that "Facit is considered successful to some degree in meeting the

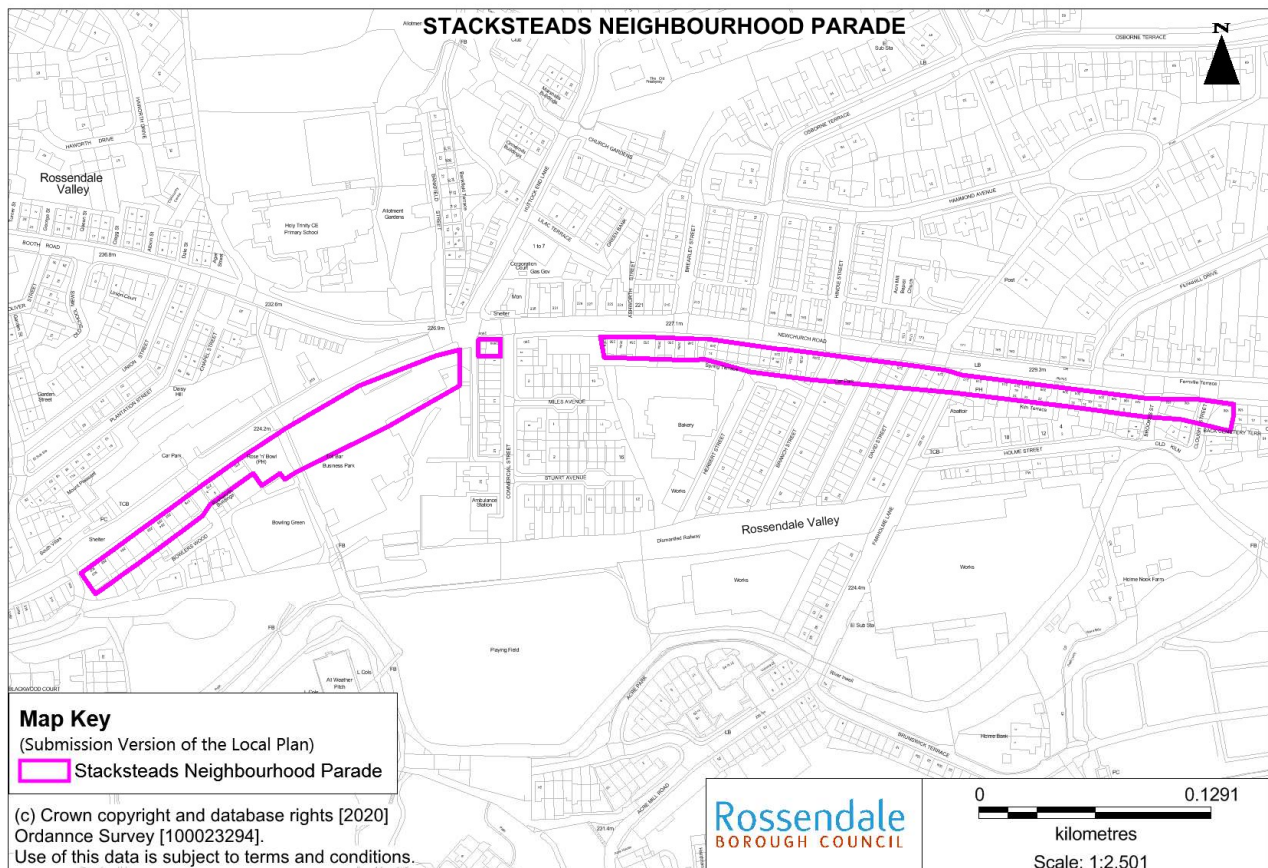
day-to-day needs of a localised catchment, with an adequate range of uses provided across a limited number of units”. However, given its modest scale, its role is commensurate with that of a ‘neighbourhood parade’ where the Local Plan Authority will support its continued vitality and viability given its important role in the community.

## Helmshore



5.3 This neighbourhood parade is technically two separate parades (of 2 and 6 units) serving Helmshore and its surrounding areas. It is situated 2.5km south-west of Rawtenstall town centre and 1km south of Haslingden. The groups of units meet the day-to-day needs of the surrounding localised catchment population. Again, whilst these parades would not have any formal standing in national policy, it is considered appropriate for the Local Plan to support their continued vitality and viability such that the important role they play in the community is maintained.

