

Authority Monitoring Report (AMR)

2022/2023

Produced by **Forward Planning** – October 2023



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Introduction

Welcome to the Authority Monitoring Report (AMR). This AMR covers the period from 1st April 2022 up to 31st March 2023.

The Rossendale Local Plan 2019 to 2036, which this document monitors, was formally adopted by the Council on the 15th December 2021. The adopted Local Plan contains targets and indicators for each Policy, 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 Local Plan targets.

Every effort has been made to ensure the accuracy of the information; however, due to the changes in monitoring procedures some figures may have been rounded up or down or 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 or ring 01706 252412 / 252415 / 252418.

Executive Summary

This document includes information on implementation of the Rossendale Local Plan 2019 to 2036 for the period 2022/2023.

This AMR covers the 12-month period starting 1 April 2022 and so it is the first AMR observing a monitoring period where the Rossendale Local Plan 2019 to 2036 was the adopted Local Plan throughout the entire duration.

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 report identifies a number of key points:

- Housing delivery surpassed the requirement for 22/23, delivering 191 houses against an annual requirement of 185.
- About 65% of housing delivery occurred on previously developed land.
- 67 affordable dwellings were delivered within the borough in 22/23, accounting for 46% of all dwelling completions on major sites.
- There was a net loss of employment land delivered (including offices, research and development as well as light industrial) of 0.01ha (or 1,059 sqm) in 22/23. Most of the losses related to the change of use of offices or light industrial units into other uses and loss of general industrial units.
- The Nomis website reported an increase in the number of employees in full and part-time jobs in Rossendale between 2020 and 2021.
- There has been a net loss of retail and other town centre uses floorspace of 1,428 sqm in the same period. Most of this loss occurred outside of town centres.
- There has been a sharp increase in the number of vacant ground floor units in Haslingden town centre, while the level of vacancies in Rawtenstall and Bacup town centres has decreased slightly.
- New renewable energy projects were delivered in the Borough including a new air source heat pump and two biomass boilers. Also two applications were granted for solar panels that could generate over 78kW.
- Planning permissions have secured biodiversity net gain on and/or near development sites for two major residential schemes on the former Slingco site in Whitworth and on the land south of Blackwood Road in Stacksteads.

The Council has updated its Brownfield Land Register which is published on its website at https://www.rossendale.gov.uk/downloads/download/10897/brownfield_land_register and on the data.gov.uk website.

The Council has also maintained a database of people who are interested in self-build and custom build housing, in line with current statutory requirements. This is to identify the level of demand for self-build/custom build within Rossendale. As of 31st March 2023 there were 46 individuals and no associations listed on the Self-Build and Custom House-building Register.

The Housing Delivery Test (HDT) has been introduced by the Government to monitor the completions of new dwellings in each Local Planning Authority against their housing need. The HDT results published in January 2022 show that Rossendale delivered 57% of its housing requirement therefore the presumption in favour of sustainable development applies. In terms of housing completions during 2022/2023 Rossendale Borough Council delivered more dwellings than its annual requirement (103% or 191 dwellings delivered against a requirement of 185 dwellings).

Planning Applications Overview

Between 1st April 2022 and 31st March 2023 – 553 planning applications were determined for a whole range of different types of development. This included 138 Full Applications, 57 Applications in relation to Planning Conditions, 51 Lawful Development Certificates and 44 applications for works to trees subject to Tree Preservation Orders or within a Conservation Area.

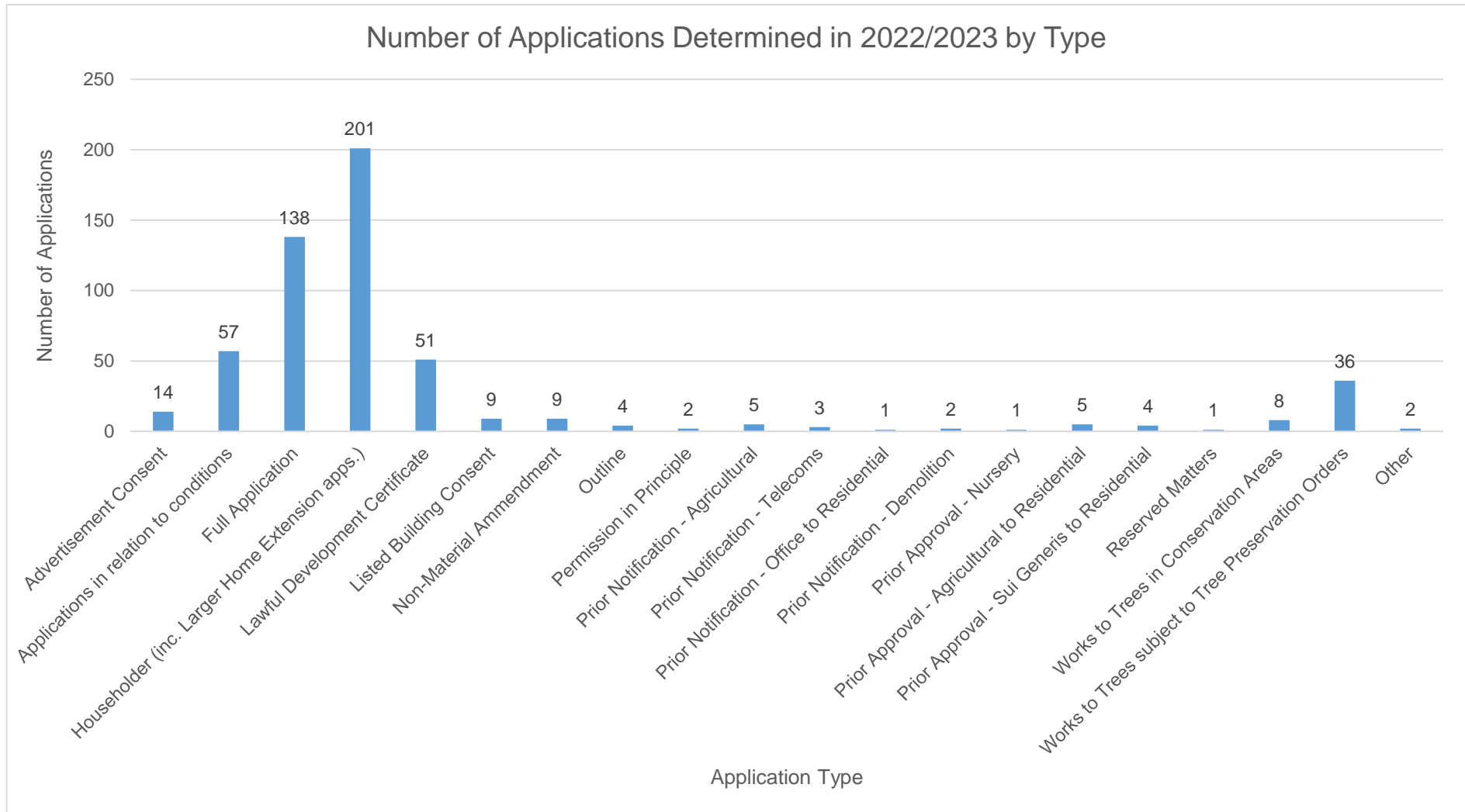
In total 553 planning applications were determined in 2022/23. Over the same period the Council received 657 applications. This includes all types of applications including full applications, outline applications, listed buildings, works to trees, prior approvals and pavement licences etc. For the period 2021 to 2022 the Council determined 692 Planning Applications. 619 applications were determined in 2020/21 and 573 applications were determined in 2019/20.

The most frequently determined applications were for Householder Planning Consent with 195 applications being decided in 22/23.

There were also 41 Pre-Applications submitted to the Council between January and December 2022.

