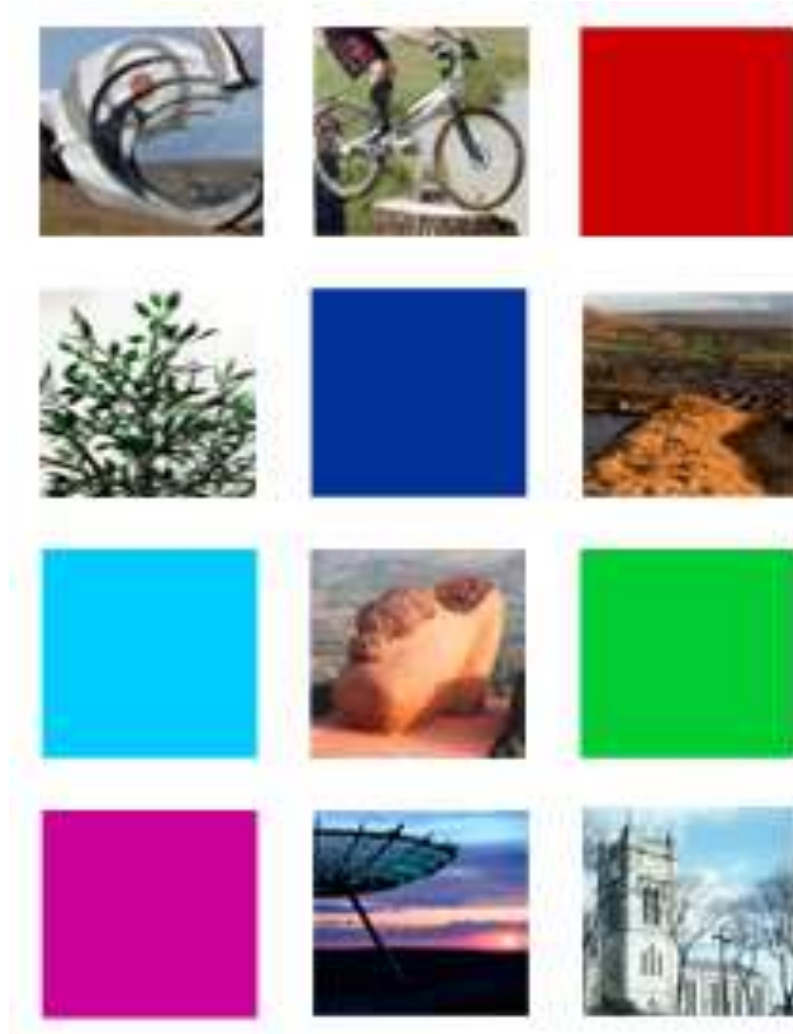


# Authority Monitoring Report (AMR)

**2018/2019, 2019/2020 & 2020/2021**

Produced by **Forward Planning** – March 2022



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# Introduction

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Welcome to the Authority Monitoring Report (AMR). This AMR covers events and facts for the period from 1<sup>st</sup> April 2018 up to 31<sup>st</sup> March 2021. The Core Strategy, which this document monitors, was found “sound” after its Examination in Public and was formally adopted by the Council on 8<sup>th</sup> 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.

On the 15<sup>th</sup> December 2021 the Council adopted the Rossendale Local Plan 2019 to 2036, which has replaced the 2011 Core Strategy and future AMRs will monitor the policies found in the new plan.

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 data may not be available at this time.

Feedback on the structure and how the information is set out is appreciated. Please send any comments to Forward Planning at [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk) or ring 01706 252415.

# Executive Summary

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This document includes information on implementation of the Rossendale Core Strategy (adopted November 2011) for the period 2018/19 to 2020/21.

Increasing pressures on local government 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 fell below the average requirement for each of the years monitored
- There was a net loss of floorspace previously used for business (land use class B1), general industrial (B2) and storage and distribution (B8) purposes
- About 49% of housing delivery occurred on previously developed land
- The new Rawtenstall bus station opened in January 2020

Considerable work was undertaken on preparing a thorough and robust evidence base for the Rosendale Local Plan 2019 to 2036. This covers the following topics and is published on the Council's website.

Evidence base documents:

- Strategic Housing Market Assessment (SHMA)
- Strategic Housing Land Availability Assessment (SHLAA)
- Critical Friend Review of SHLAA
- Viability Assessment
- Employment Land Review
- Strategic Flood Risk Assessment (SFRA)
- Town Centre, Retail, Leisure and Tourism Study
- Gypsy and Traveller Area Assessment (GTAA)
- Ecological Networks Study
- Landscape Character Study (completed 2015)
- Playing Pitch Strategy
- Highways Capacity Study
- Access to Employment Sites Study
- Green Belt Review

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

The Council has updated its Brownfield Land Register which is published on its website and on the data.gov.uk website.

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 31<sup>st</sup> March 2021 there were 34 individuals and no associations listed on the Self Build and Custom House-building Register.

The Housing Delivery Test has been introduced by the Government to monitor the completions of new dwellings in each Local Planning Authority against their housing need. The first results were published in 2019 and show that Rossendale Borough Council delivered 77% of the homes required. The following year results (2020) report a delivery of 64%.

The Government has also introduced changes relating to the Use Classes Order, including the introduction of a new land use Class E for Commercial, business and service uses which now incorporates shops (formerly Class A1), financial and professional services (formerly Class A2), cafes or restaurants (formerly Class A3), businesses (formerly class B1), clinics, health centres, crèches, day nurseries, day centre

(formerly Class D1) and gyms as well as certain types of indoor recreations (formerly Class D2). In this AMR, employment use has still been monitored for the land use classes B1 (business), B2 (general industrial) and B8 (storage and distribution).

## Overview

Between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019 – 659 planning applications were received for a whole range of different types of development and planning consents. This included 34 applications for work to trees.

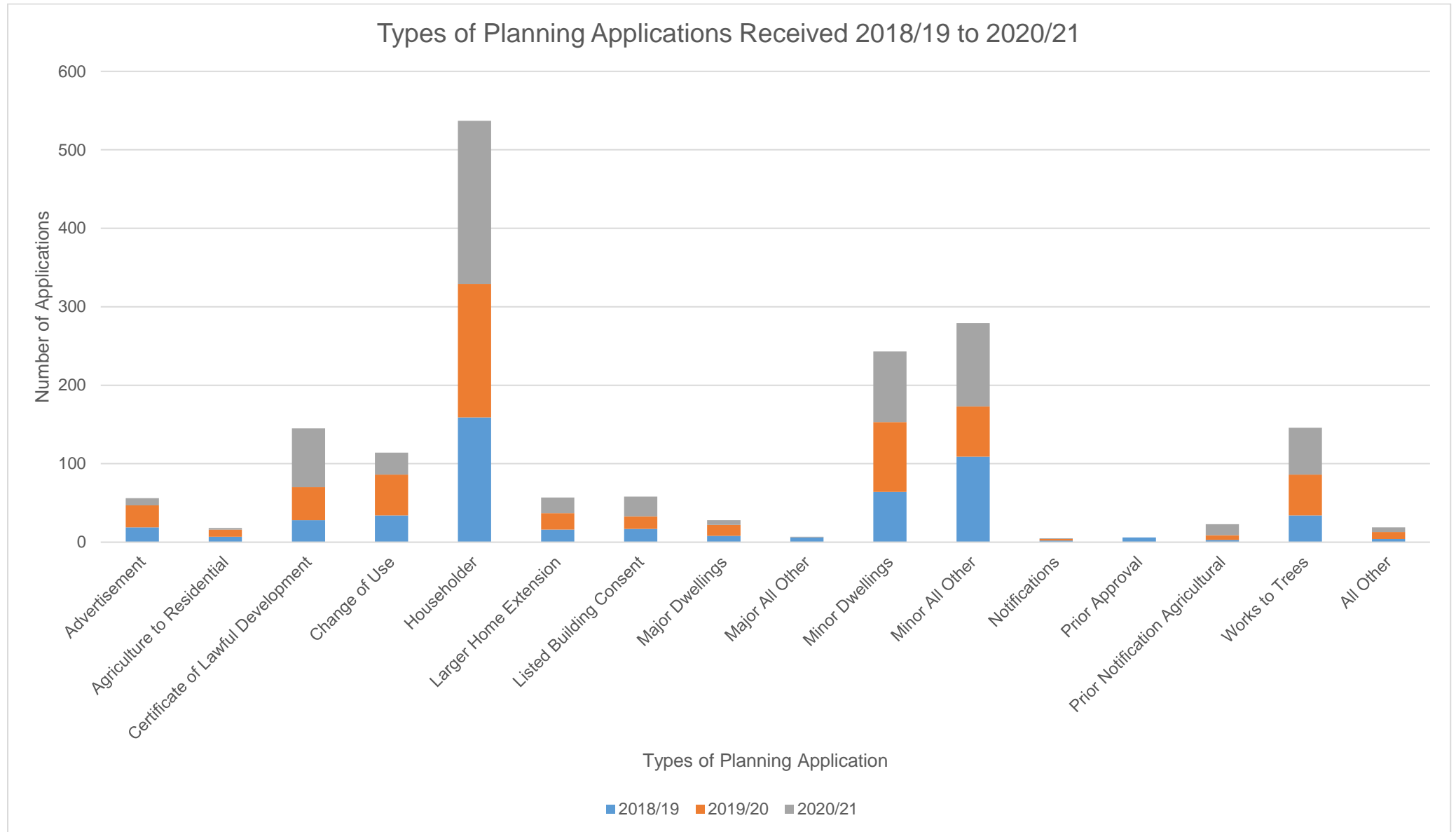
Between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020 – 719 planning applications were received for a whole range of different types of development and planning consents. This included 52 applications for work to trees.

Between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 – 787 planning applications were received for a whole range of different types of development and planning consents. This included 60 applications for work to trees.

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

- 2018 – 2019 were for householder developments (24%), minor dwellings (nearly 10%) and all other minors (16%).
- 2019 – 2020 were for householder developments (nearly 24%), minor dwellings (12%) and all other minors (nearly 9%).
- 2020 – 2021 were for householder developments (26%), minor dwellings (11%) and all other minors (13%).

Figure 1: Planning Application Analysis



Source: Idox Planning System

## Definition of Types of Applications

Advertisements	Shop signs and other advertisements large enough to need planning consent
Certificate of Lawful Development	Confirmation that existing or proposed developed is lawful and does not require planning permission
Change of Use	Change from one planning use class to another e.g. shop to an office, house to shop etc.
Discharge of Conditions	Conditions are often attached to planning permissions that need further details to be submitted and approved by the council at certain stages – the process is called ‘discharge of conditions’
Householder Developments	Works or Extension to a Dwelling i.e. proposals to alter or enlarge a single house, including works within the curtilage (boundary/garden) of a house. For example, extensions to houses, conservatories, loft conversions etc.
Listed Building Consent	An application required to alter or extend a listed building in a way that affects its character or appearance as a building of special architectural or historic interest, or demolish it
Major Dwellings	10 houses or more or sites of 0.5 hectares or more (if the number of dwellings is not known)
Major Other	Where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more
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
Neighbouring Authority	Consultation with a neighbouring local authority or Lancashire County Council
Non-material Amendment	An application for a small change to an existing permission – for example, that does not vary significantly from what was described on the planning permission and that does not conflict with any conditions or planning policy
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
Prior Approval / Notifications	Notification of works that do not require planning permission i.e. Agricultural buildings or demolitions, telecoms etc.
Reserved Matters	An application for the outstanding reserved matters from an outline permission i.e. the information excluded from the initial outline planning application
Screening Opinion	Advises whether an Environmental Impact Assessment is required to be submitted with a planning application
Variation of condition	An application to vary a condition(s) previously imposed on a planning permission

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

The latest Local Development Scheme was agreed at the Council meeting of 23<sup>rd</sup> December 2019.