## Stacksteads



5.4 This neighbourhood parade also consists of three separate linear groups, stretching along Newchurch Road. It is located approximately 4km east of Rawtenstall town centre but is closer (1.7km) to Waterfoot. Stacksteads as a whole benefits from convenience stores and a range of leisure, retail and other units, as well as a large central public car park, which aids the centre in attracting a degree of pass-by vehicular trade from those using the A681. Parts of the neighbourhood parade perform viably and meet the day-to-day needs of a surrounding, relatively localised, catchment population. As with the other neighbourhood parades, the Local Plan aims to support its continued vitality and viability such that its important role in the community is maintained.

## **6 CONCLUSION**

6.1 This note provides additional information on the role and hierarchy of retail centres as identified in Policy R1 of the emerging Local Plan. Main Modifications to Policy R1 and other retail policies are outlined in Appendix A. This includes changes to align with the amended Use Classes Regulations. The retail hierarchy is also considered within the spatial strategy of the Local Plan and in the sustainability/ranking of each settlement (please see Action 2.2 for further information).

## APPENDIX A – PROPOSED MAIN MODIFICATIONS TO THE RETAIL POLICIES

Policy ref./No.	Page/para. No.	Modification															
R1	63	<p>Insert new text to ensure the policy is read in conjunction with associated policy R3:</p> <p>Development proposals will be expected to maintain or strengthen the retail offer and vitality and viability of town, district, local and neighbourhood parades in line with Policy R3.</p>															
R1	64	<p>Amend text to reflect the amended Use Classes regulations:</p> <p>Proposals that require planning permission which would result in the loss of A4 E(a) uses in the PSA of the town, district and local centres will only be supported where:</p>															
R1	64	<p>Insert text at the end of the policy to clarify relationship with Policy R4:</p> <p><u>Proposals which would result in the loss of local shops situated outside of town, district, local centres or neighbourhood parades should align with Policy R4.</u></p>															
R1	64/144	<p>Insert table at the end of paragraph 144 to provide more information on the function and role of each retail centre:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Retail Hierarchy</th> <th style="text-align: center;">Location</th> <th style="text-align: center;">Role and Function of the Centre</th> </tr> </thead> <tbody> <tr> <td>Town Centre</td> <td>Rawtenstall</td> <td>Provide for the Borough’s primary shopping needs, particularly non-food. The main focus for other town centre uses too in the Borough – professional and financial services; offices; entertainment; sport; leisure; arts; culture; and health</td> </tr> <tr> <td>District Centres</td> <td>Bacup Haslingden</td> <td>Provide for the shopping needs of the residents in the locally, primarily convenience and food shopping. Also will be the focus of other local town centre uses including professional and financial services; offices; entertainment (including food and drink); tourism; sport; leisure; arts; culture; and health</td> </tr> <tr> <td>Local Centres</td> <td>Crawshawbooth Waterfoot Whitworth</td> <td>Provide for every-day shopping needs, together with other local services including financial services, food and drink, leisure and tourist facilities and local health services.</td> </tr> <tr> <td>Neighbourhood Parades</td> <td>Edenfield, Helmshore, Stacksteads and Facit</td> <td>To provide for top-up shopping and local services such as food and drink.</td> </tr> </tbody> </table>	Retail Hierarchy	Location	Role and Function of the Centre	Town Centre	Rawtenstall	Provide for the Borough’s primary shopping needs, particularly non-food. The main focus for other town centre uses too in the Borough – professional and financial services; offices; entertainment; sport; leisure; arts; culture; and health	District Centres	Bacup Haslingden	Provide for the shopping needs of the residents in the locally, primarily convenience and food shopping. Also will be the focus of other local town centre uses including professional and financial services; offices; entertainment (including food and drink); tourism; sport; leisure; arts; culture; and health	Local Centres	Crawshawbooth Waterfoot Whitworth	Provide for every-day shopping needs, together with other local services including financial services, food and drink, leisure and tourist facilities and local health services.	Neighbourhood Parades	Edenfield, Helmshore, Stacksteads and Facit	To provide for top-up shopping and local services such as food and drink.
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R1	64/145	<p>Insert new paragraph to provide further information on Rawtenstall Town Centre and Bacup and Haslingden District Centres:</p> <p><u>145 In Rawtenstall, the Town Centre has benefitted from the redevelopment of part of the former Valley Centre into a new bus station incorporating retail units and the refurbishment of the Old Town Hall. While in Bacup, the District Centre received a £2.2 million grant through the National Lottery Heritage Fund to refurbish historical buildings alongside the provision of townscape and public realm improvements. A strategy for the regeneration of Bacup District Centre has been outlined in a “Bacup 2040 Vision” which recognises Bacup’s potential as a desirable location for new housing, nestled</u></p>															