The bar chart on the next page illustrates the proportion of applications received for each of the types of planning permission:

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.

Permission in Principle	An alternative way of obtaining permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development
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
Technical Details Consent	Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed
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)

Local Development Scheme

A Local Development Scheme is required under [section 15 of the Planning and Compulsory Purchase Act 2004](#) (as amended).

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 Gypsy & Traveller Hearing held June 2020 Main Modifications consultation held August 2021	November 2020 November 2021	December 2020 December 2021	Continue to prepare the AMR and resolve by December 2026 if the Local Plan should be reviewed. Produce further planning guidance (e.g. SPDs). The Government is looking to reform the plan-making system. If implemented, it is likely that these proposed changes will make it more likely that a review will be required. Timelines may change as a result.

Stages in grey text have already taken place.

The Council has an up-to-date Local Plan in place, adopted two years ago. The Government is keen that development plans remain up-to-date and legislation requires that the Rossendale Local Plan 2019-2036 should be reviewed to assess whether it needs to be updated at least once every five years (no later than December 2026), taking into account changing circumstances affecting the area, or any relevant changes in national policy¹.

The Levelling-Up and Regeneration Act (LURA) was enacted on 26 October 2023². Reforms to the plan-making system are being considered³ and we are awaiting secondary legislation and further guidance to implement these changes. It is expected that the commitment to reviewing Local Plans at least every five years will remain, and possibly strengthened. The intention of the reform is to ensure that new local plans are simpler, shorter and more visual to encourage engagement whilst reducing the time and resources needed for preparation. The new system is expected to commence in autumn 2024. Hence, Rossendale’s Local Plan review would be prepared and examined under the new system.

The Forward Planning team’s priorities are to take forward the SPDs which are listed in the Local Plan. Progress is reported in Table 3 below and this forms the up-to-date Local Development Scheme 2023 for Rossendale..

Community Infrastructure Levy for Rossendale⁴

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

<i>Consultation on Preliminary Draft Charging Schedule & other documentation (Reg 15)</i>	<i>Consultation on draft Charging Schedule & 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>
TBC	TBC	TBC	TBC	TBC	TBC

¹ [The Town and Country Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2017 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

² [Levelling-up and Regeneration Act 2023 - Parliamentary Bills - UK Parliament](https://www.parliament.uk)

³ [Plan-making reforms: consultation on implementation - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

⁴ A decision has not yet been taken by the Council in respect to the Community Infrastructure Levy. However, recent legislation has introduced the Infrastructure Levy which is expected to be mandatory rather than optional as at present. We await details of the regulatory framework to introduce this.

It should be noted that the Government has proposed introducing a mandatory infrastructure levy as a replacement for the community infrastructure levy and section 106 agreements, charged as a percentage of the value of the property at completion. This is to improve effectiveness and transparency. However, common feedback is that these changes will add complexity and be more resource-intensive than the current system, and will not necessarily increase revenue, nor help the delivery of affordable housing. We await further guidance from DLUHC.

Table 3: Supplementary Planning Documents (SPDs) and other guidance

The Council has adopted two SPDs: [the Climate Change SPD](#) (December 2022) and [the Re-use and Re-development of Employment Land](#) (consulted on in February/March 2023 and adopted in July this year).

In addition, more detailed guidance was issued on potential [Compensation Measures for Green Belt Release](#) in January 2023. The updated Childhood Obesity data shows that new hot food takeaways should still not be approved in accordance with [Local Plan Policy R5](#). A guidance note was issued on [Local Standards for Accessibility and Adaptability of New Housing](#) in November 2022, in accordance with Local Plan policy HS5 on Housing Standards.

Work is ongoing currently in preparing the Affordable Housing SPD and the Open Space and Playing Pitch SPD, with consultation is expected in 2023 / 2024. As Biodiversity Net Gain is set to become mandatory in January 2024 some preliminary work has been undertaken and this may inform the Biodiversity, Geodiversity and Ecological Networks SPD, although no formal work has been started.

Document Name	Related policy in emerging Plan	New or update to existing?	Likely content	Progress
Adopted Climate Change SPD	ENV1 / ENV9	New	<p>The Climate Change SPD focuses on 4 principles:</p> <ul style="list-style-type: none"> • Reducing the dominance of fossil-fuelled vehicles via encouraging sustainable and more active transport; • Improving energy efficiency and promoting renewables in the Borough; • Water interventions; • Biodiversity and Green Infrastructure 	<p>Consultation took place July / August 2022.</p> <p>The SPD was adopted by Cabinet in December 2022</p>

Adopted The Re-use and Re-development of Employment Land SPD	EMP3	New	Further guidance on the criteria, including marketing and viability assessment, which proposals for the change of use / redevelopment from employment to another use will be assessed against.	Consultation took place February / March 2023. The SPD was adopted by Cabinet in July 2023.
Affordable Housing SPD	HS3	New	Introduction of a cap to the price of affordable homes considering the affordability ratio and incomes in Rossendale and setting out eligibility criteria.	Drafting commenced in 2023 Consultation expected in 2023 /2024
Open Space and Playing Pitches SPD	HS6 / HS7	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 / Local playing pitch standards and expected financial contributions. Informed by the Playing Pitch Strategy and any updates	Drafting commenced summer 2023. Consultation expected 2024
Update on Alterations and Extensions to Residential Properties SPD	HS9	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. This may be replaced by a Borough-wide Design Code.	Consider if necessary - 2024/25
Update on Conversion and Re-Use of Rural Buildings in the Countryside SPD	HS12	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. This may be replaced by a Borough-wide Design Code	Consider if necessary - 2024/25
Viability and Vitality of Town Centres SPD	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.	Consider if necessary - 2024/25
Hot Food Takeaways Amended Guidance Note	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. The Council has updated guidance on the website in light of the recorded Childhood Obesity figures. The Local Plan Policy R5 is being implemented to refuse Hot Food Takeaway applications. Updated figures are due imminently.	Consider if necessary - 2024/25

Update SPD on Shopfront Design	R6	Refresh if necessary	Further guidance on good practice in the design of new shopfronts and the improvement of existing frontages. This may be replaced by a Borough-wide Design Code	Consider if necessary - 2024/25
Biodiversity, Geodiversity and Ecological Networks SPD	ENV4	New	Further details on Rossendale's ecological network to supplement the existing map. The Council is awaiting the Regulations on mandatory Biodiversity Net Gain (due November 2023 but postponed until January 2024) before drafting this SPD	Consider if necessary - 2024/25
Gypsy and Traveller - Negotiated Stopping Places Policy and GTAA	HS14	New	A Negotiated Stopping Policy to proactively help Gypsy and Traveller communities find suitable places to stop.	Ongoing. Drafting commenced Spring 2023
Design Guide	ENV1	New	Design briefs or design codes will be required for major development and other sites as appropriate to help deliver high quality proposals. The Council will work with developers to address the nature and scope of these documents.	It is expected that the Government will make Borough-wide Design Codes mandatory through the plan-making reforms, and the Council is awaiting further details.
Amended Green Belt Compensation Note	SD4	New	Guidance on Green Belt Compensation Measures and the highlighting of several schemes which could be funded via Green Belt Compensation Payments.	Published Spring 2023
Edenfield Masterplan	H66	New	This Masterplan is being prepared by the landowners for this allocated housing site.	Drafts for consultation issued
Statement of Community Involvement		Refresh/Review	The SCI should be updated every 5 years. The current SCI was adopted in February 2019, with a note published in August 2020 to take consideration of The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020.	The SCI will be reviewed and taken to Council in the new year, unless further guidance suggests waiting for further guidance.