## **Figure 2: Tables of the Local Development Scheme as published in December 2019**

**Table 1: Rossendale Local Plan (2019-2034), Preparation Stages and alignment with Town and Country Planning (Local Planning) (England) Regulations 2012 (effective from 24 December 2019)**

<i>Draft Plan (Reg 18)</i>	<i>Publication (Reg 19)</i>	<i>Submission to Planning Inspectorate (Reg 22)</i>	<i>Examination in Public (Regs 23 and 24)</i>	<i>Inspector's Report (Reg 25)</i>	<i>Adoption by Council (Reg 26)</i>	<i>Next Draft Plan</i>
July 2017	August 2018	March 2019	Hearings held September to October 2019  Currently paused pending further work  Expected to resume with Main Modifications consultation June / July 2020	November 2020	December 2020	January 2022

### **Actual Timescales**

Since the publication of the LDS, the Main Modifications consultation took place in September 2021, the Inspector's report was then received in November 2021 and the Council adopted the Local Plan in December 2021.

In line with Government guidance the Council will monitor the adopted Local Plan policies, to ensure the consideration of any Local Plan review takes place within the next 5 years, or as amended by any future Government guidance.

Community Infrastructure Levy for Rossendale\*

**Table 2: Potential CIL timetable and alignment with the Community Infrastructure Regulations 2010**

<i>Consultation on Preliminary Draft Charging Schedule &amp; other documentation (Reg 15)</i>	<i>Consultation on draft Charging Schedule &amp; other documentation (Reg 16)</i>	<i>Submission to Planning Inspectorate (Reg 19)</i>	<i>Examination in Public (Reg 20)</i>	<i>Inspector's Report (Reg 23)</i>	<i>Adoption by Council</i>
July 2021	July 2022	Feb 2023	June 2023	Nov 2023	March 2024

\* 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.

**Table 3: Supplementary Planning Documents (SPDs) to accompany the adopted Local Plan**

The following SPDs are referenced in the new Local Plan, adopted December 2021. Dates for production are to be confirmed and are expected to be published in the next Local Development Scheme.

<b>Supplementary Planning Document (SPD)</b>	<b>Related policy in emerging Plan</b>	<b>New or update existing?</b>	<b>Likely content</b>	<b>Expected Start Dates</b>
Climate Change	ENV1 and ENV9	New	Further guidance for developers on addressing the climate change emergency that has been declared in Rossendale	Started – Jan 2022
Design Guide	ENV1	New	To ensure good quality design that is appropriate to Rossendale	TBC
Affordable housing	HS6	New	Further guidance on: provision for specific groups, such as elderly persons' accommodation; expected tenure mix e.g. social rented, affordable rented, intermediate housing; assessment of viability.	TBC
Open Space Requirements in New Housing Developments	HS10	Update to take account of new policy and evidence	Requirements for developers in relation to amount and size of open space to be provided or expected financial contributions.	TBC

<b>Supplementary Planning Document (SPD)</b>	<b>Related policy in emerging Plan</b>	<b>New or update existing?</b>	<b>Likely content</b>	<b>Expected Start Dates</b>
Playing Pitch Requirements in New Housing Developments	HS11	New	Local playing pitch standards and expected financial contributions. Informed by the Playing Pitch Strategy and any updates	TBC
Alterations and extensions to existing properties	HS13	Refresh to take account of new policy/guidance	General principles and guidelines that the Council will use to assess proposals for domestic extensions. Update in relation to permitted development right changes which have taken place since existing guidance was published.	TBC
Conversion and re-use of buildings in the countryside	HS16	Refresh to take account of new policy	Advice for those converting an existing building in the countryside to another use; general principles and more detailed design guidance used to assess development proposals.	TBC
Employment Sites and Premises	EMP3	New	Further guidance on the criteria, including marketing and viability assessment, which proposals for change of use from employment to another use will be assessed against.	TBC
Retail and Other Town Centre Uses	R1	New – if considered necessary	Further guidance on assessing retail and other uses in centres, particularly in relation to effect of proposed development on the viability and vitality of centres.	TBC
Hot Food Takeaways	R5	Refresh to take account of any new policy/guidance	Further detailed guidance on the criteria in the policy such as location, design, effect on public health and amenity – with particular regard to tackling obesity.	In part - Guidance Note on web lists childhood obesity rates in Rossendale wards
Shopfront Design Guidance	R6	Refresh if necessary	Further guidance on good practice in the design of new shopfronts and the improvement of existing frontages.	TBC
Biodiversity, Geodiversity and Ecological Networks	ENV4	New	Further details on Rossendale's ecological network to supplement the existing map, with links to Biodiversity Net Gain.	TBC

Guidance on landscape impacts of wind turbines under 60 metres	ENV7	Update if necessary	Advice on the landscape and visual issues associated with the smaller classes of wind turbine, including good practice guidance in relation to location, siting, layout, design and cumulative impacts.	TBC
Green Belt Compensatory Measures	SD4	New	Identified measures for developments where Green Belt land has been released to provide for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land	Prepared and consulted upon during the Examination and is being updated to include additional relevant Local Plan allocations



## 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 24 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 24 months for an area but also the cumulative changes taking place since the start of the Core Strategy in 2011. Please note that the Area Visions are not included in the Rossendale Local Plan 2019 to 2036.

### 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.”*

<b>Target</b>	<b>Creation of multi-user bridleway linking Facit Quarry to Lee Quarry by April 2012</b>
<b>Progress towards Target</b>	The route and the funding were identified but ongoing problems remain with one landowner which has meant that the project has not been developed.
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Funding not confirmed by April 2011</li> <li>2. Contractor not in place by June 2011</li> <li>3. Work completed by April 2012</li> </ol>
<b>Trigger Met</b>	Yes
<b>Contingencies</b>	This project is unlikely to go ahead in its current form because of landowner issues but should this change negotiations could be re-opened.
<b>Target</b>	<b>Extension of multiuser bridleway from Whitworth to Rochdale by 2016</b>
<b>Progress towards Target</b>	The bridleway was improved and enhances as part of the “Valley of Stone” cycleway project. In 2019, the section of the route between Massey Croft and the Rochdale border was resurfaced. Footway widening works took place in November 2021 on Market St, Facit. These works completed the Valley of Stone route from Britannia to the Rochdale border.

<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Funding not confirmed by April 2014</li> <li>2. Contractor not in place by June 2014</li> <li>3. Work completed April 2016</li> </ol>
<b>Trigger Met</b>	Yes.
<b>Contingencies</b>	While the target date was not met, the work has now taken place and the Valley of Stone cycleway project between Whitworth and Rochdale is now complete.

## [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.

<b>Target</b>	<b>Opening of new supermarket in Bacup by April 2013</b>
<b>Progress towards Target</b>	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.
<b>Target</b>	<b>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</b>
<b>Progress towards Target</b>	<p>The “Valley of Stone” cycleway is a 16.5km route, forming part of the East Lancashire cycleway, linking Rawtenstall and Whitworth, largely using the old railway line along the Valley bottom. Key sections include connections to Rawtenstall town centre, opening of the railway tunnels at Newchurch and improvements to Britannia Greenway. Work has been progressing well with key sections being completed such as the link from Britannia to the Rochdale border, the section from Snig Hole to Ravenshore and Irwell Vale and surface improvement works to the Massey Croft section.</p> <p>There is currently no funding available to complete the link between Lee Quarry and Bacup Town Centre, however, work is currently being completed on the Local Cycling and Walking Infrastructure Plan for Rossendale by Lancashire County Council, with potential routes throughout Rossendale being explored.</p> <p>There are no immediate plans to provide the link into Bacup from the Valley of Stone with the current project budget being committed to delivering the main Valley of Stone and National Cycle Route 6 routes. However, if additional funding becomes available this could be provided in future.</p>



<b>Trigger to Implement Contingencies</b>	1. Funding not in place by October 2011.
<b>Trigger Met</b>	Yes – funding currently not in place
<b>Contingencies</b>	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.”*

<b>Target</b>	<b>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)</b>
<b>Progress towards Target</b>	<p>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.</p> <p>Staffing and time constraints have resulted in the health checks not being conducted for this monitoring period, however, Health Checks will take place this year in order to provide a baseline for monitoring the new Local Plan policies.</p>
<b>Trigger to Implement Contingencies</b>	No decrease in the number of vacant units over fixed 3 year periods
<b>Trigger Met</b>	Yes – need to investigate further, WYG suggest shop front improvements and encourage re-use of the units in the Victoria Parade.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Continue to monitor Town Centre boundary</li> <li>3. Continue to monitor policy</li> <li>4. Dialogue with commercial property agents/regeneration over rents and suitability of potential units within Waterfoot town centre.</li> </ol>

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.”*

<b>Target</b>	<b>Hospital site to be developed by 2017</b>
<b>Progress towards Target</b>	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. All dwellings are now complete.
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Application not submitted by 2014 in accordance with the Site Allocations DPD</li> <li>2. Application not approved by 2015</li> <li>3. Development not completed by 2017</li> </ol>
<b>Trigger Met</b>	No – application submitted and approved within the required timescale. Development now complete.
<b>Target</b>	<b>Bus Station and Public Realm improvements to be completed by 2015</b>
<b>Progress towards Target</b>	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. 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. By January 2020 work had finished on-site. Phase 2 of Spinning Point is no longer going ahead.
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Redevelopment of Rawtenstall Bus Station and Public Realm improvements not an identified specific project in LTP3 by 2012</li> <li>2. Application not submitted in 2013</li> <li>3. Application not approved by end of 2013</li> <li>4. Redevelopment not complete by 2015</li> </ol>

<b>Trigger Met</b>	The trigger has been reached. Although delayed, the work to build the new Bus Station in Rawtenstall is now complete. However, Phase 2 of the re-development of the Spinning Point complex is no longer going ahead.
<b>Contingencies</b>	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)  2. Continue to work with LCC and other parties to facilitate and enable development (e.g. assistance with funding and resources) and to alleviate constraints.
<b>Target</b>	New Hall Hey development to be completed by 2016
<b>Progress towards Target</b>	Although not complete by the original target, the New Hall Hey site is progressing well and is largely occupied. Occupants include Marks and Spencer Simply Food, TK Maxx, Pets at Home, Aldi, Home Bargains, Card Factory, Domino's Pizza and Costa Coffee.
<b>Trigger to Implement Contingencies</b>	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
<b>Trigger Met</b>	Yes but development has since progressed and site is now well occupied.
<b>Contingencies</b>	

### [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.

<b>Target</b>	<b>Completion of the national cycle route from Stubbins to Helmshore by 2015</b>
<b>Progress towards Target</b>	National Cycle Network Route 6 in this area is part of a longer route between Bury and Accrington, which is linked via on-road and traffic-free sections of the old East Lancashire railway path.  The section from Snig Hole to Ravenshore and Irwell Vale railway cutting through to Stubbins has now been completed, with the remaining section between Ravenshore and Irwell Vale to be resurfaced in 2022/23.

