



# **Consultation Statement for the Re-use and Re-development of Employment Land Supplementary Planning Document (SPD) July 2023**

## **1. Introduction**

1.1 Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out that a consultation statement must be prepared prior to adoption of a supplementary planning document by the Local Planning Authority. This should include:

- (i) the persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) a summary of the main issues raised by those persons; and
- (iii) how those issues have been addressed in the supplementary planning document.

## **2. Persons Consulted**

2.1 The Draft Supplementary Planning Document (SPD) was taken to the Council's Overview and Scrutiny Committee for consideration and comment on 6 February 2023. Following this, the Forward Planning team used the Local Plan consultation database (which has in excess of 1,000 consultees) to email all consultees notifying them of the consultation and inviting comments.

2.2 The documents were available on-line on the Council's planning pages and the consultation was advertised on the Council's social media platforms. In addition to the Council's website, in accordance with Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the documents were also

made available for inspection during normal office hours at the Council's offices at Futures Park in Bacup.

2.3 As well as the individuals and groups who had asked to be kept informed of planning policy updates, the designated 'specific' and 'prescribed' consultation bodies were consulted too. These included the Environment Agency, Natural England, Historic England, National Highways, Sport England. Lancashire County Council was also contacted as were adjoining authorities. In addition to Rossendale residents and businesses, an email was also sent to residents from outside Rossendale who have a keen interest in development matters within Rossendale.

### **3. Consultation Outcome**

3.1 The SPD was consulted on for 4-weeks from 9 February to 10 March 2023 and the Council received 5 responses. Of these responses, 4 were submitted by statutory consultees (Natural England, Historic England, The Coal Authority and Homes England) and one by a colleague in Economic Development. The Coal Authority and Homes England had no specific comments to make on the SPD while Historic England and the Head of Regeneration and Housing provided supportive comments. Natural England had no specific comments on the SPD, stating that it is unlikely to have major environmental impacts. However, they have asked the Council to consider biodiversity enhancement, landscape enhancement, protected species and whether a Strategic Environmental Assessment or Habitats Regulations Assessment should be undertaken.

### **4. Actions following the Consultation**

4.1 Following Natural England's comments, it is proposed to refer to biodiversity enhancement as part of the Green Infrastructure provision which is discussed in criterion 'g' of Policy EMP3. In addition, in the same section, it is also proposed to consider how proposals can improve the character and functions of the local area.

4.2 It is to be noted that the 'Validation Criteria for Applications submitted to the Local Planning Authority' document (the Validation Checklist) requires a landscape assessment and/or an ecological assessment to be submitted for proposals that are particularly sensitive in landscape or visual terms and/or for those affecting Protected Species. This includes proposals for the conversion or demolition of existing buildings. As such, protected species and potential landscape impact will be adequately addressed through the planning application process.

4.3 Finally, the Local Plan has already been tested through a Sustainability Appraisal and Habitats Regulation Assessment and since this SPD does not

introduce new allocations or policies, there is no reason which suggests that it should require an SEA or HRA.

4.4 A summary of the issues raised within the representations and any actions taken to address these is provided in Appendix A. Appendix B lists the redacted representations.

## Appendix A - Actions taken to Address Issues Raised

Ref No and Name	Key Issues Raised (Officer Interpretation of Comments)	Actions
1 – Megan Eastwood	<ul style="list-style-type: none"> <li>• No issues raised.</li> <li>• Supports SPD</li> </ul>	No action
2- Natural England	<ul style="list-style-type: none"> <li>• SPD unlikely to have major environmental impacts.</li> <li>• Asked Local Planning Authority to consider biodiversity enhancement, landscape enhancement, protected species and need for Strategic Environmental Assessment/Habitat Regulations Assessment</li> </ul>	Include consideration of improvements to the character and the functions of the local area, as well as biodiversity enhancement. This has been added to criterion 'g' requiring net improvement in amenity
3- Historic England	<ul style="list-style-type: none"> <li>• Welcomes the SPD, especially the section seeking to retain buildings such as mills which are important for the character and identify of local areas</li> </ul>	No action
4-The Coal Authority	<ul style="list-style-type: none"> <li>• No specific comments</li> </ul>	No action
5- Homes England	<ul style="list-style-type: none"> <li>• No specific comments</li> </ul>	No action

## **Appendix B – Representations Received during the Public Consultation (9 February – 10 March 2023)**

# Consultation on draft Re-use and Re-development of Employment Land Supplementary Planning Document

## Response 1

### Respondent Details

Information	
<b>Respondent Number:</b> 1	<b>Respondent ID:</b> 211547812
<b>Date Started:</b> 21/02/2023 19:59:26	<b>Date Ended:</b> 21/02/2023 20:05:13
<b>Time Taken:</b> 5 minutes 46 seconds	<b>Translation:</b> English
<b>IP Address:</b> 89.242.40.158	<b>Country:</b> United Kingdom

Q1. Please select the statement below which best describes your opinion on the draft SPD:

I support the draft SPD

**Please add any comments here:**

Reducing levels of unemployment is a key priority for Rossendale. This SPD is a key action to help protect the current employment levels. The Economic Development department fully supports this SPD.