Statement of Community Involvement

The SCI explains how the Council will engage with communities and others in preparing planning policy documents, such as the Local Plan and in dealing with planning applications. The Council is required to review the SCI every 5 years from the date of adoption according to Regulation 10A of the Town and Country (Local Planning) (England) Regulations 2012, as amended. The last SCI was adopted on 28 February 2019 and a Note was published in August 2020 to take account specifically of the implications of The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020, which were introduced whilst the examination of the Local Plan was paused pending further work. The SCI will need to be reviewed to ensure it meets national legislation, the needs of the community and the Council's corporate objectives.

It should be noted that the Government is proposing changes to plan-making reform. These were set out in the White Paper "Planning For The Future" published in August 2020 and then in the Levelling Up and Regeneration Bill 2022 (LURB). More recently consultation commenced on 25 July 2023 "*Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms*". This may have implications for consultation going forward. As such we will await confirmation and further guidance from DLUHC which will determine if a light-touch refresh is undertaken, or a more detailed review is needed, taking account of future changes to plan-making and development management decision-taking.

Neighbourhood Plans Progress

[Two Neighbourhood Forums](#) have been established in Rossendale with Neighbourhood Planning Areas established for both Edenfield and Bacup and Stacksteads. Preparing Neighbourhood Plans must be undertaken in line with the relevant legislation as once adopted they will form part of the Development Plan for Rossendale, along with the adopted Local Plan.

Following formal designation, the Forum (as the Qualifying Body) has 5 years to prepare the Neighbourhood Plan. No other Forums can be designated for the same Neighbourhood Area until that designation is withdrawn or expires. The Forum drafts proposals and prepares documents including the basic conditions statement. It then undertakes pre-submission publicity and consultation, and considers the responses received before submitting the Neighbourhood Plan to the Local Planning Authority, which checks that the document complies with the relevant legislation. If the Neighbourhood Plan does meet the legal requirements the LPA must publicise it for at least 6 weeks and invite representations. It must appoint an independent examiner, who will examine the documents, issuing a report for publication then to the LPA and Neighbourhood Forum. The LPA then decides if the Neighbourhood Plan should be sent to referendum. If so, following suitable notice, polling will take place within the Neighbourhood Planning area. For the plan to come into force as part of the statutory development plan for the area, more than 50% of those voting must be in favour.

The Edenfield Neighbourhood Community Forum was originally designated on 22 April 2018 to prepare the Neighbourhood Plan for Edenfield, shown on the Map of the Area. As 5 years was due to elapse, under the Regulations, the Forum had to apply for re-designation. This was approved by the Council, following a 6-week consultation which ended 1 March 2023. Edenfield Community Neighbourhood Forum has now been re-designated for the Edenfield Neighbourhood Area for a further period of 5 years; this will end on 18 April 2028.

The Forum is making progress on preparing the Neighbourhood Plan and Design Code and consulted formally on the Regulation 14 version for 6-weeks in early 2023, finishing on 17 April 2023. The next stage will be submission for examination but no dates are known for this as yet. Further information is available at [Edenfield Community Neighbourhood Forum \(edenfieldcommunityforum.uk\)](https://edenfieldcommunityforum.uk)

The Bacup and Stacksteads Neighbourhood Forum was designated on 16 April 2020. The Forum had been preparing a Design Code, having been awarded £30,000 from DLUHC (Department for Levelling Up, Housing and Communities) in March 2022. However, unfortunately the Forum has had to withdraw from the pathfinder programme. No timescales for consultation are yet known. Further information is available at www.bsnf.org.uk
[| Bacup and Stacksteads Neighbourhood Forum](#)

Chapter 2: Spatial Strategy

This section reports on the progress made during 2022/23 in working towards achieving the objectives of the spatial strategy. These are assessed against targets which are established within the Local Plan.

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 Local Plan and what has happened over the past monitoring period.

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 Local Plan.

Strategic Policy SS: Spatial Strategy

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

“To focus growth and investment in Key Service Centres, on major sites and on well-located brownfield sites, whilst protecting landscape, character and rural areas. Encourage appropriate scale of growth and investment in Local Service Centres.”

Target	Majority of growth to occur in Key Service Centres, with proportionate growth in the other Centres		
Progress towards Target	Number / proportion of permissions and completions for residential development:		
	Settlement Hierarchy	22/23 Approvals (no. of units)	22/23 Completions (no. of units)
	Key Service Centres (Rawtenstall, Bacup, Haslingden, Whitworth)	37 / 25%	70 / 37%
	Urban Local Service Centres (Waterfoot, Edenfield, Stacksteads, Crawshawbooth, Helmshore)	4 / 3%	15 / 8%
	Rural Local Service Centres (Loveclough / Goodshaw, Water, Weir, Whitewell Bottom, Broadley / Tonacliffe, Facit, Britannia, Stubbins, Newchurch, Rising Bridge, Shawforth)	37 / 25%	96 / 50%
	Other areas (smaller villages and substantially built-up frontages) (Acre, Chatterton, Cowpe, Ewood Bridge, Irwell Vale, Turn, Sharneyford, Lumb)	45 (including H22) / 31%	0 / 0%
	Other areas (countryside, Green Belt)	23 / 16%	10 / 5%
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. More development occurring outside of the Key Service Centres than inside 2. Disproportionate amount of growth in the smallest centres or outside of centres 		
Trigger Met	Only 25% of approvals for dwellings were on land within Key Service Centres in 22/23, therefore the trigger was met. This result can be attributed to the fact that two major		

	<p>residential schemes were approved in Facit, a Rural Local Service Centre (for 37 dwellings) and South of Blackwood Road at Bamford Hill, Stacksteads within the 'Other areas' category (for 41 dwellings) in 2022/23.</p> <p>Also, 37% of completions took place within the Key Service Centres in 22/23. This can mainly be attributed to a large quantity of dwellings being delivered within the Rural Local Service Centre including at Dark Lane (61 dwellings) and at Johnny Barn Close (16).</p>
Contingencies	<p>Continue to ensure that the majority of approvals are taking place within Key Service Centres or on Housing Allocations. If the majority of approvals begin to take place outside of these areas then it may be necessary to revise the data on the distribution / location of housing need and demand.</p>

Policy SD2: Urban Boundary and Green Belt

“To direct the majority of growth to land within the Urban Boundary; to ensure countryside development is only allowed where a countryside location is essential.”

Target	No applications granted permission which are contrary to national policy in relation to the Green Belt														
Progress towards Target	No applications granted permission which are contrary to national policy in relation to the Green Belt														
Trigger to Implement Contingencies	<p>Number / % of dwellings approved on sites within the Urban Boundary (UB) / Countryside not designated as Green Belt (CS) / Green Belt (GB):</p> <table border="1"> <thead> <tr> <th>Urban Boundary</th> <th>Countryside</th> <th>Green Belt</th> </tr> </thead> <tbody> <tr> <td>129 / 85%</td> <td>20 / 13%</td> <td>3 / 2%</td> </tr> </tbody> </table> <p>Number / % of dwellings completed on sites within UB / CS / GB:</p> <table border="1"> <thead> <tr> <th>Urban Boundary</th> <th>Countryside</th> <th>Green Belt</th> </tr> </thead> <tbody> <tr> <td>181 / 95%</td> <td>8 / 4%</td> <td>2 / 1%</td> </tr> </tbody> </table> <p>In 22/23 there were two recorded dwellings (2018/0171 & 2021/0386) built on Green Belt land, both on Previously Developed Land. In 22/23, 4 applications for residential development were approved on Green Belt land, 3 were situated on Previously Developed Land (2022/0274 (dwelling demolition & replacement dwelling), 2022/0461 & 2023/0009), the remaining application was a Prior Approval application for the conversion of a barn to a dwelling (2023/0030).</p>			Urban Boundary	Countryside	Green Belt	129 / 85%	20 / 13%	3 / 2%	Urban Boundary	Countryside	Green Belt	181 / 95%	8 / 4%	2 / 1%
Urban Boundary	Countryside	Green Belt													
129 / 85%	20 / 13%	3 / 2%													
Urban Boundary	Countryside	Green Belt													
181 / 95%	8 / 4%	2 / 1%													

Number / % of commercial development (Class E) approved on sites within UB / CS / GB

Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
24 / 100%	0 / 0%	0 / 0%

All approvals related to a Class E development (Commercial, Business and Services) were located within the Urban Boundary in 2022/23.