	Further works to the national cycle route around Strongstry and Stubbins are being explored as part of the Lancashire Cycling Walking Infrastructure Plan (LCWIP).
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Route not included in LTP 3 by 2011</li> <li>2. Route not in LCC's Implementation Strategy for Rossendale (September 2011)</li> <li>3. No contractor appointed by April 2014</li> </ol>
<b>Trigger Met</b>	Yes but route is due to be completed soon.

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.”*

<b>Target</b>	<b>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).</b>
<b>Progress towards Target</b>	<p>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.</p> <p>This shows a reduction in vacancy levels since 2008 (when a vacancy rate of 18.5% was identified).</p> <p>Staffing and time constraints have resulted in the health checks not being conducted for this monitoring period, however, Health Checks will take place this year in order to provide a baseline for monitoring the new Local Plan policies.</p>
<b>Trigger to Implement Contingencies</b>	1. No decrease in the number of vacant units over fixed 3 year periods
<b>Trigger Met</b>	No.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Continue to monitor Town Centre boundary</li> <li>3. Continue to monitor policy</li> </ol>

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.

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.

<b>Target</b>	<b>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</b>			
<b>Progress towards Target</b>	The majority of new housing delivered during the three year period was inside the urban boundary however, the figures for 2019/2020 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. It is expected that now the Rossendale Local Plan 2019 to 2036 has been adopted development will be expected to be delivered within the defined urban boundary.			
	2018/2019 97%	2019/2020 67%	2020/2021 91%	Cumulative 3 Year <b>85%</b> Period (2018/2019 to 20/2021)
<b>Trigger to Implement Contingencies</b>	85% or less of housing numbers in the urban boundary over a rolling 3 year period			

<b>Trigger Met</b>	Yes, however the figures fall below the trigger for 2019/2020. The Rossendale Local Plan 2019 to 2036 is proposing extensions to the Urban Area to allow future development.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with key partners, to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit</li> <li>3. Work with developers/landowners of sites to bring sites forward faster (e.g. via development phasing, affordable phasing and completion notice)</li> <li>4. Continue to monitor the policy</li> </ol>
<b>Target</b>	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
<b>Progress towards Target</b>	<p>Between 2018/19 and 2020/21, 153.8 sq. m of retail floorspace was developed (100% of which was within the urban boundary).</p> <p>Between 2018/19 and 2020/21, 443.7 sq. m of office floorspace was developed (100% of which was within the urban boundary).</p> <p>There was a loss of 930.74 sq. m. of Retail floorspace between 2018/19 and 2020/21 (100% of which was within the urban boundary).</p>
<b>Trigger to Implement Contingencies</b>	85% or less of retail and office floorspace delivered in the urban boundary over a rolling 3 year period
<b>Trigger Met</b>	No – more than 85% of retail and office floorspace was delivered in the urban boundary between 2018/19 and 2020/21.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>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</li> <li>3. Work with developers/landowners of sites to bring sites forward faster (e.g. via development phasing, affordable phasing and completion notice)</li> <li>4. Continue to monitor the policy.</li> </ol>
<b>Target</b>	40% of all retail and office floorspace to be provided in Rawtenstall
<b>Progress towards Target</b>	<p>The Council is committed to increasing the amount of retail and office floorspace delivered within Rawtenstall.</p> <p>No new retail and / or office floorspace was developed in Rawtenstall over the monitoring period.</p>
<b>Trigger to Implement Contingencies</b>	Less than 10% or more than 50% of overall retail and/or office floorspace provided in Rawtenstall over a 3 year rolling period.

<b>Trigger Met</b>	Yes – more than 50% of new retail and office floorspace was located in Rawtenstall. However, this is largely as a result of the major development that has taken place at New Hall Hey which has dominated recent completion figures but is now largely occupied.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with key partners, including Rossendale BC, to continue to encourage development in the area but also to encourage development in other areas, including assisting with access to funding and resources.</li> <li>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</li> <li>4. Continue to monitor policy</li> </ol>			
<b>Target</b>	<b>30% of all new residential development to be built in Rawtenstall (Tier 1) over the plan period to 2026</b>			
<b>Progress towards Target</b>	The level of new residential development built in Rawtenstall between 2018/19 and 2020/21 was 19% which does not meet the target. It is to be noted that the development at the former Hospital in Rawtenstall completed in January 2018 and had previously played a large factor in housing development at Rawtenstall.			
	<b>2018/2019 %</b>	<b>2019/2020 %</b>	<b>2020/2021 %</b>	<b>Average % between 2018 and 2021</b>
	29%	14%	6%	19%
<b>Trigger to Implement Contingencies</b>	Less than 10% or more than 50% of all new residential development delivered in Rawtenstall over a 3 year rolling period.			
<b>Trigger Met</b>	No			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with key partners, including Rossendale BC, to encourage development in the area including assisting with access to funding and resources.</li> <li>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</li> <li>4. Continue to monitor policy.</li> </ol>			



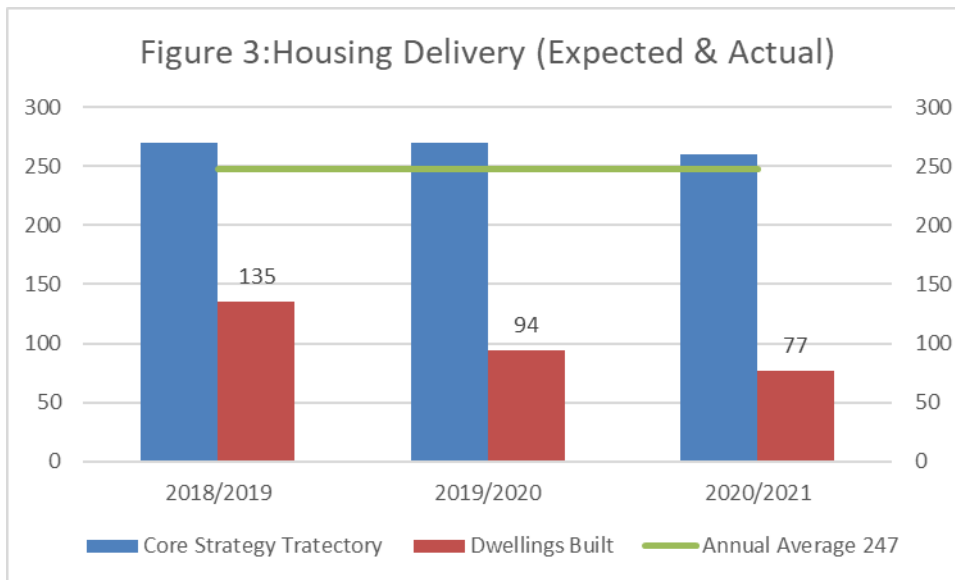
## Policy 2: Meeting Rossendale's Housing Requirement

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.

<b>Target</b>	<b>Deliver a minimum of 3,700 new houses over the plan period to 2026.</b>			
<b>Progress towards Target</b>	306 additional dwellings were delivered between 01/04/2018 and 31/03/2021. The Core Strategy (2011) delivery target was not met between 2018 and 2021 and there is currently a cumulative three year shortfall of dwellings of 509 dwellings which equates to a percentage shortfall of 63%			
	<b>Year</b>	<b>Completions</b>	<b>Core Strategy Trajectory</b>	<b>Under (-) or over (+) supply</b>
	2018/19	135	270	-150
	2019/20	94	270	-176
	2020/21	77	260	-183
	<b>Cumulative</b>	<b>306</b>	<b>800</b>	<b>-509</b>
<b>Trigger to Implement Contingencies</b>	Shortfall of 20% of cumulative 3 year target according to the housing trajectory in Policy 2			
<b>Trigger Met</b>	Yes, the shortfall of new houses exceeds the trigger.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action</li> <li>2. Bring forward sites identified for later phases in the plan period if appropriate</li> <li>3. Work with Key Partners, developers and landowners to facilitate and enable development (e.g. access to finance, including Grants, negotiating s106s and contributions).</li> <li>4. The Rossendale Local Plan 2019 to 2036 is proposing to update the housing policy based on the calculation of the local housing need. The new objective will be to deliver 3191 additional homes from 2019 to 2036. This is equivalent to an additional 208 dwellings per year in years 2019/20 and 2020/21 and 185 dwellings per annum in years 2021 to 2036.</li> </ol>			

Figure 3 below shows the expected and actual number of houses delivered in the last three years.





<b>Target</b>	<b>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.</b>
<b>Progress towards Target</b>	<p>The latest Strategic Housing Market Update Assessment (2019) prepared by Lichfield's concludes that in order to meet the need for affordable houses in the Borough:</p> <p><i>The range of scenarios gives a range of affordable housing needs for the Borough of between 102 and 170 affordable dwellings per annum, equivalent to between 50% and 83% of the upper estimate of demographic led-needs. The extent to which affordable housing could be delivered at such proportions would need to be the subject of viability testing, but it is clear that there is a significant affordable housing need for the Borough.</i></p> <p>In terms of size of dwellings, the study suggests:</p> <ul style="list-style-type: none"> <li>- for all dwellings (range): 1-bed (10-30%) 2-bed (25-45%) 3-bed (25-45%) 4+ bed (5-20%)</li> <li>- for affordable dwellings: 86% to be 1-2 bed and 14% to be 3-4 bed</li> </ul> <p>Also, the study suggests that the affordable housing provision should be composed of 70% of affordable/social rented and 30% of intermediate tenure /starter homes.</p> <p>In terms of dwellings type only partial data has been collated between 2018 and 2021. Data collected identifies that the majority of the additional dwellings completed between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2021 are detached houses (69%), followed by terraced houses (14%) and semi-detached dwellings at 11%.</p> <p>30 affordable homes have been completed between 01/04/2018 and 31/03/2021, this equates to approximately 10% of the overall delivery. 26 of which are social rented homes located at Land off Rockcliffe Road planning permission 2018/0043.</p>
<b>Trigger to Implement Contingencies</b>	80% or less of new housing meeting an identified house type, size or tenure need over a rolling 3 year target.
<b>Trigger Met</b>	This figure is considerably below the target.