		<u>within an attractive natural landscape and benefitting from a well-preserved historic character. Furthermore, the Council is currently delivering a £1.08 million High Street Heritage Action Zone which includes restoration grants, redevelopment of derelict buildings, improvements to the public realm and development of community activities. Similarly, a strategy has been developed for Haslingden District Centre, the “Haslingden 2040 Vision and Masterplan”. This vision aims to increase investment in the district centre, to enable it to evolve into a distinctive and attractive location, to facilitate its revitalisation and to contribute to the well-being of its community.</u>
R1	65/148	Delete explanation text to reflect proposal to remove mixed-use allocation M2 – Spinning Point, Rawtenstall:  <del>148— Government policy in the NPPF recommends allocating a range of suitable sites within town centres to meet retail, leisure, commercial, office, tourism, cultural, community and residential need. The redevelopment of the former Valley Centre as part of the “Rawtenstall Town Centre development” is for a mixed-use scheme encompassing a range of uses such as retail, restaurants, leisure and potentially community space (please refer to Policy R2 on Rawtenstall Town Centre Extension).</del>
R1	66/151	Amend explanation text to reflect the amended Use Classes regulations:  The loss of A1 <u>E(a)</u> uses <sup>1</sup> in all town, district and local centres will be resisted unless the criteria in this policy are met.  <sup>1</sup> as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) include <del>shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes</del> <u>business for the display or retail sale of goods, other than hot food, principally to visiting members of the public.</u>
R2	66	It was agreed at the hearings to add text to policy R2 to ensure it is linked to policy EMP2. However, since the mixed-use allocation M2 – Spinning Point, Rawtenstall is proposed to be removed, it seems no longer necessary to proceed with this main modification. It is proposed to retain the policy text as follows:  “Within the area defined on the Policies Map within Rawtenstall Town Centre, shown as an extension to the Primary Shopping Area, redevelopment will be permitted subject to the following:”
R2	66	Amend policy to reflect the amended Use Classes regulations:  The following mixes of uses are considered to be appropriate:  i. <del>Retail</del> Commerce, Business and Service (Use Class A1 <u>E</u> ); ii. Hotel (Use Class C1); iii. <del>Restaurants and cafes (Use Class A3);</del> iv. Drinking establishments (Use Class A4 <u>Sui generis</u> ); v. Leisure uses (Use Class <del>D2</del> <u>Sui generis</u> and F2); vi. <del>Employment uses comprising B1 (Business);</del> viii. Residential units above ground floor level.
R2	67/156	Amend explanation text to delete reference to the mixed-use scheme:  153 The redevelopment of the former Valley Centre as part of the ‘Rawtenstall Town Centre’ redevelopment project involves changes to the Primary Shopping Area (PSA). The site of the former Valley Centre has been