Number / % of commercial development (Class E) completed on sites within UB / CS / GB

Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
9 / 100%	0 / 0%	0 / 0%

In 2022/23, all completions related to Class E were located within the Urban Boundary.

Number / % of employment development (Class B2 and B8 only) approved on sites within UB / CS / GB

Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
6 / 75%	1 / 12.5%	1 / 12.5%

One application relating to a loss of a garage and store to a dwelling was approved on Green Belt land (2023/0009). This is already reported above within the residential approvals. Another application was granted in the countryside for a change of use from a store building to a multi-functional activity room (2022/0096).

Number / % of employment development (Class B2 and B8 only) completed on sites within UB / CS / GB

Urban Boundary	Countryside Not Designated as Green Belt	Green Belt
10 / 100%	0 / 0%	0 / 0%

In 2022/23, all completions involving the gain or loss of a Class B2 (general industrial) or B8 (storage and distribution) use, took place within the Urban Boundary.

Trigger Met

One or more applications granted contrary to national policy in relation to the Green Belt.

Contingencies

4 applications for residential development were approved on Green Belt land, 3 were situated on Previously Developed Land (2022/0274, 2022/0461 & 2023/0009), the remaining application was a Prior Approval application for the conversion of a barn to a dwelling (2023/0030). These approved developments were all in accordance to the national Green Belt policy.

Policy SD3: Planning Obligations

“To ensure new development contributes to infrastructure provision, where the development increases need.”

Target	Secure planning obligations on all applicable planning permissions			
Progress towards Target	In 2022 / 2023 s106 agreements were signed for 2 major developments:			
	2021/0271 – Land at Station Road, Whitworth			
	2021/0500 – Blackwood Road, Stacksteads			
	Financial s106 contributions were received for:			
	Planning Reference	Address	Type	Money
	2003/451	Scout Moor (Wind farm)	Scout Moor Habitat Rehabilitation Fund	£14,418
	2018/0039	Former Horse & Jockey, Edenfield	Education	£56,746
	2021/0271	Land at Station Road, Whitworth	Public Open Space (Knowsley Play Area)	£22,300
	Financial s106 contributions were spent on:			
	Planning Reference	Address	Type	Money
2003/451	Scout Moor (Wind farm)	Scout Moor Habitat Rehabilitation Fund	£825	
2004/401	Douglas Rd / Tong Lane Bacup	Landscaped Area Maintenance	£10,000	
2011/0046	Weavers Dene, Holmefield House	Affordable Housing	£330	
2014/0384	New Hall Hey, Rawtenstall	Linkage between retail park, Train Station and Town Centre	£71,891	
2016/0267	Land at Reedsholme Works	Refuse Bins	£9,700	
2018/0039	Horse & Jockey, 85 Market St, Edenfield	Local recreational / play facilities (Edenfield pump track)	£6,000	
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Not meeting policy requirements for contributions. 2. Limited / no annual payments received 			
Trigger Met	No.			
Contingencies	Continue to work proactively to secure developer contributions and allocate funds accordingly. More detail will be provided in the Council's Infrastructure Funding Statement			

Chapter 3: Housing

This section will report on the progress made over the plan period (2019-2036) in working towards achieving the aim of each of the housing policies. These policies are assessed against targets which are established in the Local Plan.

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 Local Plan 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 Local Plan as a whole.

Strategic Policy HS1: Meeting Rossendale’s Housing Requirement

“To address housing need and meet delivery targets and to provide an appropriate range of sizes and types of dwellings across the Borough.”

Target	208 dwellings delivered per annum years 2018/19 and 2019/20 and 185dpa years 2020/21 to 2035/36 (including 20% buffer); 3,191 dwellings to be delivered over Plan period 2019-36											
Progress towards Target	<table border="1"> <thead> <tr> <th>Monitoring Period</th> <th>Net dwelling completions</th> </tr> </thead> <tbody> <tr> <td>2019/2020</td> <td>94</td> </tr> <tr> <td>2020/2021</td> <td>77</td> </tr> <tr> <td>2021/2022</td> <td>137</td> </tr> <tr> <td>2022/2023 (last financial year)</td> <td>191</td> </tr> </tbody> </table> <p>Net housing completions since the start of the Plan period is 499. This represents an undersupply of 287 dwellings when compared to the housing requirement over these four monitoring periods.</p> <p>Rossendale Borough Council can demonstrate a 5.7 year supply of housing against the housing requirement of 185 dwellings per annum, inclusive of the backlog and 20% buffer.</p> <p>The most recent 5-Year Housing Land Supply contains more detailed information: https://www.rossendale.gov.uk/downloads/download/10833/5_year_housing_land_supply.</p>		Monitoring Period	Net dwelling completions	2019/2020	94	2020/2021	77	2021/2022	137	2022/2023 (last financial year)	191
Monitoring Period	Net dwelling completions											
2019/2020	94											
2020/2021	77											
2021/2022	137											
2022/2023 (last financial year)	191											
Trigger to Implement Contingencies	Shortfall in 5-year supply greater than 1 year.											
Trigger Met	No, the 5 Year Housing Land Supply demonstrates a supply exceeding 5 years.											
Contingencies	The results of the Housing Delivery Test published in January 2022 show that Rossendale delivered less than 85% of the annual housing requirement (57% was delivered). As such, a 20% housing land supply buffer has been applied, as well as a											

	presumption in favour of sustainable development until the Housing Delivery Test results are updated. A Housing Action Plan has also been drafted which is available here . However, the number of housing completions has increased during 2022/23 with 191 dwellings delivered against a requirement of 185 dwellings (103% of the annual requirement).
Target	30% of dwellings to be delivered on Previously Developed Land (PDL)
Progress towards Target	<p>Net no. dwellings approved on PDL in 2022/2023</p> <p>80 dwellings were approved on PDL (53%)</p> <p>31 dwellings were approved on Greenfield land (20%)</p> <p>41 dwellings were approved on Mixed (PDL & GF land) (27%)</p> <p>Net no. dwellings completed on PDL in 2022/2023</p> <p>124 dwellings were completed on PDL (65%)</p> <p>67 dwellings were completed on Greenfield land (35%)</p>
Trigger to Implement Contingencies	Less than 30% of dwellings delivered on PDL
Trigger Met	No, more than 30% of dwellings delivered were on PDL.
Contingencies	Continue to update and publicise the Brownfield Register in order to encourage the re-use of Previously Developed Land.