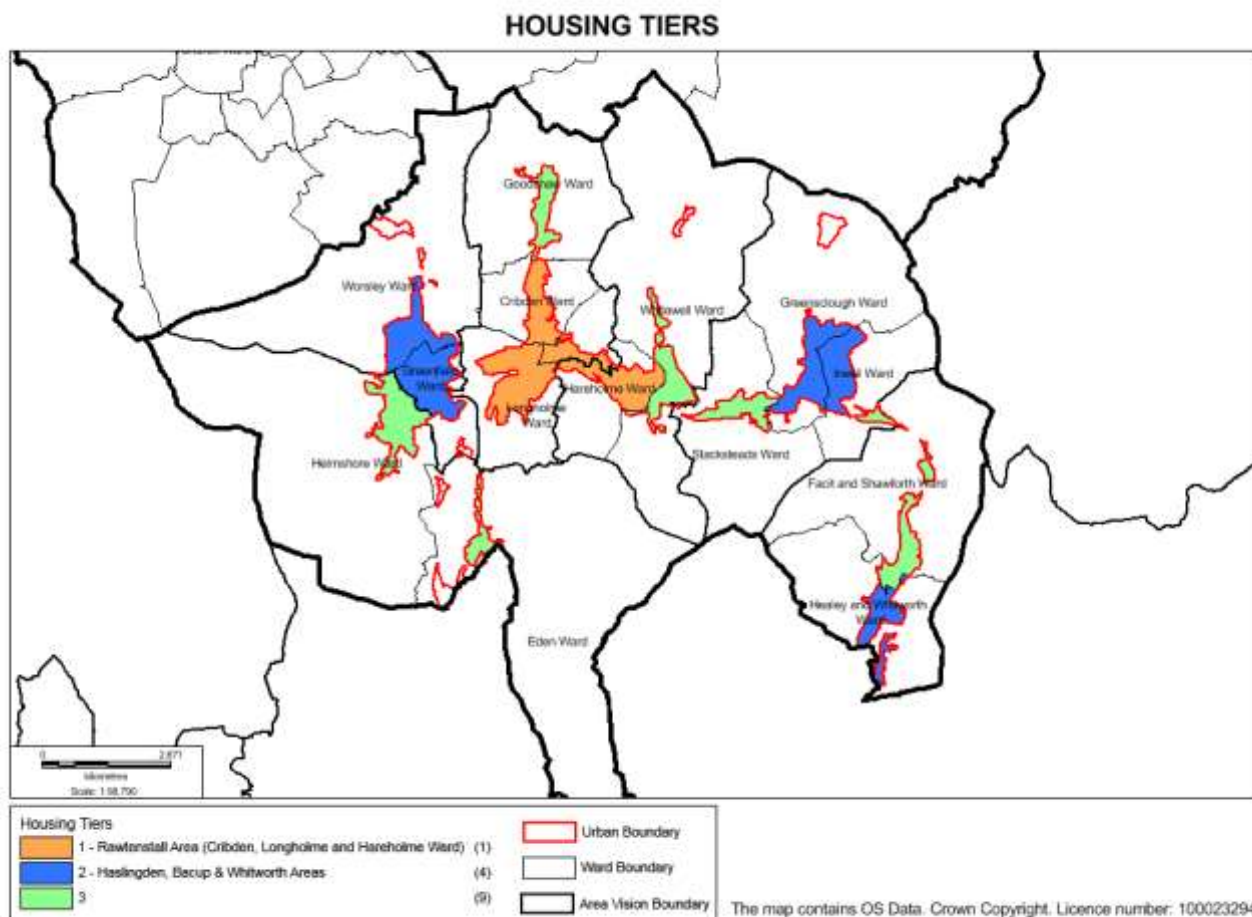
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action</li> <li>2. Work with key partners, developers and landowners to encourage development to meet needs</li> <li>3. Identify suitable sites to deliver particular types, sizes and tenures of housing and work with partners to submit applications</li> <li>4. Reduce/restrict proposals that do not meet an identified need/demand if appropriate</li> <li>5. Continue to monitor policy</li> </ol>
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Rossendale has a portfolio of vacant previously-developed land (PDL or brownfield) 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 has a commitment to deliver 65% of all new housing on PDL. However, most of the previous developed sites are protected for employment use, have flood risk issues or contaminated land issues which affects the deliverability.

<b>Target</b>	<b>65% of all new housing completed on PDL over the plan period to 2026</b>			
<b>Progress towards Target</b>	The cumulative percentage of dwellings built on PDL over the three year period is 49% which falls below both the target and the trigger point.			
<b>Net Delivery on Previously-Developed Land</b>				
	2018/2019	2019/2020	2020/2021	Cumulative 3 year period (2018/2019 to 2020/2021)
	39%	62%	45%	49%
<b>Trigger to Implement Contingencies</b>	50% or less of new housing built on PDL over a rolling 3 year period			
<b>Trigger Met</b>	The percentage of new housing completed on PDL over a rolling 3 year period is 49% which means that the trigger to implement contingencies has been hit.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action</li> <li>2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.)</li> <li>3. Since 2017, the Government requires local planning authorities to publish a Brownfield Land Register which promotes the suitable PDL sites for housing. The Brownfield Land Register should help deliver houses on PDL within the Borough.</li> <li>4. Due to the constraints associated with the development of PDL sites, the Rossendale Local Plan 2019 to 2036 is proposing to allocate 30% of housing sites on PDL.</li> </ol>			

For the purpose of calculating the targets below, the tiers are those defined in the Core Strategy and shown on the map below. Also, it was considered that when a development was outside but adjoining the Urban Boundary of a settlement, then the tier of this settlement (or in the case of two settlements, the highest tier) would be attributed. Tier 4 was attributed to development within an Urban Boundary not defined as tier 1, 2 or 3 and to development not adjoining any Urban Boundary.

Figure 4: Map of Housing Tiers



<b>Target</b>	<b>40% of all new dwellings completed in Rawtenstall (Tier 1) on PDL over the plan period up to 2026</b>			
<b>Progress towards Target</b>	During the three year period, 45% of the new houses built in Rawtenstall were on PDL			
	2018/2019	2019/2020	2020/2021	Average over a 3 year period (2018/2019 to 2020/2021)
	28%	40%	66%	45%
<b>Trigger to Implement Contingencies</b>	30% or less of all new housing built on PDL over a 3 year rolling period.			
<b>Trigger Met</b>	The percentage of new dwellings completed in Rawtenstall (Tier 1) on PDL exceeds the target over the three year period.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action</li> <li>2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.)</li> <li>3. Continue to monitor policy</li> </ol>			

<b>Target</b>	<b>80% of all new dwellings completed in Bacup and Whitworth (tier 2 excluding Haslingden) on PDL over the plan period up to 2026</b>			
<b>Progress towards Target</b>	Between 2018/2019 and 2020/2021 28% of new dwellings completed in Bacup and Whitworth were built on previously-developed land. This falls considerably below the target of 80%.			
	2018/2019	2019/2020	2020/2021	Cumulative 3 year period (2018/2019 to 2020/2021)
	49%	16%	19%	28%
<b>Trigger to Implement Contingencies</b>	70% or less of all new housing built on PDL over a 3 year rolling period			
<b>Trigger Met</b>	Yes, for every year in the period and for the three year period (2015/2016 to 2017/2018) there were less than 80% of new dwellings in Bacup and Whitworth delivered on PDL.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action</li> <li>2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.)</li> <li>3. Reduce/restrict new units on greenfield sites if appropriate</li> <li>4. Phase existing greenfield delivery</li> <li>5. Continue to monitor policy</li> </ol>			
<b>Target</b>	<b>90% of all new dwellings completed in Haslingden (tier 2 excluding Bacup and Whitworth) on PDL over the plan period up to 2026</b>			
	77% of all housing in Haslingden was built on previously-developed land between 2018/2019 and 2020/2021.			
<b>Progress towards Target</b>	2018/2019	2019/2020	2020/2021	Cumulative 3 Year Period (2018/2019 to 2020/2021)
	80%	50%	100%	77%
<b>Trigger to Implement Contingencies</b>	Yes, however the figures are skewed due to 2019/2020 where 2 dwellings were completed in Haslingden on greenfield land and one on brownfield land.			
<b>Trigger Met</b>	No.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action</li> <li>2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.)</li> <li>3. Reduce/restrict new units on greenfield sites if appropriate</li> <li>4. Phase existing greenfield delivery</li> <li>5. Continue to monitor policy</li> </ol>			

<b>Target</b>	<b>50% of all new dwellings completed in all other areas on PDL (tiers 3 and 4) over the plan period up to 2026</b>			
<b>Progress towards Target</b>	Between 2018/2019 and 2020/2021 61% of housing built outside of Rawtenstall, Bacup, Whitworth and Haslingden took place on previously-developed land, which is above the target requirement.			
	2018/2019	2019/2020	2020/2021	Cumulative 3 Year Period (2018/2019 to 2020/2021)
	59%	78%	47%	61%
<b>Trigger to Implement Contingencies</b>	40% or less of all new housing built on PDL over a 3 year rolling period			
<b>Trigger Met</b>	No.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action</li> <li>2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc.)</li> <li>3. Reduce/restrict new units on greenfield sites if appropriate</li> <li>4. Phase existing greenfield delivery</li> <li>5. Continue to monitor policy</li> </ol>			

<b>Target</b>	<b>70% of all new residential development in Rawtenstall, Bacup, Haslingden and Whitworth (tiers 1 and 2) to be built at 50 dwellings per hectare</b>			
<b>Progress towards Target</b>	In 2018/2019, just under 14% of the new dwellings were built at a density of at least 50 dwellings per hectare in Rawtenstall, Bacup, Haslingden and Whitworth. In 2019/2020 3% of the new dwellings were built at a density of at least 50 dwellings per hectare and 5.7% were built at this density in 2020/2021. The average over three years is 7.6%, 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.			
<b>Trigger to Implement Contingencies</b>	55% or less of all new development built at 50 dwellings per hectare over a rolling 3 year period			
<b>Trigger Met</b>	Yes.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with Partners to develop and deliver higher density housing developments</li> <li>3. Reduce/restrict proposals for less than 50/30 dwellings per hectare if appropriate</li> </ol>			

	4. Consider a review of the Policy. The Rossendale Local Plan 2019 to 2036 revises the policy on housing density. It states that the density should be in keeping with local areas and that “high densities shall be provided within sustainable locations particularly on sites within defined town centres and locations within 300m of bus stops on key transport corridors”.
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<b>Target</b>	<b>85% of all new residential development in all other areas (tiers 3 and 4) to be built at 30 dwellings per hectare</b>
<b>Progress towards Target</b>	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 0% in 2018/2019, 28.6% in 2019/2020 and 81.8% in 2020/2021. Over the last three years the average is 36.8% which is below the target.  The Council should continue to work with partners and developers to encourage higher density housing developments.
<b>Trigger to Implement Contingencies</b>	70% or less of all new residential development built at 30 dwellings per hectare over a rolling 3 year period
<b>Trigger Met</b>	Yes.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with Partners to develop and deliver higher density housing developments</li> <li>3. Reduce/restrict proposals for less than 50/30 dwellings per hectare if appropriate</li> <li>4. Consider a review of the Policy. The Rossendale Local Plan 2019 to 2036 revises the policy on housing density. It states that the density should be in keeping with local areas and that “high densities shall be provided within sustainable locations particularly on sites within defined town centres and locations within 300m of bus stops on key transport corridors”.</li> </ol>

### [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.

<b>Target</b>	<b>All new housing to be delivered in accordance with the percentages accorded to the settlements in Policy 3.</b>
<b>Progress towards Target</b>	The distribution of housing delivered in the settlements within Rossendale for the period between 2018/2019 to 2020/2021 is shown in Figure 3. The average housing distribution for each year over the 3 year period falls below the targets set in the Core Strategy for each tier.



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.