		removed from the PSA and the area is identified as a 'Future Primary Shopping Area Extension'. The area has benefitted from the construction of a new bus station incorporating retail units and the refurbishment of the neighbouring Old Town Hall. <del>The mixed-use scheme will encompass a range of uses such as retail, restaurants, leisure and potentially community space and it is anticipated that the scheme will significantly improve the town centre's retail, evening and leisure economies.</del> Future planning applications <u>within the extension to the PSA for implementing this scheme</u> will be guided by a masterplan and design code.
R3	67	Add text to policy title to clarify that the policy applies to all identified locations in the retail hierarchy:  Development and Change of Use in <u>Town</u> , District and Local Centres <u>and Neighbourhood Parades</u>
R3	67	Amend first and second sentences in policy to reflect the amendment made to the policy title:  The boundaries of <del>the District and Local Centres</del> <u>these centres</u> are defined on the Policies Map. The following criteria apply for change of use and development in <del>District and Local Centres</del> <u>these centres</u> :
R3	67	Amend policy text to reflect the amended Use Classes regulations:  a) Planning permission will be granted for <del>A1, A2, A3 Class E</del> and A4 for <u>Pub and drinking establishment (Sui generis)</u> uses which support the role and function of <del>District and Local centres</del> <u>these centres</u> . b) <del>A5 uses</del> (Hot food takeaways ( <u>Sui generis</u> )) will be permitted where the proposal would not adversely impact, either individually or cumulatively, on the function, vitality and viability of the centre, subject to the provisions of other policies in this Plan. c) Planning permission will <del>be</del> not be granted for non-retail uses (including the loss of <u>A4 Class E use</u> ) unless it can be shown that there is no demand for retail or commercial use or the property was last occupied by a non-retail/non-commercial use. This will need to be demonstrated through an active 12 month marketing process showing that the property has been offered for sale or rent on the open market at a realistic price and that no reasonable offers have been refused.
R3	68/154	Amend explanation text to reflect the amended Use Classes regulations and to clarify that the policy applies to all identified locations in the retail hierarchy:  This policy seeks to protect A1, A2, A3 and A4 <u>Class E</u> uses <sup>2</sup> including shops, financial and professional services, restaurants and cafes, and <u>Sui generis uses such as drinking establishments</u> in Rossendale's <u>town, district, and local centres and neighbourhood parades</u> . These uses are protected to enable the centres to continue to meet local needs, to remain competitive and be resilient to future economic changes. <del>A5 uses</del> (Hot food takeaways ( <u>Sui generis use</u> )) will only be permitted where the proposals do not adversely impact on the function, vitality and viability of the centre. Proposals for non-retail uses need to demonstrate that there is no demand for retail or commercial use or the property was last occupied by a non-retail/non-commercial use.
R3	68/155	Delete text for clarification:  Minor changes have been made to the boundary <del>changes</del> of Rossendale's district and local centres and PSAs following recommendations in the Council's town centre and retail study.



R4	68	<p>Amend policy text to reflect the amended Use Classes regulations and to clarify that the policy applies to all locations in the retail hierarchy:</p> <p>Development proposing the change of use or loss of any premises or land currently or last used as a local shop (Use Class A4 <u>E(a) or possibly F.2(a) for shops of no more than 280 sqm and located more than 1km away from similar facilities</u>) outside of the defined town centre, district <u>and</u> or local centre <u>or neighbourhood parade</u> boundaries will be permitted where it can be demonstrated that:</p>
R4	69/156	<p>Insert new explanation text for clarity:</p> <p><u>This policy applies to shops outside of those areas covered by policy R3.</u></p>
R4	69/156	<p>Amend text to clarify that the policy applies to all locations in the retail hierarchy:</p> <p>It is recognised that local shops outside of town, district <u>and</u> or local centres <u>or neighbourhood parades</u> can provide a useful function in meeting people's day to day shopping needs and constitute a sustainable form of necessary infrastructure reducing the need to travel by car.</p>
R4	69/156	<p>Adding explanation text to reflect the Use Classes Order amendments:</p> <p><u>In September 2020, the government introduced changes to the Use Classes Order to enable the re-purposing of buildings on high streets and in town centres. Shops (mostly) selling essential goods to visiting members of the public, including food, which are not larger than 280 sqm in area and not surrounded by any other such facility within 1000 metres now fall under category F2(a) This will provide extra protection for such local shops.</u></p>
R5	69	<p>Amend 3<sup>rd</sup> bullet point to ensure the policy wording aligns with LCC Public Health's preferred policy approach:</p> <ul style="list-style-type: none"> <li>• where the proposed development is located within 400m of a <del>primary school and/or</del> secondary school that lies outside of designated town and district shopping centres, takeaway opening hours are restricted at lunchtimes and school closing times;</li> </ul>
R5	69	<p>Amend 4<sup>th</sup> bullet point to ensure the policy wording aligns with LCC Public Health's preferred policy approach:</p> <ul style="list-style-type: none"> <li>• <del>development for A5 use would not adversely contribute to obesity</del> <u>refuse applications for new hot food takeaways</u> in wards where more than 22% <u>15%</u> of Year 6 pupils or 10% of Reception class age pupils are classified by Public Health England as obese;</li> </ul>
R5	69	<p>Delete to ensure policy only includes planning considerations:</p> <ul style="list-style-type: none"> <li>• <del>healthy eating options are promoted as part of the menu;</del></li> </ul>
R6	70	<p>Add text to respond to comments from Historic England who wish the policy wording to reflect the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990:</p> <p>The Council will seek the retention of shopfronts and commercial frontages with features of architectural or historic interest (particularly those in Conservation Areas), unless the replacement or significant alteration of these shopfronts would better preserve or enhance the character <u>and appearance</u> of the building and the wider area.</p>

R6	70	Delete from policy text to ensure policy wording only includes specific policy considerations:  <del>All proposals will be assessed against the policies set out in the “Shopfront design” Supplementary Planning Document, including any subsequent updates.</del>
R6	71/163	Add text to Explanation to reflect the above amendment:  All proposals will have regard to the “Shopfront design” Supplementary Planning Document, including any subsequent updates.