Indicator	Number of detached / semi-detached / terrace / apartment approved / completed (gross number)																				
Results	<p>Approved 22/23:</p> <table border="1"> <thead> <tr> <th>House type</th> <th>Detached</th> <th>Semi</th> <th>Apartment</th> <th>Terrace</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>29</td> <td>59</td> <td>42</td> <td>37</td> </tr> </tbody> </table> <p>Completed 22/23:</p> <table border="1"> <thead> <tr> <th>House type</th> <th>Detached</th> <th>Semi</th> <th>Apartment</th> <th>Terrace</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>50</td> <td>79</td> <td>33</td> <td>31</td> </tr> </tbody> </table> <p>The total number of approvals / completions reported per house type may not reflect the total number of approvals / completions reported elsewhere due to losses of dwellings not being incorporated into the results for this section and unavailable data for select sites.</p>	House type	Detached	Semi	Apartment	Terrace	Number	29	59	42	37	House type	Detached	Semi	Apartment	Terrace	Number	50	79	33	31
House type	Detached	Semi	Apartment	Terrace																	
Number	29	59	42	37																	
House type	Detached	Semi	Apartment	Terrace																	
Number	50	79	33	31																	

Indicator	Number of 1 / 2 / 3 / 4 / 5+ bed dwellings approved / completed (gross number)												
Results	<p>Approved 22/23:</p> <table border="1"> <thead> <tr> <th>Number of bedrooms in dwelling</th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4 bed</th> <th>5+ bed</th> </tr> </thead> <tbody> <tr> <td>Number of dwellings</td> <td>36</td> <td>56</td> <td>68</td> <td>6</td> <td>1</td> </tr> </tbody> </table>	Number of bedrooms in dwelling	1 bed	2 bed	3 bed	4 bed	5+ bed	Number of dwellings	36	56	68	6	1
Number of bedrooms in dwelling	1 bed	2 bed	3 bed	4 bed	5+ bed								
Number of dwellings	36	56	68	6	1								

Completed 22/23:

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	5+ bed
Number	21	41	95	34	3

The total number of approvals / completions reported per bedroom number may not reflect the total number of approvals / completions reported elsewhere due to losses of dwellings not being incorporated into the results for this section and unavailable data for select sites.

Indicator No. of dwellings approved/completed specifically for: Older people, People with disabilities, Private rented sector, Self-build and custom build, and Student housing

Results	Category	22/23 Approvals	22/23 Completions
	Older People and People with disabilities (M4(2))*	M4(2) = 4 Elderly Care Facilities = 0	M4(2) = 0 Elderly Care Facilities = 0
	Private rented sector	Unknown	Unknown
	Self-build and custom build	5 (31/10/21 – 30/10/22)**	3 2018/0171 2019/0473 2020/0262
	Student housing	0	0

*This relates to Optional Standards M4(2) of the Building Regulations

**This information will be updated as part of the annual return to DLUHC, you can find more information on this [here](#)

Target 456 dwellings to be delivered in Edenfield Community Neighbourhood Plan (NP) Area

Progress towards Target No dwellings have been delivered on any of the Edenfield Housing Allocations (H65 / H66 / H67)

1 dwelling was recorded as being delivered within the Edenfield NP area in 22/23.

Trigger to Implement Contingencies None of the housing allocations within the Edenfield NP have full planning permission by Year 5 (23/24) of the Plan.

Trigger Met No

Contingencies Work with landowners and developers towards obtaining planning permission across the housing allocations in the Edenfield NP area.

Target Reduction in no. of homes that have been empty for more than 2 years

Progress towards Target	As of October 2022 there were 171 properties in Rossendale classed as vacant (unoccupied and unfurnished) (2 years+).
Trigger to Implement Contingencies	There is a rise in the number of empty properties.
Trigger Met	No, the number of properties in Rossendale classed as vacant (unoccupied and unfurnished) (2 years+) reduced slightly from 173 in October 2021.
Contingencies	Identify problems and causes of vacancy and work with key partners to assist in bringing dwellings back into use targeting persistent long-term vacancies.

Policy HS2: Housing Site Allocations

“To direct housing development to appropriate locations and to maximised the re-development of brownfield land for housing.”

Target	75% of development to take place on allocated sites
Progress towards Target	No. of completions on allocated sites, split by PDL and greenfield In 22/23 there were 141 completions on allocated sites (88 on PDL / 53 on greenfield), representing 74% of the total completions There were 50 completions on unallocated sites (36 on PDL / 14 on greenfield), representing 26% of the total completions.
Trigger to Implement Contingencies	More than 25% of development on unallocated sites
Trigger Met	Yes, but only by 1% (26% of completions were on unallocated sites). The percent of completions on unallocated sites has fallen from 34% of total completions in the previous monitoring period. This suggests the Local Plan adoption is directing development towards allocated sites.
Contingencies	Identify problems and potential causes of variants and identify measures to address them.

Target	70% of sites on the brownfield register brought back into use
Progress towards Target	No. of Completions on sites on the brownfield land register On the 2022 Brownfield Register (last updated December 2022) there were 24 sites identified with a capacity to deliver approximately 391 dwellings. As of 31/03/2023 there had been 13 completions on one site on the register (85 Grane Road – 2020/0436), there are also numerous permissions granted on the sites and some are marked as under construction. You can find more details on the 2022 Brownfield Register here .
Trigger to Implement Contingencies	Less than 70% of sites on the brownfield register brought back into use over the Plan period.

Trigger Met	No
Contingencies	Continue to update and publicise the Brownfield Register to encourage the re-use of Previously Developed Land.

Target	All applications of 50 or more dwellings accompanied by a masterplan
Progress towards Target	No applications were approved for 50 or more dwellings in 2022/2023.
Trigger to Implement Contingencies	Anything less than 100%
Trigger Met	No.
Contingencies	Require a masterplan to accompany any applications for 50 or more dwellings.

Policy HS3: Affordable Housing

“To ensure provision of appropriate levels of affordable housing to meet identified needs.”

Target	75% of new housing completions on major sites meeting adopted policy on affordable housing
Progress towards Target	<p>In 2022/2023 there were 146 completions on major sites (permissions with 10 or more dwellings). 67 (46%) of which were affordable dwellings.</p> <p>In 2022/2023 there were 2 major residential applications approved which were eligible for s106 contributions (2021/0271 & 2021/0500). The approval at the Former Slingco Ltd site, Station Road, Whitworth agreed to provide 100% on-site affordable housing (2021/0271). The approval on Housing Allocation H22 - Land at Blackwood Road, Stacksteads (2021/0500) agreed to provide 14.6% (6 dwellings) Affordable Dwellings.</p> <p>Of the 2 major applications there are 78 dwellings approved, 43 of which are affordable, equating to a 55% average affordable dwelling contribution.</p>
Trigger to Implement Contingencies	More than 25% of new housing completions not meeting the adopted policy on affordable housing.
Trigger Met	No. Policy HS3: Affordable Housing details a requirement for major developments to provide 30% on-site affordable housing subject to site and development considerations.
Contingencies	Liaise with developers to understand why targets are not being met and identify barriers and potential ways of addressing the situation.
Indicator	Amount of commuted sum payments toward affordable housing
Results	No s106 contributions were received in 22/23 for off-site affordable housing.

Indicator	Reasons to justify non provision of affordable housing
Results	There were 2 major residential applications approved in 2022/2023. Both provided Affordable Housing on-site.
Indicator	No. of affordable dwellings delivered in rural areas
Results	No affordable dwellings were delivered in 22/23 in Countryside areas.
Indicator	No. of affordable / market dwellings completed that meet specific needs i.e. purpose-built accommodation for the elderly, housing suitable for disabled people
Results	4 affordable dwellings were approved to M4(2) standards in 22/23.

Policy HS4: Housing Density

“To ensure the most efficient use of land and contribute to sustainable development.”

Target	Town centre locations to achieve at least 40dph
Progress towards Target	In 22/23 there were 13 dwellings delivered from 9 different Planning Approvals within a town or district centre location, amounting to a total of 80.8 dwellings per hectare.
Trigger to Implement Contingencies	10% of town centre completions being less than 40dph
Trigger Met	No, 100% of town centre completions exceeded 40dph.
Contingencies	Continue to monitor and, if necessary, identify problems and potential causes of variants and identify measures to address them.