Q2. Are there any amendments you wish to make to the SPD? Please refer to sections or paragraph numbers of the SPD if possible.

None

Q3. Please provide your name and contact details below: The consultation responses including your name and address will be made publicly available but it will exclude any other contact details.

**First Name:** Megan  
**Last Name:** Eastwood  
**Company (if relevant):** Rossendale Council  
**First Line of Address:** Futures Park  
**Second Line of Address:** Bacup  
**Postcode:** OL13 0BB  
**Email address:** [REDACTED]

Q4. Following this public consultation, the Forward Planning Team will review the responses received and may make amendments to the draft SPD as a result. Would you like to be notified if the Council decides to adopt a final version of the SPD? If yes, your contact details will be added to the Planning Policy database. You can ask for your contact details to be removed from the database at anytime by emailing [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk).

Yes

Date: 20 February 2023  
Our ref: 421818



Rossendale Borough Council

forwardplanning@rossendalebc.gov.uk

**BY EMAIL ONLY**

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

Dear Sir or Madam

**Draft Re-Use and Re-Development of Employment Land Supplementary Planning Document (SPD)**

Thank you for your consultation on the above dated 10 February 2023, which was received by Natural England on 10 February 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

**While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major impacts on the natural environment. We therefore do not wish to provide specific comments, but advise you to consider the following issues:**

**Biodiversity enhancement**

This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraphs 8, 72, 102, 118, 170, 171, 174 and 175 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the [Exeter Residential Design Guide SPD](#), which advises (amongst other matters) a ratio of one nest/roost box per residential unit.

**Landscape enhancement**

The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might make a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.

**Protected species**

Natural England has produced [Standing Advice](#) to help local planning authorities assess the impact of particular developments on protected or priority species.

### **Strategic Environmental Assessment/Habitats Regulations Assessment**

A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance [here](#). While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.

Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.

Please send all planning consultations electronically to the consultation hub at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully

Dominic Rogers  
Consultations Team





forwardplanning@rossendalebc.gov.uk

Our ref: PL00792367

Your ref:

Date: 21 Feb 2023

Dear Sir/Madam

### **Draft Reuse and Redevelopment of Employment Land SPD**

Thank you for consulting Historic England regarding the proposed Employment Land SPD.

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

We welcome the production of the SPD. In particular, the section which seeks to retain buildings that make a positive contribution to character and identity of Rossendale.. Buildings such as mills are an important part of this, and the reinforcement of this requirement will help in the case to retain and reuse these heritage assets.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

*E.Hrycan*

**Emily Hrycan**  
**Historic Environment Planning Adviser (North West)**

Historic England

Telephone: [REDACTED]

E-mail: [REDACTED]





The Coal  
Authority

**Rossendale Borough Council - Re-use and Re-development of Employment Land SPD Consultation**

Contact Details

Planning and Development Team  
The Coal Authority  
200 Lichfield Lane  
Berry Hill  
MANSFIELD  
Nottinghamshire  
NG18 4RG

Planning Email: [REDACTED]  
Planning Enquiries: [REDACTED]

Date  
8<sup>th</sup> March 2023

Dear Forward Planning Team

**Re-use and Re-development of Employment Land SPD Consultation**

Thank you for your notification received on the 10<sup>th</sup> February 2023 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Rossendale area there are recorded coal mining features present at surface and shallow depth including; mine entries, shallow coal workings, surface mining activity and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

The Coal Authority's records also indicate that surface coal resource is present in the area, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.

It is noted however that this consultation relates to an SPD on re-use and re-development of employment sites. I have reviewed the document and can confirm that the Planning team at the Coal Authority has no specific comments to make on its content.

Yours faithfully



**Melanie Lindsley** *BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*  
**Development Team Leader (Planning)**



Homes  
England

Forward Planning  
Planning Services  
Rossendale Borough Council  
Business Centre  
Futures Park  
Bacup  
OL13 0BB

By email: [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk)

10 March 2023

Dear Sir / Madam,

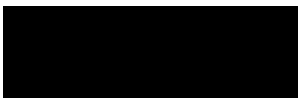
**Consultation on the Re-use and Re-development of Employment Land Draft  
Supplementary Planning Document  
Homes England Response**

As a prescribed body, we would firstly like to thank you for the opportunity to comment on the above consultation.

Homes England is the government's housing accelerator. We have the appetite, influence, expertise, and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

Homes England does not wish to make any representations on the above consultation. We will however continue to engage with you as appropriate.

Yours faithfully,



P.P Nicola Elsworth  
Head of Planning and Enabling

Homes England  
1<sup>st</sup> Floor Churchgate House  
56 Oxford Street  
Manchester  
M1 6EU

Please send all Local Plan and related consultations to



[www.gov.uk/homes-england](http://www.gov.uk/homes-england)