Following the above proposed main modifications, the retail policies would read as follows:

### **Strategic Policy R1: Retail and Other Town Centre Uses**

Retail development, together with other town centre uses, including offices, leisure, arts, culture and tourist facilities, will be focused within the defined centres, in accordance with the Retail hierarchy set out below (the boundaries of which are identified on the Policies Map):

Town Centre	: Rawtenstall
District Centres	: Bacup, Haslingden
Local Centres	: Crawshawbooth, Waterfoot, Whitworth
Neighbourhood Parade	: Stacksteads, Helmshore, Edenfield and Facit

Development proposals will be expected to maintain or strengthen the retail offer and vitality and viability of town, district, local and neighbourhood parades in line with Policy R3.

Major proposals will be directed to Rawtenstall with other large schemes encouraged to locate in the district centres of Bacup and Haslingden, with ancillary local retail in the other centres. Retail proposals will be directed to the Primary Shopping Areas (PSA). Proposals for non-retail uses appropriate to town centres will be considered favourably within the town centre boundary, which encompasses but extends beyond the PSA.

The existing markets at Bacup, Haslingden and Rawtenstall will be retained. Consideration will only be given to relocation where:

- this forms part of a wider regeneration initiative and
- it positively reinforces the role of the market

Where retail, leisure and office development is proposed outside of the defined centre boundaries, an impact assessment will be required where the floorspace exceeds:

Rawtenstall Town Centre	: 400 sq.m
Bacup and Haslingden District Centres	: 300 sq.m
Crawshawbooth, Waterfoot, Whitworth Local Centres	: 200 sq.m

Proposals that require planning permission which would result in the loss of A1 E(a) uses in the PSA of the town, district and local centres will only be supported where:

- It would make a positive contribution to the vitality and viability of the relevant centre;
- It would not result in a significant break in retail frontage or lead to the loss of retail floorspace at a scale that would be harmful to the shopping function of the centre or which would reduce the ability of local communities to meet their day-to-day needs within the centre;

- It is compatible with a retail area and would maintain an active frontage and be immediately accessible to the public from the street; and
- There would be no significant adverse impacts on the character of the area, the amenity of local residents, road safety, car parking or traffic flows.

Proposals which would result in the loss of local shops situated outside of town, district, local centres or neighbourhood parades should align with Policy R4.

## Explanation

142 Government policy in the NPPF recognises that town centres are the heart of communities and requires local planning authorities to define a network and hierarchy of centres to support their vitality and viability.

143 The Council commissioned WYG Planning to undertake a Town Centre, Retail, Leisure and Tourism Study (town centre and retail study) (2017) to assess retail, leisure and tourism needs and capacity in Rossendale up to 2034. This study is in line with Government policy and has informed retail policies and definition of centres within this Local Plan.

144 The town centre and retail study recommends that Rossendale’s retail hierarchy remains broadly the same as in the Core Strategy, with major proposals directed to the town centre of Rawtenstall followed by the district centres of Bacup and Haslingden. Local centres Waterfoot and Whitworth remain important for local shopping trips and Crawshawbooth has been elevated from a neighbourhood parade to a local centre to better reflect its scale and offer. Stacksteads, Helmshore and Edenfield continue to remain as neighbourhood parades which, although they are not ‘centres’ in the way that town, district and local centres are, should still be afforded some protection due to their local role and function. Facit has also been listed as a neighbourhood parade as recommended in the study.

<b>Retail Hierarchy</b>	<b>Location</b>	<b>Role and Function of the Centre</b>
Town Centre	Rawtenstall	Provide for the Borough’s primary shopping needs, particularly non-food. The main focus for other town centre uses too in the Borough – professional and financial services; offices; entertainment; sport; leisure; arts; culture; and health
District Centres	Bacup and Haslingden	Provide for the shopping needs of the residents in the locally, primarily convenience and food shopping. Also will be the focus of other local town centre uses including professional and financial services; offices; entertainment (including food and drink); tourism; sport; leisure; arts; culture; and health
Local Centres	Crawshawbooth, Waterfoot and Whitworth	Provide for every-day shopping needs, together with other local services including financial services, food and drink, leisure and tourist facilities and local health services.
Neighbourhood Parades	Edenfield, Helmshore, Stacksteads and Facit	To provide for top-up shopping and local services such as food and drink.