Policy HS5: Housing Standards

“To ensure high quality design and meet the needs of specific groups.”

Indicator	Number / % of dwellings approved/completed and built to M4 (2) Standards
Results	5 dwellings were approved to M4(2) standards in 22/23 (planning applications 2022/0031 and 2021/0271). We expect this figure to rise in subsequent monitoring periods following the adoption of the Local Plan in December 2021 allowing officers to assign greater weight to the Plan policies than before adoption.
Indicator	Quality of new housing approved/completed - according to building for healthy life assessments
Results	No new dwellings were approved or completed according to building for healthy life assessments in 2022/23.

Indicator	Number / % dwellings approved/completed specifically for older people
Results	No new dwellings were approved or completed for older people in 22/23.

Policy HS6: Open Space Requirements in New Housing Developments

“To ensure the provision of / contribution towards an appropriate level of open space in new developments and to contribute to amenity, health and wellbeing.”

Target	All major housing developments approved in areas of deficiency to provide appropriate contribution towards open space
Progress towards Target	Of the 2 major housing applications where associated s106 agreements were applicable in 22/23, both provided financial open space contributions: 2021/0271 - Former Slingco Ltd site, Station Road - £20,000 for Knowsley Play Area 2021/0500 - Land at Blackwood Road – Provision of on-site Open Space, with an associated management and maintenance plan.
Trigger to Implement Contingencies	Any major housing development in area of open space deficiency not providing appropriate contribution
Trigger Met	No, 100% of the applicable major housing development approvals in 22/23 have associated s106 agreements including contributions to open space.
Contingencies	Work is to begin in due course on an update to the Council’s Open Space and Playing Pitch Supplementary Planning Document.

Indicator	Hectares of new open space approved/created through development
Result	0.07ha (747sqm) of open space was agreed via a s106 agreement related to application 2021/0500 in 22/23.
Target	75% of major housing development approved in all areas to provide appropriate contribution towards open space
Progress towards Target	Of the 2 major housing applications where associated s106 agreements were applicable in 22/23, both provided financial open space contributions: 2021/0271 - Former Slingco Ltd site, Station Road - £20,000 for Knowsley Play Area 2021/0500 - Land at Blackwood Road – Provision of on-site Open Space, with an associated management and maintenance plan.
Trigger to Implement Contingencies	25% of all major development not providing appropriate open space provision
Trigger Met	No, 100% of the applicable major housing applications approved in 22/23 supplied financial open space contributions.

Contingencies	Work is progressing on an update to the Council’s Open Space and Playing Pitch Supplementary Planning Document.
Indicator	Reasons cited for not providing open space
Results	None were given in 22/23.

Policy HS7: Playing Pitch Requirements in New Housing Developments

“To ensure the provision of / contribution to playing pitches.”

Target	All major housing developments approved in areas of deficiency to provide appropriate contribution
Progress towards Target	No major housing developments approved in 22/23 provided a contribution towards playing pitches.
Trigger to Implement Contingencies	Any major housing development in area of deficiency not providing appropriate contribution
Trigger Met	N/A.
Contingencies	The Playing Pitch and Outdoor Sport Strategy Assessment Report and Action Plan were approved in March 2022. The Council is also to produce a SPD to establish that, where there is a local need for playing pitches based on the Playing Pitch Strategy, appropriate financial contributions will be sought from new residential developments.
Target	75% of major housing development approved in all areas to provide appropriate contribution
Progress towards Target	No major housing developments approved in 22/23 provided a contribution towards playing pitches.
Trigger to Implement Contingencies	25% of all major development not providing appropriate provision
Trigger Met	Yes, more than 25% of all major developments did not provide a contribution towards playing pitches.
Contingencies	The Council is to produce a SPD to establish that, where there is a local need for playing pitches based on the Playing Pitch Strategy, appropriate financial contributions will be sought from new residential developments.

Policy HS11: Rural Affordable Housing – Rural Exception Sites

“To contribute to meeting the need for affordable housing in rural areas.”

Indicator	Number of permissions relating specifically to "rural exception" sites; percentage of affordable housing provided on these sites
Results	No rural exception sites were approved or completed in 22/23.

Policy HS14: Gypsies, Travellers and Travelling Showpeople

“To meet the identified needs for these groups.”

Target	To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites)
Progress towards Target	The 2016 Gypsy and Traveller and Travelling Showperson Accommodation Assessment reported that there were two permanent authorised pitches within Rossendale. There have been no recorded approvals or completions of new permanent or transit pitches or extensions to existing pitches within 22/23.
Trigger to Implement Contingencies	A reduction in available supply of pitches below 50% of need
Trigger Met	No, the supply of pitches has not changed in 22/23.
Contingencies	Bring forward Gypsy and Traveller site allocations in line with the identified need.
Target	To minimise the number of illegal encampments and the need for enforcement action carried out
Progress towards Target	Rossendale Borough Council keeps a record of encampments on Futures Park, Bacup and Rossendale Borough Council owned land. In 22/23 there were 6 illegal encampments. 5 of these required a Court Order for removal.
Trigger to Implement Contingencies	Significant increase in illegal encampments or need for enforcement action.
Trigger Met	Yes, this figure has doubled in comparison with previous figures.
Contingencies	Work is ongoing to create a Negotiated Stopping Policy that the Council can facilitate in future engagements.
Target	To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites)
Progress towards Target	The 2016 Gypsy and Traveller and Travelling Showperson Accommodation Assessment reported that there were two permanent authorised pitches within Rossendale. There

	have been no recorded approvals or completions of new permanent of transit pitches or extensions to existing pitches within 22/23.
Trigger to Implement Contingencies	A reduction in available supply of pitches below 50% of need
Trigger Met	No, the supply of pitches has not changed in 22/23.
Contingencies	Bring forward Gypsy and Traveller site allocations in line with the identified need.

Policy HS15: Specialist Housing

“To provide for specialist housing need and increase the range of housing types.”

Target	To meet need for specialist accommodation identified in the SHMA / other housing need evidence
Progress towards Target	No specialist accommodation was approved / completed in 22/23.
Trigger to Implement Contingencies	No new specialist accommodation provided / proposed in the Borough despite identified need
Trigger Met	Yes, no new specialist accommodation was approved / constructed in 22/23.
Contingencies	Work with specialist providers to identify barriers and solutions.

Policy HS16: Self-Build and Custom-Built Houses

“To provide for self-build and custom-built housing need and increased the rand of housing types.”

Target	Providing self-build/ custom-build opportunities on major housing sites
Progress towards Target	No self-build dwellings were approved or delivered on sites of 50 dwellings or more. However, 4 self-build dwellings were approved (2022/0165; 2022/0285; 2022/0313 and 2022/0626) and 3 self-build dwellings were completed on other sites (2018/0171; 2020/0074 and 2020/0262) in 22/23.
Trigger to Implement Contingencies	25% of relevant applications for housing not providing custom or self-build opportunities
Trigger Met	No, as no applications for 50 or more dwellings were approved in 2022/23.
Contingencies	Consider the availability of land, identify any potential land e.g. on housing allocations, in Council ownership etc.

Indicator	No of individuals/groups on the self-build register
Results	As of the 31 st March 2023 there were 46 individuals on the self-build register and no groups.
Target	To meet the requirements identified by the Self Build Register
Progress towards Target	The Local Planning Authority has 3 years to meet the demand on the register. As of 30 th October 2022, the Local Planning Authority had granted residential consent on enough plots of land to meet the demand on the register for the period 2018/19 (considering over-provision in previous years). More information is available at https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/3 .
Trigger to Implement Contingencies	Not meeting the number of approvals over the rolling year period.