The table below shows the percentage of housing delivered over the past three years against the Core Strategy target:

*Figure 3 Average distribution of housing completions by tier over the 3 year period*

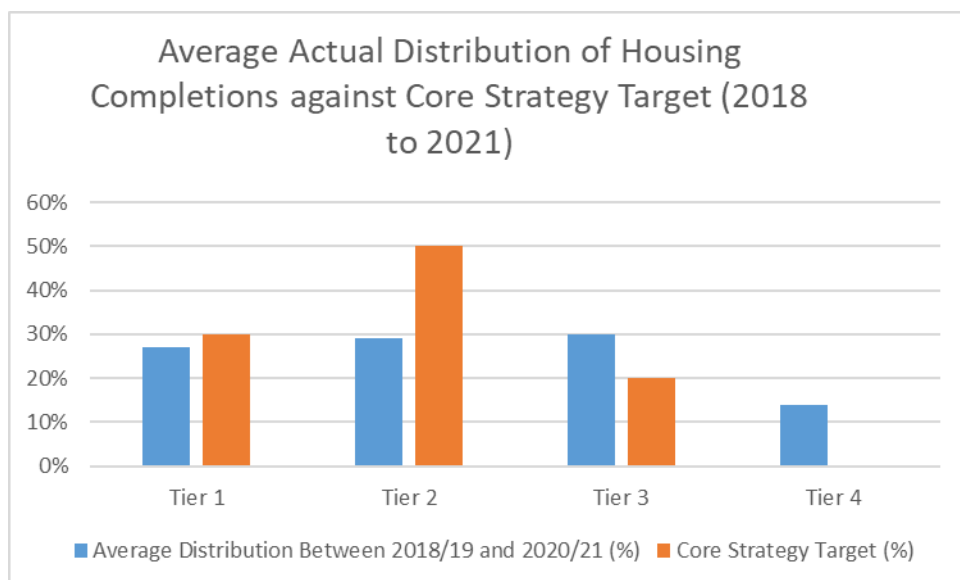
Tiers	Distribution 2018/19 (%)	Distribution 2019/20 (%)	Distribution 2020/21 (%)	Average Distribution Between 2018/19 and 2020/21 (%)	Core Strategy Target (%)
Tier 1	30%	23%	27%	27%	30%
Tier 2	14%	15%	57%	29%	50%
Tier 3	47%	32%	13%	30%	20%
Tier 4	9%	30%	3%	14%	No target (minimal number)

**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 three year period from 2018/19 to 2020/21 the percentage of housing delivered does not exceed the triggers by +/- 20%.

- Contingencies**
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. The Rossendale Local Plan 2019 to 2036 revises Spatial Strategy in which “the majority of new housing will be located in and around the main centres of Rawtenstall and Bacup with these centres accommodating in total around 50% of the housing requirement”.

Figure 4: Distribution of the additional dwellings against the Core Strategy target



## 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 2018/2019, 4 affordable units were completed (all as application 2018/0049 74-80 Pennine Rd, Bacup).</p> <p>In 2019/2020, 0 affordable units were completed.</p> <p>In 2020/2021, 26 affordable houses were completed on the land off Rockcliffe Road in Bacup (2018/0383).</p> <p>Overall, during the last three years, 30 affordable houses were built against a target of 75 houses.</p> <p>The Council is committed to increasing the amount of affordable and supported housing in Rossendale and is currently working with partners and developers through the Rossendale Local Plan 2019 to 2036 to identify future affordable and supported housing sites to ensure that this target is met in the future.</p>
Trigger to Implement Contingencies	<ol style="list-style-type: none"> <li>1. Less than 80% of 3 year target delivered over a rolling 3 year period</li> <li>2. 75% applications refused due to affordable housing provision over 12 months</li> </ol>
Trigger Met	<p>The trigger has been hit. The completion of affordable houses has been notably low between 2018 and 2021. The Council will continue to work closely with partners and developers through the Local Plan to identify affordable and supported housing sites.</p>
Contingencies	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Negotiate phasing of delivery of affordable housing on site by site basis</li> </ol>



	<p>3. Work with key partners, including Rossendale BC, to access funding, resources to increase delivery</p> <p>4. Reassess tenure mix on site by site basis. This has been done via the SHMA 2019 update.</p> <p>5. Reassess percentage requirement. This has been done via the SHMA 2019 update.</p> <p>6. The Rossendale Local Plan 2019 to 2036 introduces a requirement of 30% on-site affordable housing from market housing schemes subject to site and development considerations (such as financial viability). Of the total number of homes to be provided, at least 10% should be available for affordable home ownership as part of the overall affordable housing contribution, unless the proposal provides solely for Build for Rent, provides specialist accommodation to meet specific needs (e.g. purpose built accommodation for the elderly), is a self-build proposal, or is exclusively for affordable housing, entry level exception sites or rural exception sites.</p>
<b>Target</b>	<b>5 empty properties to be brought back into use as affordable housing annually over the plan period up to 2026</b>
<b>Progress towards Target</b>	1 empty property was brought into use as affordable housing between 2018 and 2021.
<b>Trigger to Implement Contingencies</b>	Fewer than 9 properties brought back into use as affordable housing over 3 year rolling period.
<b>Trigger Met</b>	Yes.
<b>Contingencies</b>	<p>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</p> <p>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.</p> <p>3. Continue to monitor policy</p>

### [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 carried out in the Gypsy and Traveller Area Assessment 2010 update study, it identifies what provision should be made and what areas should be considered.

<b>Target</b>	<b>Deliver 5 permanent pitches over the plan period</b>
<b>Progress towards Target</b>	No applications were received for new Gypsy and Traveller pitches during 2018/2019, 2019/2020 or 2020/2021. One application (2020/0136) was received during 2019/2020 for a show persons site, as of January 2022 this is yet to be determined.
<b>Trigger to Implement Contingencies</b>	No pitches provided within 3 years over a stepped 3 year period (i.e.2011- 2014, 2014 2017, 2017- 2020, 2020-2023, 2023- 2026)

<b>Trigger Met</b>	The target and trigger are out of date. The new Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2016) considers that there is a need for 2 pitches that can be met on existing sites via intensification, and there is an aspirational need for 2 pitches from individuals currently living in bricks and mortar accommodation. No specific Local Plan allocation is required for permanent pitches, as future pitch applications could be considered via the planning application process.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Identify alternative sites to bring forward over the next 2-3 years</li> <li>3. Work with key partners including HCA and recognised charities and representatives of the gypsy and travelling communities to bring forward those sites</li> <li>4. The need for permanent pitches has been reviewed in 2016. The study recommends a review on a five year basis.</li> </ol>
<b>Target</b>	Delivery of 3 transit pitches
<b>Progress towards Target</b>	No transit pitches were provided in 2018/2019, 2019/2020 or 2021/2021.
<b>Trigger to Implement Contingencies</b>	No pitches provided within 5 years over 5 year stepped periods (i.e. 2011-2016, 2016-2021, 2021-2026)
<b>Trigger Met</b>	The new Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2016) recommends the provision of 4 transit pitches. The Rossendale Local Plan 2019 to 2036 implements a Negotiated Stopping Policy to address any demand for transit sites that arise over the plan period.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Identify alternative sites to bring forward over the next 2-3 years</li> <li>3. Work with key partners including HCA and recognised charities and representatives of the gypsy and travelling communities to bring forward those sites</li> <li>4. The need for transit pitches has been reviewed in 2016. The study recommends a review on a five year basis.</li> </ol>

One incident was recorded on the register of illegal encampments in 2017/2018. 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.

<b>Target</b>	<b>Deliver education and training facilities in Bacup area by 2017</b>																																
<b>Progress towards Target</b>	<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 2018 a new community facility operated by Stubblelee Greenhouses including café and community cinema was opened. This provides 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>																																
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. No discussions with college/education provider and developer about scheme details including funding by 2013</li> <li>2. Viable proposal not submitted by 2014</li> <li>3. Planning permission not approved by 2015</li> <li>4. Initial phases not delivered by 2017</li> </ol>																																
<b>Trigger Met</b>	Original targets dates were not met but development has since progressed on another scheme.																																
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with key partners including Rossendale Borough Council and college to facilitate and enable development (e.g. assistance with funding, resources and expertise)</li> <li>3. Work with key partners to remove obstacles and alleviate constraints (e.g. funding for remediation and infrastructure etc.)</li> </ol>																																
<b>Target</b>	Percentage of Rossendale's working age population with NVQ level 3 or higher to meet the most up to date national average																																
<b>Progress towards Target</b>	<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><b>2011</b></td> <td>21,200</td> <td>48.3</td> <td>47.9</td> <td>50.8</td> </tr> <tr> <td><b>2012</b></td> <td>25,900</td> <td>61.5</td> <td>49.8</td> <td>53.1</td> </tr> <tr> <td><b>2013</b></td> <td>19,900</td> <td>46.7</td> <td>50.0</td> <td>53.9</td> </tr> <tr> <td><b>2014</b></td> <td>25,000</td> <td>56.4</td> <td>50.7</td> <td>55.0</td> </tr> </tbody> </table>					Rossendale		North West	Great Britain	Nos	%	%	%	<b>2011</b>	21,200	48.3	47.9	50.8	<b>2012</b>	25,900	61.5	49.8	53.1	<b>2013</b>	19,900	46.7	50.0	53.9	<b>2014</b>	25,000	56.4	50.7	55.0
	Rossendale		North West	Great Britain																													
	Nos	%	%	%																													
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<b>2014</b>	25,000	56.4	50.7	55.0																													

<b>2015</b>	27,500	62.5	52.2	55.8
<b>2016</b>	25,400	58.1	53.7	56.9
<b>2017</b>	25,900	62.5	54.2	57.2
<b>2018</b>	23,600	55.3	55.1	57.8
<b>2019</b>	19,000	44.9	55.2	58.5
<b>2020</b>	24,500	58.9	57.9	61.3

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.

For the years 2018, 2019 and 2020 the percentage of Rossendale residents having a qualification of NVQ 3 and above has been lower than the national average.

**Trigger to Implement Contingencies**

1. Lower than the national average for 3 years running

**Trigger Met**

Yes

**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.

<b>Target</b>	<b>90% of resident population and business with access to next generation broadband by 2026</b>
<b>Progress towards Target</b>	This information is no longer monitored by Lancashire County Council. There was 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.
<b>Trigger to Implement Contingencies</b>	75% or less of resident population and business with access to next generation broadband in 2016.

<b>Trigger Met</b>	Unknown
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Engage with providers to encourage and attract investment</li> </ol>
<b>Target</b>	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
<b>Progress towards Target</b>	<p>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, it is acknowledged that access to services remains relatively low and pressures on local shops continue to be high.</p> <p>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.</p>
<b>Trigger to Implement Contingencies</b>	5% or more decline of each over 5 year periods (2011- 2016, 2016-2021, 2021-26)
<b>Trigger Met</b>	N/a-insufficient data to accurately measure the long term trend
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with key partners including local communities to provide facilities and resources for local services</li> </ol>

## [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.

<b>Target</b>	<b>Re-open ELR as a commuter line between Manchester and Rawtenstall by the end of the planning period - 2026</b>
<b>Progress towards Target</b>	Lancashire County Council commissioned a multi-modal Study of the A56/M66 corridor from consultants Jacobs (signed off in November 2016) which identified a number of benefits from re-opening the East Lancashire Railway for commuter use. As of October 2021 funding for a strategic outline business case for the re-use of the East Lancashire Railway as a commuter line has been secured.