145 In Rawtenstall, the Town Centre has benefitted from the redevelopment of part of the former Valley Centre into a new bus station incorporating retail units and the refurbishment of the Old Town Hall. While in Bacup, the District Centre received a £2.2 million grant through the National Lottery Heritage Fund to refurbish historical buildings alongside the provision of townscape and public realm improvements. A strategy for the regeneration of Bacup District Centre has been outlined in a “Bacup 2040 Vision” which recognises Bacup potential as a desirable location for new housing, nestled within an attractive natural landscape and benefitting from a well-preserved historic character. Furthermore, the Council is currently delivering a £1.08 million High Street Heritage Action Zone which includes restoration grants, redevelopment of derelict buildings, improvements to the public realm and development of community activities. Similarly, a strategy has been developed for Haslingden District Centre, the “Haslingden 2040 Vision and Masterplan”. This vision aims to increase investment in the district centre, to enable it to evolve into a distinctive and attractive location, to facilitate its revitalisation and to contribute to the well-being of its community.

145 146 Government policy in the NPPF requires retail proposals to be directed to Primary Shopping Areas (PSAs) within centres. Minor changes are proposed to some of the PSA and centre boundaries as recommended in the town centre and retail study and these are discussed in the retail policies below.

146 147 Rossendale has three markets including Rawtenstall, Haslingden and Bacup. These markets provide an important function and they will be retained and enhanced where appropriate in line with the NPPF.

147 148 The town centre and retail study has examined the need for convenience goods and comparison goods within each of Rossendale’s centres to evidence existing retail provision and to inform decisions on future planning applications. Convenience goods relate to everyday essential items such as food, and comparison goods include retail items not bought on a frequent basis such as televisions and white goods. Overall, the study found that there is adequate provision of convenience goods within Rossendale, although there may be an argument to improve Bacup’s convenience goods offer over the longer-term to improve local consumer choice and competition. In terms of comparison shopping, the study recommends that existing and planned future floorspace at the “out of centre” New Hall Hey Retail Park in Rawtenstall is capable of meeting projected needs, and any future provision above and beyond this should be provided within Rawtenstall town centre in the first instance.

~~148— Government policy in the NPPF recommends allocating a range of suitable sites within town centres to meet retail, leisure, commercial, office, tourism, cultural, community and residential need. The redevelopment of the former Valley Centre as part of the “Rawtenstall Town Centre development” is for a mixed use scheme encompassing a range of uses such as retail, restaurants, leisure and potentially community space (please refer to Policy R2 on Rawtenstall Town Centre Extension).~~

149 Rawtenstall’s town centre boundary and PSA boundaries have been extended slightly to reflect recommendations in the town centre and retail study. Changes to Rawtenstall town centre boundary include expanding the town centre boundaries to encompass the Asda foodstore off St. Mary’s Way, the Tesco foodstore off Bocholt Way and East Lancashire Railway Station. Both foodstores represent ‘main town centre’ uses which are accessible from Rawtenstall, and East Lancashire Railway Station represents important supporting transport infrastructure and is the gateway in to Rawtenstall for many tourists. Changes to the PSA boundary include an extension north from Bank Street to include

Rawtenstall market and the immediately surrounding retail uses; this is because the market represents an important retail anchor and key destination.

150 When assessing planning applications for retail, leisure and office development over a certain size outside town, district and local centres, the NPPF requires an impact assessment to be undertaken. The impact test determines whether there would be likely significant adverse impacts of locating main town centre development outside of existing town centres. The thresholds are lower than those advocated in the NPPF to address Rossendale's specific retail needs, the thresholds reflect recommendations in the Council's town centre and retail study and are considered appropriate to ensure that the viability and vitality of each centre is protected.

151 The loss of A4 E(a) uses<sup>1</sup> in all town, district and local centres will be resisted unless the criteria in this policy are met.

152 Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in a Supplementary Planning Document.

## **Policy R2: Rawtenstall Town Centre Extension**

Within the area defined on the Policies Map within Rawtenstall Town Centre shown as an extension to the Primary Shopping Area, redevelopment will be permitted subject to the following:

- a) Comprehensive development of the site is demonstrated through a masterplan;
- b) The implementation of development in accordance with an agreed design code; and
- c) An agreed programme of implementation in accordance with the masterplan.