Chapter 4: Employment Growth and Employment

Strategic Policy EMP1: Provision for Employment

“To ensure enough land is provided to meet economic growth.”

Target	27 ha of new employment land provision over the Plan period. Or approximately 1.8ha of new employment land provision per annum.																								
Progress towards Target	<p>No. of approvals /completions or area (ha of new land provision or sq.m of new employment floorspace) for B1/ E(g), B2 and B8 land use class, split by greenfield/ previously developed land:</p> <p>20 permissions were granted in 2022/23 in relation to E(g) (offices, research and development or light industrial), B2 (general industrial) and B8 (storage and distribution) uses, amounting to a net loss of 0.54 ha of employment land (or 1,272 sqm of employment floorspace). 19 of these permissions (or 95%) were granted on previously developed land.</p> <table border="1"> <thead> <tr> <th>Net employment floorspace/area approved</th> <th>E(g) (sqm)</th> <th>B2 (sqm)</th> <th>B8 (sqm)</th> <th>Overall (sqm)</th> <th>Overall (ha)</th> </tr> </thead> <tbody> <tr> <td>2022/23</td> <td>333</td> <td>-2,123</td> <td>518</td> <td>-1272</td> <td>-0.54</td> </tr> </tbody> </table> <p>Of note is the loss of the employment unit (Slingco Ltd) on Station Road, Facit of 1,531 sqm to residential use (planning reference 2022/0271).</p> <p>During the same year, 10 permissions were completed resulting in a net loss of 0.01 ha of employment land relating to E(g), B2 and B8 uses. All projects were carried out on previously developed land. The amount of land approved and built out for employment use is not only falling below the target of 1.8 ha per year but is resulting in a net overall loss.</p> <table border="1"> <thead> <tr> <th>Net employment floorspace/ area completed</th> <th>E(g) (sqm)</th> <th>B2 (sqm)</th> <th>B8 (sqm)</th> <th>Overall (sqm)</th> <th>Overall (ha)</th> </tr> </thead> <tbody> <tr> <td>2022/23</td> <td>-1082</td> <td>-644</td> <td>667</td> <td>-1059</td> <td>-0.01</td> </tr> </tbody> </table>	Net employment floorspace/area approved	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)	2022/23	333	-2,123	518	-1272	-0.54	Net employment floorspace/ area completed	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)	2022/23	-1082	-644	667	-1059	-0.01
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2022/23	333	-2,123	518	-1272	-0.54																				
Net employment floorspace/ area completed	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)																				
2022/23	-1082	-644	667	-1059	-0.01																				
Trigger to Implement Contingencies	Not meeting the annual requirement during a 3 year period																								
Trigger Met	This is the second year of monitoring the employment land requirement, therefore the trigger will be calculated next year.																								

Annual employment land requirement (E(g), B2 and B8)	2021/2022 employment land completions (E(g), B2 and B8)	2022/2023 employment land completions (E(g), B2 and B8)
1.8ha	0.91ha	-0.01ha

Contingencies Continue with the monitoring of new employment land provision.

Indicator	Total no. of employee jobs, part time /full time			
Results	The number of employee jobs has been obtained from the Nomis website for the year 2021 (as of 28 July 2023). The figures provided by the website are rounded up estimates and show an increase in the number of employees in Rossendale between 2020 and 2021 both in full-time and part-time employment.			
		2019	2020	2021
	Employees	20,000	19,000	22,000
	Full-time employees (working more than 30 hours a week)	13,000	13,000	15,000
	Part-time employees (working 30 hours a week or less)	6,000	6,000	7,000
	https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&data set=189			

Policy EMP2: Employment Site Allocations

“To provide sufficient new employment land in appropriate locations and protect existing employment land.”

Target	Net reduction in vacancy rates on identified employment sites				
Progress towards Target	Eight planning permissions involving the losses or gains of businesses were approved on allocated employment sites in 2022/23 which, if implemented, will result in an overall loss of 930 sqm of employment floorspace.				
	Planning Application	Allocated Sites	Gain(+) or Loss(-) E(g) (sqm)	Gain(+) or Loss(-) B2 (sqm)	Gain(+) or Loss(-) B8 (sqm)
	2022/0477	EE40 – Riverside Business Park	157	0	0
	2022/0621	EE16 – Carrs Industrial Estate	0	No change	0
	2022/0116	EE36 – Bridge Mills, Plunge Road	0	-164	0
	2022/0115	EE2 – Henrietta Street	0	52	0
	2022/0099	EE2 – Henrietta Street	0	-480	480
	2021/0026	EE16 – Carrs Industrial Estate	438	0	0
	2021/0271	EE47 – Station Road	0	-1531	0
	2021/0709	EE19 – Solomon’s Site	118	0	0
	Total	-930	713	-2,123	480
<p>The largest loss of employment floorspace result from the approval to demolish the unit at Slingco Ltd, at Station Road, Facit to deliver new houses.</p> <p>In terms of completions, 3 developments were completed on allocated sites in 2022/23:</p> <ul style="list-style-type: none"> - Extension of Unit 2 at New Line Industrial Estate of 150 sqm on allocation EE3 – The Sidings (planning application 2022/0150) - Change of use of existing car garage to indoor fitness facility at Bridge Mills, Edenfield within allocation EE36 – Bridge Mills, Plunge Road (planning application 2022/0116) - Change of use from B2 to B8 (so no overall employment land change) at Unit 3, Park Road Industrial Estate, Bacup on allocated site EE2 – Henrietta Street (planning application 2022/0099). 					

	None of these allocated sites had any vacancy level identified in the Local Plan.
Trigger to Implement Contingencies	Land remains vacant for over 3 years
Trigger Met	<p>The four employment allocated sites with a remaining net developable area identified in the Local Plan are:</p> <ul style="list-style-type: none"> • EE12 - Large Site at Hud Hey, Haslingden (1.7 ha) • EE23 – Rossendale Motor Sales, Bury Road (0.06 ha) • EE43 - Warth Mill (0.08 ha) • EE47- Station Road, Facit (0.28 ha) <p>The allocated site EE47 is no longer relevant as it is now being built out for housing. Of the remaining 3 sites, the large site at Hud Hey provides the largest opportunities for new employment land provision.</p>
Contingencies	Continue to monitor the economic value of employment sites in relation to occupation and vacancy levels. Ongoing monitoring will continue and discussions will take place with land owners and Economic Development colleagues to identify and resolve barriers to delivery of the employment allocations.

Target	All applications on sites requiring one to include a masterplan or development brief
Progress Towards Target	None of the permissions granted in 2022/23 were located in an allocated employment sites or mixed-use requiring a masterplan or development brief.

Policy EMP3: Employment Site and Premises

“To protect existing employment land but allow for suitable redevelopment where appropriate.”