<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Initial Binding agreement with ELR, Transport for Greater Manchester and other relevant partners not in place by 2014</li> <li>2. Initial funding and phasing of pilot shuttle services not implemented by 2016</li> <li>3. No committed funding for full scheme</li> <li>4. Capacity and quality increases and improvements of service not in place by 2026</li> </ol>
<b>Trigger Met</b>	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
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with partners to overcome technical difficulties and alleviate constraints providing access to funding, resources and best practice.</li> </ol>
<b>Target</b>	New Bus Station to be operational by 2016
<b>Progress towards Target</b>	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. Works on the bus station and retail/ café units commenced in September 2018 and were complete in January 2020.
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Scheme not identified in LTP3 District Implementation Plan end 2011</li> <li>2. Funding not in place by 2013</li> <li>3. Planning application not submitted by 2014</li> <li>4. Planning application not approved by end of 2014</li> <li>5. Scheme not implemented by end of 2016</li> </ol>
<b>Trigger Met</b>	Yes but the bus station is now complete as of January 2020. No further monitoring is required.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Dialogue with LCC to facilitate and enable development</li> </ol>

## 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.

<b>Target</b>	<b>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)</b>
<b>Progress towards Target</b>	Due to resource issues Lancashire County Council are unable to analyse performance against this target
<b>Trigger to Implement Contingencies</b>	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.
<b>Trigger Met</b>	Achievement against target unknown
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Dialogue with LCC and bus operators to discuss service coverage</li> <li>3. Dialogue with applicants/developers to discuss locations of proposals</li> <li>4. Dialogue with developers over contributions to fund transport/accessibility improvements</li> </ol>

## 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.

<b>Target</b>	<b>Net increase of 3% in jobs created within the borough over a 5 year fixed period</b>
<b>Progress towards Target</b>	The table below compares the number of jobs within Rossendale over the period 2008 to 2020 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 2020, and so allowing a comparison over a number of years. The number of jobs in the Borough has been declining since 2015. The job density figure is low compared to some neighbouring authorities as well as regional and national figures. This low job density figure contributes to the high levels of out-commuting that Rossendale experiences The figures for 2021 have not been published yet.
<b>Trigger to Implement Contingencies</b>	1. Less than 2% increase in jobs created measured in 2016 and 2021
<b>Trigger Met</b>	No

<b>Contingencies</b>	<p>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc.)</p> <p>2. Dialogue with Rossendale BC Regeneration, Regenerate, LEP, etc. over grant funding and incentive schemes</p> <p>3. Discussions with Rossendale BC Regeneration, Regenerate, LEP, Commercial Property Agents, Employees etc. – about the suitability of land and premises (rents, location, size etc.)</p> <p>4. Examine case for policy review</p>
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Figure 8: Employment trends in Rossendale

	2008	2009	2010	2011	2012	2014	2015	2016	2017	2018	2019	2020	% change 2015 - 2020
<b>Rossendale Employee Jobs *</b>	n/a	21,000	20,000	21,000	20,000	21,000	<b>24,000</b>	22,000	20,000	22,000	20,000	19,000	-20.8%
<b>No. of jobs total – Rossendale *</b>	25,000	23,000	24,000	24,000	25,000	23,000	<b>25,000</b>	23,000	21,000	23,000	21,000	20,000	- 20%
<b>Rossendale Job Density**</b>	0.58	0.53	0.55	0.53	0.57	0.54	<b>0.62</b>	0.58	0.54	0.6	0.58	0.52	- 0.1
<b>GB Job Density**</b>	0.79	0.77	0.77	0.78	0.78	0.81	<b>0.83</b>	0.85	0.86	0.86	0.87	0.84	+0.1

\* Source: ONS: Business Register and Employment Survey –

<https://www.nomisweb.co.uk/query/construct/summary.asp?reset=yes&mode=construct&dataset=189&version=0&anal=1&initset=>

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



<b>Target</b>	<b>No more than 30% loss of land currently classed as B1, B2 or B8 over the plan period (measured in ha).</b>						
<b>Progress towards Target</b>	<p>There has been a net loss of approximately 2151.3 sq. m. of land/buildings previously in B1, B2 or B8 use to other uses. There has been a gross loss of 4126 sq. m. of B1, B2 and B8 use to other uses in allocated employment areas from 2018/19 to 2020/21. A significant contributor to this loss has been the demolition of Croft End Mill in Edenfield.</p> <p>From 2018/19 to 2020/21 there was a loss of approximately 0.9ha of B1, B2 or B8 use to other uses, and a gain of approximately 0.48ha.</p> <p>Loss of employment space has occurred due to mills being converted or sites redeveloped for residential development or other non B-class uses. Further investigation of gains and losses is required, including an in-depth analysis of permissions and completions.</p> <p>The Rossendale Local Plan 2019 to 2036 will look to re-establish a continuing supply of employment land to meet the Borough's needs over the plan period to 2036, 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>2013/14 to 2020/21</th> <th>2018/19 to 2020/21</th> <th>Loss since start of plan period</th> </tr> </thead> <tbody> <tr> <td>- 4.52 ha (-24%)</td> <td>- 0.42ha (-2.2%)</td> <td>6.82 ha (36%)</td> </tr> </tbody> </table>	2013/14 to 2020/21	2018/19 to 2020/21	Loss since start of plan period	- 4.52 ha (-24%)	- 0.42ha (-2.2%)	6.82 ha (36%)
2013/14 to 2020/21	2018/19 to 2020/21	Loss since start of plan period					
- 4.52 ha (-24%)	- 0.42ha (-2.2%)	6.82 ha (36%)					
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Change from B use classes to other uses exceeding 5% over fixed 3 year period</li> <li>2. Greater than 5% loss of land in B use classes over consecutive fixed 3 year periods.</li> </ol>						
<b>Trigger Met</b>	Yes, and 3 year trigger implemented.						
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc.)</li> <li>2. Dialogue with Rossendale BC Regeneration, Regenerate, LEP, etc. over grant funding and incentive schemes</li> <li>3. Discussions with Rossendale BC Regeneration, Regenerate, LEP, Commercial Property Agents, Employees etc. – about the suitability of land and premises (rents, location, size etc.)</li> <li>4. Continue to monitor policy</li> </ol>						

## 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.

<b>Target</b>	<b>No greater than 20% of retail approvals (floorspace sq. m) to be outside the defined primary shopping areas (PSA) over plan period</b>					
<b>Progress towards Target</b>	2018/2019		2019/2020		2020/2021	
	Floorspace approved		Floorspace approved		Floorspace approved	
	In PSA	Outside PSA	In PSA	Outside PSA	In PSA	Outside PSA
	0	77	0	48	76.8	742.3
<b>Trigger to Implement Contingencies</b>	1. More than 30% of approved retail floorspace outside of the defined PSA over consecutive 3 year rolling period.					
<b>Trigger Met</b>	<p>Yes. Over the 3 year rolling period (2018/2019 to 2020/2021) almost 92% of net retail floorspace approved has been outside of the defined PSA. The large amount of A1 approved floorspace in 2020/2021 is largely attributed to two car refuelling related developments (2020/0052 – Bacup Hub &amp; 2019/0433 – Rising Bridge Service Station).</p> <p>A loss of retail, including within the PSA, has been identified, approved for changes of use such as residential, drinking establishments/restaurants and hot food takeaways. Although not a monitoring target, it needs to be considered if these losses of A1 within the Borough should be investigated further.</p>					
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Continue to monitor PSA boundaries</li> <li>3. Dialogue with commercial property agents/regeneration over rents and suitability of potential retail units within PSAs</li> </ol>					
<b>Target</b>	<b>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 (TCB) of Rawtenstall, Haslingden and Bacup over plan period</b>					
<b>Progress towards Target</b>	2018/2019		2019/2020		2020/2021	
	Floorspace Approved		Floorspace Approved		Floorspace Approved	
	In TCB	Outside of TCB	In TCB	Outside of TCB	In TCB	Outside of TCB
	325.5	0	166.7	280	158	152

	Within the monitoring period 64sqm of office floorspace was lost within the Primary Shopping Area.
<b>Trigger to Implement Contingencies</b>	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.
<b>Trigger Met</b>	39.9% of approved office space was located outside of the town centre boundaries, although this is above the 30% trigger, it is a vast improvement over previous monitoring periods.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Dialogue with commercial property agents/regeneration over rents and suitability of potential retail units within Town Centre boundaries.</li> <li>3. Appraise suitability/viability of sites with agents and developers</li> <li>4. Continue to monitor town centre boundaries</li> </ol>

## Town and Local Centre Health Checks

Staffing and time constraints have resulted in the health checks not being conducted for this monitoring period, however, Health Checks will take place this year in order to provide a baseline for monitoring the new Local Plan policies.

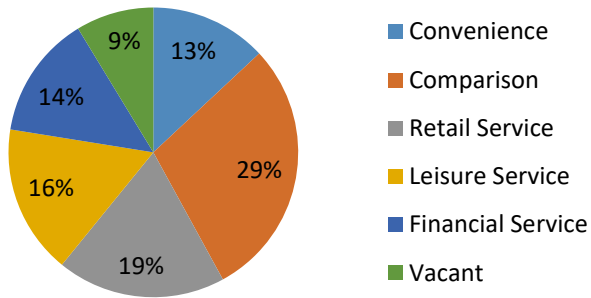
For information, the Health Check results from the previous AMR are listed below:

Figure 9: Town Centre Vacancies by Centre

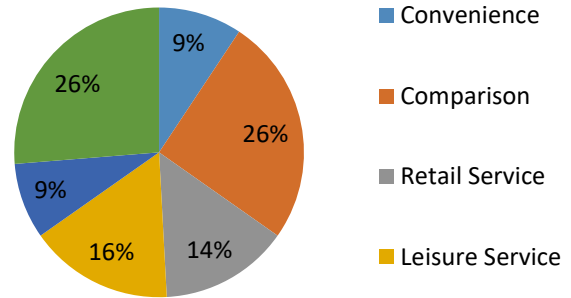
	Rawtenstall	Bacup	Haslingden	Waterfoot	Whitworth
Convenience	13%	9%	12%	14%	12%
Comparison	29%	26%	23%	16%	16%
Retail Service	19%	14%	20%	21%	32%
Leisure Service	16%	16%	26%	22%	28%
Financial Service	14%	9%	9%	5%	4%
Vacant	9%	26%	10%	22%	8%

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

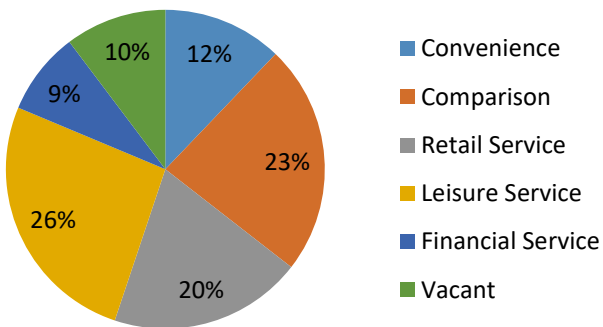
### Rawtenstall Town Centre Health Check



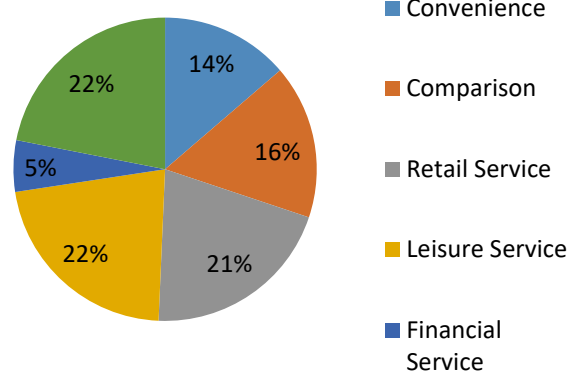
### Bacup District Centre Health Check



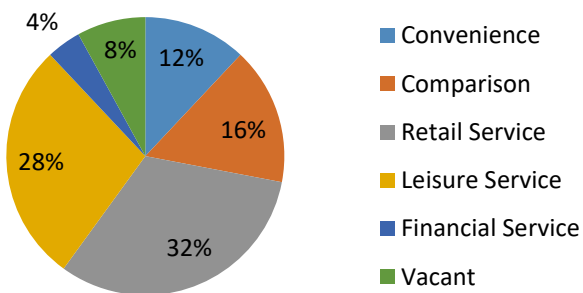
### Haslingden District Centre Health Check