The following mixes of uses are considered to be appropriate:

- i. Retail Commerce, Business and Service (Use Class A4 E);
- ii. Hotel (Use Class C1);
- iii. ~~Restaurants and cafes (Use Class A3);~~
- iv. Drinking establishments (Use Class A4 Sui generis);
- v. Leisure uses (Use Class ~~D2~~ Sui generis and F2);
- vi. ~~Employment uses comprising B1 (Business)~~
- vii. Residential units above ground floor level.

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<sup>1</sup> as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) include ~~shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes~~ business for the display or retail sale of goods, other than hot food, principally to visiting members of the public.

## Explanation

153 The redevelopment of the former Valley Centre as part of the 'Rawtenstall Town Centre' redevelopment project involves changes to the Primary Shopping Area (PSA). The site of the former Valley Centre has been removed from the PSA and the area is identified as a 'Future Primary Shopping Area Extension'. The area has benefitted from the construction of a new bus station incorporating retail units and the refurbishment of the neighbouring Old Town Hall. ~~The mixed-use scheme will encompass a range of uses such as retail, restaurants, leisure and potentially community space and it is anticipated that the scheme will significantly improve the town centre's retail, evening and leisure economies.~~ Future planning applications within the extension to the PSA for implementing this scheme will be guided by a masterplan and design code.

### **Policy R3: Development and Change of Use in Town, District and Local Centres and Neighbourhood Parades**

~~The boundaries of the District and Local Centres~~ these centres are defined on the Policies Map. The following criteria apply for change of use and development in ~~District and Local Centres~~ these centres:

- a) Planning permission will be granted for ~~A1, A2, A3,~~ Class E and A4 for pub and drinking establishments (Sui generis) uses which support the role and function of ~~District and Local Centres~~ these centres.
- b) ~~A5 uses (hot food takeaways)~~ Hot food takeaways (Sui generis) will be permitted where the proposal would not adversely impact, either individually or cumulatively, on the function, vitality and viability of the centre, subject to the provisions of other policies in this Plan.
- c) Planning permission will ~~be~~ not be granted for non-retail uses (including the loss of ~~A1~~ Class E use) unless it can be shown that there is no demand for retail or commercial use or the property was last occupied by a non-retail/non-commercial use. This will need to be demonstrated through an active 12 month marketing process showing that the property has been offered for sale or rent on the open market at a realistic price and that no reasonable offers have been refused.

The provision of flats on the upper floors of the building will be encouraged but this will not apply where the applicant can demonstrate that the whole building will be fully utilised for retail/commercial purposes.

## Explanation

154 This policy seeks to protect A1, A2, A3 and A4 Class E uses<sup>2</sup> including shops, financial and professional services, restaurants and cafes and Sui generis uses such as drinking establishments in Rosendale's town, district, and local centres and neighbourhood parades. These uses are protected to enable the centres to continue to meet local needs, to remain competitive and be resilient to future economic changes. ~~A5 uses (hot food takeaways)~~ Hot food takeaways (Sui generis) will only be permitted where the proposal does not adversely impact on the function, vitality and viability of the centre. Proposals for non-retail uses need to demonstrate that there is no demand for retail or commercial use or the property was last occupied by a non-retail/non-commercial use.

155 Minor changes have been made to the boundary changes of Rosendale's district and local centres and PSAs following recommendations in the Council's town centre and retail study. In Bacup, for example there has been an extension to the district centre boundary to encompass the Morrisons foodstore on Lee Street and an extension to the PSA to include the retail units on King Street, Rochdale Road and Irwell Street, as well as the centre's new B&M Bargains store and public car park. In Haslingden there has been a reduction to the northern fringe of the district centre boundary to remove residential properties and a modest extension to the south and west to include retail units. The PSA has been extended to include the Nisa Extra foodstore to the east of Deardengate and shops on Pleasant Street and Hindle Street. The local centres of Crawshawbooth, Waterfoot and Whitworth have only one defined centre boundary and there has been limited change from the Core Strategy with the exception of Crawshawbooth being redefined as a local centre.

## Policy R4: Existing Local shops

Development proposing the change of use or loss of any premises or land currently or last used as a local shop (Use Class A1 E(a) or possibly F.2(a) for shops of no more than 280 sqm and located more than 1 km away from similar facilities) outside of the defined town centre, district or and local centre or neighbourhood parade boundaries will be permitted where it can be demonstrated that:

- a) The use is not financially viable; and
- b) There is sufficient provision in the local area

## Explanation

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<sup>2</sup> as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)

156 This policy applies to shops outside of those areas covered by policy R3. It is recognised that local shops outside of town, district and ~~or~~ local centres or neighbourhood parades can provide a useful function in meeting people's day to day shopping needs and constitutes a sustainable form of necessary infrastructure reducing the need to travel by car.