### Waterfoot Local Centre Health Check



### 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.

<b>Target</b>	<b>Redevelopment of the Valley Centre by 2016</b>
<b>Progress towards Target</b>	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. 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. Works on the bus station and retail/ café units commenced in September 2018 and were complete in January 2020. Spinning Point Phase 1 is now complete, with Phase 2 now no longer going ahead.
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Existing buildings not demolished by 2012</li> <li>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</li> <li>3. No submission of planning application by end of 2014</li> <li>4. Application not approved by 2015</li> <li>5. Works not commenced by 2016</li> </ol>
<b>Trigger Met</b>	Yes but Phase 1 of Spinning Point is complete and Phase 2 is no longer going ahead. No further monitoring is required.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with developers/landowners to facilitate and enable development (e.g. assistance with funding, resources and expertise)</li> <li>3. Work with developers and landowners to remove obstacles and alleviate constraints (e.g. alternative locations for businesses etc.)</li> <li>4. Produce development brief for site aligned to planning application process</li> <li>5. Joint venture development partnership approach.</li> </ol>

## 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.

<b>Target</b>	<b>Retain 2008 levels of small convenience shops in neighbourhood centres</b>
<b>Progress towards Target</b>	Staffing and time constraints have resulted in the health checks not being conducted for this monitoring period, however, Health Checks will take place this year in order to provide a baseline for monitoring the new Local Plan policies.
<b>Trigger to Implement Contingencies</b>	1. Greater than 15% loss of small convenience shops in neighbourhood centres over 5 year fixed period
<b>Trigger Met</b>	No.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Work with shop owners to increase viability (business rates, incentives etc.)</li> <li>3. Promote opportunities for appropriate mixed use developments in neighbourhood centres</li> <li>4. Work with Rossendale BC Regeneration to identify opportunities for redevelopment/consolidation of neighbourhood services.</li> </ol>

For information, the Health Check results from the previous AMR are listed below:

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 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.

<b>Target</b>	<b>Opening of Adrenaline Gateway 'Basecamp' facility by mid-2015</b>
<b>Progress towards Target</b>	The Council prioritised one of the remaining plots at Futures Park for 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 Council are still working towards this aim and discussions are ongoing with Lancashire County Council as well as stakeholders to take the project forward.
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Viable location, scheme and funding not agreed by mid-2012</li> <li>2. Application not submitted by end of 2012</li> <li>3. Application not approved by mid-2013</li> <li>4. Scheme not started on site by mid-2014</li> <li>5. Scheme not operational by mid-2015</li> </ol>
<b>Trigger Met</b>	Yes – no progress has been made due to a number of issues
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Explore alternative funding and location</li> <li>3. Work with applicant on drawing up a suitable design/scheme</li> <li>4. Dialogue with developer to overcome construction problems/delays</li> </ol>
<b>Target</b>	To increase patronage at key tourist destinations: <ul style="list-style-type: none"> <li>• Lee Quarry: 100% over plan period</li> <li>• East Lancashire Railway: 100% over plan period</li> </ul>
<b>Progress towards Target</b>	<ul style="list-style-type: none"> <li>- Visits to Lee Quarry are not currently monitored so it is difficult to establish a trend.</li> <li>- The number of visitors to the East Lancashire Railway was 205,818, however, in 2020 this number dropped to 22,783 due to the Coronavirus pandemic and various lockdowns having a huge impact on the railway's events programme. Although specific numbers are not available yet for the 2021 year, some of the events run have been successful, including a visit from the Flying Scotsman, as well as Halloween and Christmas events.</li> </ul>
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>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</li> <li>2. Less than 60% cumulative increase in patronage by 2016; less than 10% additional cumulative increase for periods 2016-2021 and 2021-2026</li> </ol>
<b>Trigger Met</b>	Patronage increase at Lee Quarry can't be measured; growth on the ELR is in accordance with the target
<b>Contingencies</b>	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)

	<p>2. Discuss with partners (ELR, LCC and other interested parties) about how to facilitate growth</p> <p>3. Identify funding sources to introduce improvements to existing facilities</p>
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<b>Target</b>	<b>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</b>
<b>Progress towards Target</b>	Unfortunately Lancashire County Council has not released any data more recent than 2013, which showed the percentage of jobs associated with tourism had increased from 7.2% in 2008 to 7.4% in 2013.
<b>Trigger to Implement Contingencies</b>	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
<b>Trigger Met</b>	N/A
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Discuss with partners, operators, employers, Regeneration and LCC colleagues about how to create more jobs.</li> <li>3. Identify funding to bring forward jobs faster</li> <li>4. Look at promotional literature and increased advertising</li> <li>5. Consider review / update of Tourism Strategy</li> </ol>

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 from 2013/14 reported on the same SICs that LCC used in order to avoid confusion. 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).

Unfortunately no recent data has been collated.



## Policy 15: Overnight Visitor Accommodation

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

<b>Target</b>	<b>At least one caravan site, one campsite and one bunkbarn delivered by 2016</b>
<b>Progress towards Target</b>	<p>The 2016 target date has now passed but monitoring information will still be reported for information:</p> <p>Although no caravan site, campsite or bunkbarn has been delivered in the Borough through the Plan period, work is progressing on bunk house accommodation in Edenfield (2018/0409), and an approval of conditions application was submitted in July 2021 in relation to a glamping site in Waterfoot (2020/0590). Work is also nearing completion on a holiday site consisting of log cabins in Crawshawbooth (2019/0092).</p>
<b>Trigger to Implement Contingencies</b>	1. Planning application not received for a caravan site, campsite and bunkbarn by start of 2014
<b>Trigger Met</b>	Yes – several applications have been received for overnight accommodation but, to date, there has not been a caravan site, campsite or bunkbarn delivered in the Borough.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Identify suitable locations/developer interest for Site Allocations DPD</li> <li>3. Dialogue with Regeneration, Rossendale Borough Council, LCC, Lancashire &amp; Blackpool Tourist Board, Regenerate, etc to promote/identify funding opportunities/scheme viability</li> <li>4. Work with developer to draw up suitable scheme</li> </ol>

## 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. Other immediate needs have been prioritised such as the Listed Building applications and the Buildings at Risk Strategy. The new Conservation Area in the centre of Haslingden has now been confirmed. A Haslingden specific Shop Front Design Guide has been produced, and work on the Bacup and Haslingden High Street Heritage Action Zones is progressing well.

<b>Target</b>	<b>Conservation Area Appraisals for all conservation areas to be adopted by April 2012, and management plans adopted by April 2015</b>
<b>Progress towards Target</b>	<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.</p> <p>A new Conservation Area Appraisal has been undertaken for Haslingden and approved during a Cabinet meeting in July 2018. This Conservation Area has now been confirmed as of March 2019.</p>
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Conservation Area Appraisals not completed by October 2011</li> <li>2. Management Plans not completed by October 2014</li> </ol>
<b>Trigger Met</b>	The Conservation Area Appraisals have been produced which include the Management Plans.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Liaise with Growth Lancashire, and provide assistance where appropriate</li> </ol>

## Policy 17: Rossendale's Green Infrastructure

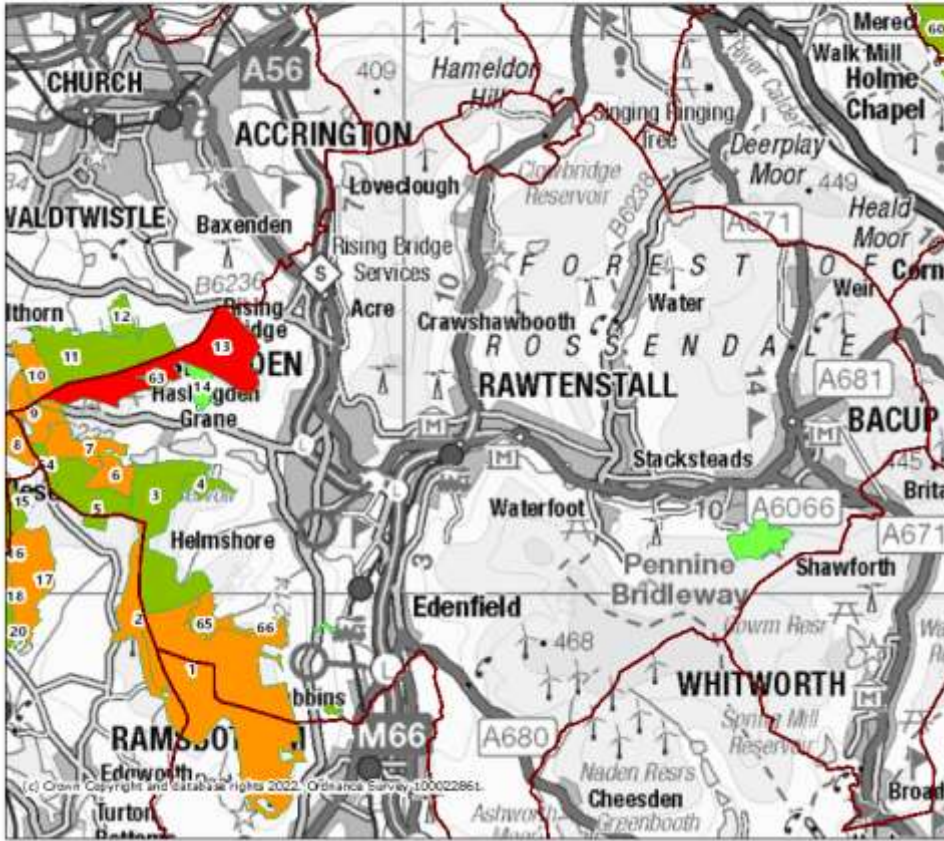
<b>Target</b>	<b>Two thirds of public rights of way (PROWs) to be in 'good' condition by 2016, 80% by end of plan period</b>
<b>Progress towards Target</b>	<p>Lancashire County Council is the authority responsible for the management of the PROW in Rossendale. Conditions of PROWs are reported on a 'pass' / 'fail' basis (i.e. does the PROW meet the basic requirements to be passable, way marked, reasonable surface, gates in working order).</p> <p>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 was significantly above target. No recent surveys have been undertaken, but the condition of paths is unlikely to have improved due to a very limited maintenance budget.</p> <p>The new Local Plan requires developers to provide compensatory measures where land has been taken out of the Green Belt for development. Potential compensatory measures have been identified and these include improvements to specific Rights of Way that are within the Green Belt.</p>
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. 50% not in 'good' condition by 2014</li> <li>2. 70% not in 'good' condition by 2020</li> </ol>
<b>Trigger Met</b>	Not known.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Investigate possibilities for funding improvements from a variety of sources (e.g. CIL, Grants, DEFRA, Lottery etc)</li> <li>3. Prioritising key routes to facilitate implementation of other Core Strategy policies (e.g. 9 and 14)</li> <li>4. Coordinating lobbying by interested parties (e.g. Civic Trust, Ramblers Association) to LCC</li> </ol>

The Rossendale Local Plan 2019 to 2036 designates Green Infrastructure on the Policies Map. It includes previously designated "greenlands" and now incorporates woodland and grassland ecological corridors.

## Policy 18: Biodiversity, Geodiversity and Landscape Conservation

<b>Target</b>	<b>10% increase over a 3 year rolling period in overall area of biodiversity resource</b>
<b>Progress towards Target</b>	<p>No specific data is currently available to monitor this target.</p> <p>There have been no changes in the number of Biological Heritage Sites (BHS) and Local Geodiversity Sites (LGS) within Rossendale since 2017. However, internal restructuring at Lancashire County Council means that work on reviewing the BHS system is hoped to progress in the future.</p> <p>Additionally, as set out in the Environment Act 2021 mandatory biodiversity net gain is likely to become law in 2023. With the Act setting out a minimum 10% gain required calculated using Biodiversity Metric &amp; approval of net gain plan.</p>
<b>Trigger to Implement Contingencies</b>	LCC Natural Environment Service information on biodiversity resources within Rossendale
<b>Trigger Met</b>	n/a
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes via discussions and/or assessment(s)</li> <li>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</li> <li>3. Prioritising sites for funding from planning obligations, grants etc.</li> </ol>

The map on the following page shows the condition of the SSSI units within and around Rossendale.



**Legend**

- Parishes (GB)
- Sites of Special Scientific Interest Units (England)
  - Favourable Condition
  - Unfavourable Recovering
  - Unfavourable no change
  - Unfavourable Declining
  - Part Destroyed
  - Destroyed
  - Not Assessed

Projection = OSGB36  
 xmin = 359500  
 ymin = 412200  
 xmax = 402800  
 ymax = 434000

Map produced by MAGiC on 9 February 2022.  
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGiC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

## 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.

<b>Target</b>	<b>3 year rolling increase of 10% of energy (electric and heat) generating capacity (excluding commercial wind)</b>												
<b>Progress towards Target</b>	<p>From 2018/19 to 2020/21, six renewable energy schemes were approved, four for solar panels and two for biomass boilers. The total generating capacity is not known due to the applications not containing precise capacity details (five schemes have been confirmed as being developed).</p> <table border="1"> <thead> <tr> <th>Rolling period</th> <th>2016/17 to 2018/19</th> <th>2017/18 to 2019/20</th> <th>2018/2019 to 2020/21</th> </tr> </thead> <tbody> <tr> <td><b>Total generating capacity (excluding commercial wind)</b></td> <td>597.8kW</td> <td>-</td> <td>-</td> </tr> <tr> <td><b>Percentage increase or decrease between 3 year period</b></td> <td>no increase from previous period</td> <td>increase not known</td> <td>increase not known</td> </tr> </tbody> </table> <p>There has been no increase in generating renewable capacity during the last 3 periods.</p>	Rolling period	2016/17 to 2018/19	2017/18 to 2019/20	2018/2019 to 2020/21	<b>Total generating capacity (excluding commercial wind)</b>	597.8kW	-	-	<b>Percentage increase or decrease between 3 year period</b>	no increase from previous period	increase not known	increase not known
Rolling period	2016/17 to 2018/19	2017/18 to 2019/20	2018/2019 to 2020/21										
<b>Total generating capacity (excluding commercial wind)</b>	597.8kW	-	-										
<b>Percentage increase or decrease between 3 year period</b>	no increase from previous period	increase not known	increase not known										
<b>Trigger to Implement Contingencies</b>	1. Less than 5% increase over 3 year rolling period												
<b>Trigger Met</b>	No increase in renewable energy capacity happened over the last 3 periods.												
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Promote funding available under Feed in Tariff</li> <li>3. Work with developers to increase understanding of practicalities of implementing renewable energy schemes</li> <li>4. Facilitate pro-active discussions between applicants and Planning Officers, and the services of 3rd party specialists</li> </ol>												

## Policy 20: Wind Energy

<b>Target</b>	<b>100% of community benefit agreements to meet the value of the nationally supported minimum (per MW) over the plan period for wind energy developments</b>
<b>Progress towards Target</b>	No agreements have been made over this 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.
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. In 2016, 10% or greater of agreements not meeting nationally supported minimum value (per MW).</li> <li>2. In 2021, 10% or greater of agreements not meeting nationally supported minimum value (per MW).</li> <li>3. In 2026, 10% or greater of agreements exceeding nationally supported minimum value (per MW).</li> </ol>
<b>Trigger Met</b>	n/a
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers to providing contributions via discussions and/or assessment(s)</li> <li>2. Work with independent specialists (e.g. Natural England, LCC) to ascertain realistic costs of mitigating harm caused by wind developments.</li> </ol>

## 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.

<b>Target</b>	<b>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</b>		
<b>Progress towards Target</b>	9 applications for the reuse of buildings in the countryside were approved in 2018/19, 4 in 2019/20 & 8 in 2020/21, but none involved employment generating uses.		
	2018/19	2019/2020	2020/2021
	0%	20%	0%
<b>Trigger to Implement Contingencies</b>	1. Less than 50% approved for employment uses, measured over a rolling 3 year period		
<b>Trigger Met</b>	Yes.		
<b>Contingencies</b>	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. Continue to monitor policy

## 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.

<b>Target</b>	<b>All major applications to provide contributions towards improvements / provision of facilities where appropriate</b>																						
<b>Progress towards Target</b>	<p>In the monitoring period there were 12 major applications for which Section 106 could be applicable. Of these, 10 of the applications were subject to Section 106 agreements.</p> <p>It should be noted though that not all of these provided policy-compliant contributions, for example, the provision of affordable housing. Also for example, although education contributions were specified in agreements at the outline planning stage at the request of Lancashire County Council, this does not necessarily mean that the development will provide such contributions as the calculation will be made based on the need for additional places at the time of the reserved matters planning application.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Planning Reference</th> <th style="text-align: left;">Site</th> <th style="text-align: left;">Development</th> <th style="text-align: left;">Contributions Required</th> </tr> </thead> <tbody> <tr> <td>2018/0414</td> <td>Reed Street, Bacup</td> <td>Residential development of 22 terraced properties</td> <td>Open space and play equipment</td> </tr> <tr> <td>2018/0554</td> <td>Commercial Street</td> <td></td> <td>Open space and play equipment and education</td> </tr> <tr> <td>2018/0318</td> <td>Former Spring Mill (land off eastgate and westgate)</td> <td>Erection of 119 no. two-storey houses</td> <td>Education</td> </tr> <tr> <td>2017/0590</td> <td>Former Bacup Health Centre</td> <td>Erection of 22no. bedroom care home (Use Class C2)</td> <td>Open space and waste receptacles</td> </tr> </tbody> </table>			Planning Reference	Site	Development	Contributions Required	2018/0414	Reed Street, Bacup	Residential development of 22 terraced properties	Open space and play equipment	2018/0554	Commercial Street		Open space and play equipment and education	2018/0318	Former Spring Mill (land off eastgate and westgate)	Erection of 119 no. two-storey houses	Education	2017/0590	Former Bacup Health Centre	Erection of 22no. bedroom care home (Use Class C2)	Open space and waste receptacles
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	2018/0202	Land off Greensnook Lane, Bacup	Erection of 26 no. dwellings comprising 8no. 3 bedroom dwellings and 18no. 4 bedroom dwellings	Car parking spaces
	2019/0341	Albert Mill, Whitworth	Demolition of existing building and erection of 37 no. dwellings and 48 apartments for the over 55s	Affordable housing, open space, education and over 55's accommodation
	2020/0039	Johnny Barn Farm and land to the east, Cloughfold	Erection of 30 dwellings	Affordable housing, open space and playing pitch and education
	2019/0358	Land Adjacent Dark Lane Football Ground	Erection of 95 dwellings	Affordable housing, open space and playing pitch and footpath
	2019/0101	Village Pine Glen Top Works, Newchurch Road, Stacksteads	Change of use and conversion of Commercial Unit to 14 no. Apartments	Open space and play equipment
	2019/0318	Land at Slackgate Farm, Tong Lane	Residential development of up to 33 No. dwellings	Affordable housing and education
<b>Trigger to Implement Contingencies</b>	1. 80% or less of major proposals providing contributions			
<b>Trigger Met</b>	No.			
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Update evidence base</li> <li>3. Renegotiate terms and details</li> <li>4. Focus on target areas</li> </ol>			

## Policy 23: Promoting High Quality Designed Spaces

<b>Target</b>	<b>50% of all major (10 plus units) housing applications to undergo a Building for Life Assessment over period to 2016</b>
<b>Progress towards Target</b>	No "Building for Life" Assessments were undertaken in the Monitoring period.
<b>Trigger to Implement Contingencies</b>	Less than 40% of major housing applications undergoing a Building for Life Assessment over first 5 years of the plan (by 2016)
<b>Trigger Met</b>	Yes - implementation of this target has faced significant challenges due to both lack of developer interest and staffing resource to review submissions.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Liaise with management team to examine availability of officer time to carry out Building for Life Assessments</li> <li>3. Work with developers at pre-application stage to encourage schemes to take into account Building for Life criteria during their design</li> <li>4. Investigate making Building for Life Assessment a corporate priority for assessing major residential applications</li> </ol>
<b>Target</b>	<b>80% of all major (10 plus units) housing applications to undergo a Building for Life assessment over period 2016-2021</b>
<b>Progress towards Target</b>	None of the major housing applications were submitted with a Building for Life assessment between 2019 and 2021.
<b>Trigger to Implement Contingencies</b>	Less than 70% of major housing applications undergoing a Building for Life Assessment over 2 <sup>nd</sup> 5 years of the plan (2016-2021)
<b>Trigger Met</b>	The trigger was not assessed in 2021, rather new monitoring criteria has been established in the Rossendale Local Plan 2019 to 2036 which monitors the approval of dwellings built to M4(2) standards, the Building for Healthy Life Assessments and dwellings specifically for older people.
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</li> <li>2. Liaise with management team to examine availability of officer time to carry out Building for Life Assessments</li> <li>3. Work with developers at pre-application stage to encourage schemes to take into account Building for Life criteria during their design</li> <li>4. Investigate making Building for Life Assessment a corporate priority for assessing major residential applications</li> </ol>

## 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.

<b>Target</b>	<b>To decrease the amount of both derelict and vacant land in the borough over the Plan period to 2026</b>
<b>Progress towards Target</b>	<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 Government now requires all Local Authorities in England to produce a Brownfield Land Register for their area and to update it every year. The Council has updated its Brownfield Land Register which is published on its website and on the data.gov.uk website.</p>
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Amount of derelict land increases by more than 10% over a rolling 5 year period</li> <li>2. Amount of vacant land increases by more than 10% over a rolling 3 year period</li> </ol>
<b>Trigger Met</b>	No
<b>Contingencies</b>	<ol style="list-style-type: none"> <li>1. To identify the issues affecting increased rates of vacant land (e.g. factory closures, costly contamination issues)</li> <li>2. To work with HCA and other funding bodies (e.g. LEP, to bring forward sites)</li> <li>3. To work with landowners to find ways of bringing forward vacant land that market finds difficult to address</li> </ol>

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.

Please telephone 01706 217777 and People & Policy Team

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