157 In September 2020, the government introduced changes to the Use Classes Order to enable the re-purposing of buildings on high streets and in town centres. Shops (mostly) selling essential goods to visiting members of the public, including food, which are not larger than 280 sqm in area and not surrounded by any other such facility within 1000 metres now fall under category F2(a) This will provide extra protection for such local shops. The Council therefore will seek to protect such facilities where they provide a valuable resource to the local community. Supporting evidence should be provided demonstrating that retention as a shop is no longer feasible.

## **Policy R5: Hot Food Takeaways**

The development of hot food takeaways will be supported provided the following criteria are met and subject to other policies of this plan:

- the development is located within a town or district centre and it would not adversely impact the vitality and viability of the area;
- where the proposed development would be located outside of the primary shopping area of the town or district centre it is of no more than 100 square metres (gross) floorspace and it would not give rise to an over-concentration of hot food takeaways that adversely impacts the vitality and viability of the area;
- where the proposed development is located within 400m of a ~~primary school and/or~~ secondary school that lies outside of designated town and district shopping centres, takeaway opening hours are restricted at lunchtimes and school closing times;
- ~~development for A5 use would not adversely contribute to obesity~~ refuse applications for new hot food takeaways in wards where more than ~~22%~~ 15% of Year 6 pupils or 10% of Reception class age pupils are classified by Public Health England as obese;
- ~~healthy eating options are promoted as part of the menu;~~
- where a new shopfront is proposed it is of a high quality design that is in scale and keeping with the area;
- provision is made for the control and management of litter both on site and on the public highway;
- provision is made for the treatment and management of cooking odours and any external flue/means of extraction would not cause harm to visual or residential amenity, and;
- the development would not give rise to unacceptable adverse impacts on local amenity, privacy or highway safety.



## Explanation

157 The Council seeks to manage the development of hot food takeaways to avoid an over-concentration and to manage potential issues such as noise, litter and smell. There are also health considerations associated with having high numbers of hot food takeaways as poor diet is linked to obesity, especially in children, and takeaways can be one of the contributors to unhealthy eating patterns. Rossendale saw a 27% increase in Hot Food Takeaways between 2012-2016 and has a density of such uses that is significantly above the national average.

158 The Council's town centre and retail study identifies an over concentration of hot food takeaways in several areas of the Borough including for example, the south-eastern periphery of Haslingden (Manchester Road area) and Victoria Parade in Waterfoot. The Study states that this creates a lack of activity for much of the day-time and undermines the areas' vitality.

159 To help ensure that Rossendale's centres retain a diverse mix of uses and are competitive, the Council will seek to limit the development of hot food takeaways to within town or district centres or restrict them to a certain size if they are located outside the PSA.

160 This policy also seeks to manage potential issues such as noise, litter and smell through the criteria above.

161 Interim guidance on shopfront shutters is provided in the Council's Supplementary Planning Document on Shopfront Design (2012). A Supplementary Planning Document will be also be produced to provide additional guidance on Hot Food Takeaways updating the Interim Policy Statement dating from 2011.

## Policy R6: Shopfronts

The Council will seek the retention of shopfronts and commercial frontages with features of architectural or historic interest (particularly those in Conservation Areas), unless the replacement or significant alteration of these shopfronts would better preserve or enhance the character and appearance of the building and the wider area.

Proposals for new shopfronts and commercial frontages and the improvement of existing frontages should reflect the character of the area. ~~All proposals will be assessed against the policies set out in the "Shopfront design" Supplementary Planning Document including any subsequent updates.~~

## Explanation

162 Shopfronts play an important role in Rossendale's economic life and are a highly visible part of the Borough's physical fabric. Traditional shopping streets such as Bank Street in Rossendale, Deardengate in Haslingden and St James Street in Bacup combine local businesses and historic building types in an attractive market town setting.

163 The Council's Supplementary Planning Document on Shopfront Design (2012) provides guidance on the design of new shopfronts and the improvement of existing frontages, including the principles of good design and recommendations on issues such as the detailing of fascia, signage and security measures. All proposals will have regard to the "Shopfront design" Supplementary Planning Document, including any subsequent updates.