Target	No net loss of employment floorspace																																		
Progress Towards Target	<p>Sqm of employment floorspace lost to other uses (per type of use approved/completed) – total and on allocated sites:</p> <p>The table below reports losses in employment floorspace (and not the gains) in E(g), B2 and B8 uses, for both approvals and completions in 2022/23. If all approvals related to the loss of employment are implemented, this would result in the loss 3,190 sqm of employment floorspace (2,175sqm of which on allocated sites). In terms of completions, 2,022sqm of employment floorspace was lost (644sqm of which on allocated sites).</p> <table border="1"> <thead> <tr> <th></th> <th colspan="2">Approvals</th> <th colspan="2">Completions</th> </tr> <tr> <th>Floorspace lost to other uses (sqm) from:</th> <th>Allocated Sites</th> <th>Total (Allocated and Non-allocated Sites)</th> <th>Allocated Sites</th> <th>Total (Allocated and Non-allocated Sites)</th> </tr> </thead> <tbody> <tr> <td>E(g) Offices, Research and Development and Light Industrial Process</td> <td>0</td> <td>-866</td> <td>0</td> <td>-1,378</td> </tr> <tr> <td>B2 General Industrial</td> <td>-2175</td> <td>-2175</td> <td>-644</td> <td>-644</td> </tr> <tr> <td>B8 Storage and Distribution</td> <td>0</td> <td>-149</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>-2,175</td> <td>-3,190</td> <td>-644</td> <td>-2,022</td> </tr> </tbody> </table> <p>When applications for gains in employment floorspace are factored in, this amounts to a net loss of 1,272 sqm for approvals and a net loss of 1,054 sqm for completions.</p>						Approvals		Completions		Floorspace lost to other uses (sqm) from:	Allocated Sites	Total (Allocated and Non-allocated Sites)	Allocated Sites	Total (Allocated and Non-allocated Sites)	E(g) Offices, Research and Development and Light Industrial Process	0	-866	0	-1,378	B2 General Industrial	-2175	-2175	-644	-644	B8 Storage and Distribution	0	-149	0	0	Total	-2,175	-3,190	-644	-2,022
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Trigger to Implement Contingencies	Net loss of employment floorspace over more than one year running																																		
Trigger met	The trigger is not yet met as this is the first year since the adoption of the Local Plan where a net loss of employment floorspace is reported.																																		
Contingencies	An SPD setting out the information required by planning applicants wishing to re-use or re-develop employment sites and premises came into force on 31st July 2023. This set out details of the marketing process and viability assessment needed to be undertaken.																																		

Policy EMP4: Development Criteria for Employment Generating Development

“To support wider economic growth and increase jobs.”

Indicator	Number or floorspace (in sqm) approved / completed of non-employment land use class providing jobs, by use class type
Results	<p>The approvals and completions of uses under Class E (Commercial, Businesses and Services) except E(g) (Offices, Research and Development and Light Industrial) are reported here to assess the provision of other land uses generating employment.</p> <p>During 2022/23, 7 applications were approved within Class E (except E(g)), leading to a net gain in floorspace of 821 sqm. There were however 9 applications involving the loss of 1,064 sqm of floorspace within Class E (except E(g)), resulting in an overall loss of 243 sqm.</p> <p>In terms of completions in 2022/23, the Borough has seen a gain of 1,104 sqm in floorspace for commercial, businesses and services activities (not including offices, research and development and light industrial) and a loss of 138 sqm. Therefore overall, there is a net gain of 966 sqm.</p>

Policy EMP5: Employment Development in non-allocated employment areas

“To support wider economic growth and provide a range of employment opportunities.”

Indicator	Number of applications / sq.m. of new employment floorspace approved / completed outside allocated employment sites																																								
Results	<p>Policy EMP5 supports the development of small scale employment development (Use Classes E(g), B2, B8 and E(c), (E(c) limited to under 100 sqm)) outside of employment areas, where it will not detriment the amenity of the local area, in order to support small businesses. The table below lists the planning applications approved and completed within and outside allocated employment sites in 2022/23.</p> <table border="1"> <thead> <tr> <th rowspan="2">Net Employment Floorspace provision (sqm) (gains and losses)</th> <th colspan="3">Approvals 2022/23</th> <th colspan="3">Completions 2022/23</th> </tr> <tr> <th>Outside Allocated Sites</th> <th>Allocated Sites</th> <th>Total</th> <th>Outside Allocated Sites</th> <th>Allocated Sites</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>E(g) Offices, Research and Development and Light Industrial Process</td> <td>-380</td> <td>713</td> <td>333</td> <td>-1082</td> <td>0</td> <td>-1082</td> </tr> <tr> <td>B2 General Industrial</td> <td>0</td> <td>-2123</td> <td>-2123</td> <td>0</td> <td>-644</td> <td>-644</td> </tr> <tr> <td>B8 Storage and Distribution</td> <td>-112</td> <td>630</td> <td>518</td> <td>37</td> <td>630</td> <td>667</td> </tr> </tbody> </table>							Net Employment Floorspace provision (sqm) (gains and losses)	Approvals 2022/23			Completions 2022/23			Outside Allocated Sites	Allocated Sites	Total	Outside Allocated Sites	Allocated Sites	Total	E(g) Offices, Research and Development and Light Industrial Process	-380	713	333	-1082	0	-1082	B2 General Industrial	0	-2123	-2123	0	-644	-644	B8 Storage and Distribution	-112	630	518	37	630	667
Net Employment Floorspace provision (sqm) (gains and losses)	Approvals 2022/23			Completions 2022/23																																					
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B8 Storage and Distribution	-112	630	518	37	630	667																																			

Total	-492	-780	-1272	-1045	-14	-1059
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11 (out of 20) approvals in 2022/23 amounts to a potential net loss of 492 sqm of employment floorspace outside of allocated employment sites. There were also 7 (out of 10) completions resulting in a net loss of 1,045 sqm of employment floorspace outside of allocated employment sites.

Policy EMP6: Futures Park

“To support economic growth and ensure well-designed, co-ordinated development.”

Indicator	No. apps / Sqm of employment floorspace approved/completed by use class type at Futures Park and production of a masterplan
Target	Site completed with appropriate mix of uses by 2034. Masterplan addresses issues outlined in policy.
Progress Towards Target	No applications were approved or completed at Futures Park in 2022/23 and 2 plots of land of approximately 0.84 ha remain available for development on this site. A masterplan was produced and can be seen in the document EL8.015 Action 15.1 and 15.3 to 15.5 Mixed Use Sites (page 16) on the Council’s website.
Trigger to Implement Contingencies	Lack of progress with development of site. Absence of masterplan or masterplan does not address identified issues.
Trigger Met	A new manufacturing unit and nursery have been approved and completed on the site in recent years demonstrating good progress towards the development of the site. A masterplan has been produced to guide development.
Contingencies	Review policy and site allocation

Policy EMP7: New Hall Hey

Indicator	Number of applications / sqm of employment floorspace approved/completed by use class type at New Hall Hey and production of a masterplan
Target	Site completed with appropriate mix of uses by 2036. Masterplan addresses issues outlined in policy.
Progress Towards Target	No applications were approved or completed on the new employment site allocation NE4 at New Hall Hey in 2022/23 and no masterplan was produced.
Trigger	Lack of progress with development of site at 3, 5, 10 year periods. Absence of masterplan or masterplan does not address identified issues.
Trigger Met	No applications have yet been submitted for this site, however work is continuing with Economic Development Officers to develop the site. The trigger has not yet been met.
Contingencies	Review policy and site allocation

Chapter 5: Retail

Strategic Policy R1: Retail and Other Town Centre Uses

“To support the role and function of town and other centres.”

Target	Majority of town centre uses to be located in the identified centres																																																	
Progress towards target	<p>The indicator used is the no. of applications or floorspace (in sqm) approved or completed for town centre uses including Class E (Commercial, Business and Service), Sui Generis, F1 (Learning and Non-residential institution), F2 (c-d) (Local Community Uses) in centres, Primary Shopping Areas (PSA) and non-centres:</p> <p>In 2022/23, 33 permissions were granted in relation to town centre uses. The majority (64%) were on land or premises located outside of town centres.</p> <table border="1"> <thead> <tr> <th>Approvals</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Outside of Centres</th> </tr> </thead> <tbody> <tr> <td>Number of town centre uses applications approved</td> <td>9 / 27%</td> <td>3 / 9%</td> <td>21 / 64%</td> </tr> </tbody> </table> <p>During the same period, 14 permissions were completed. The majority of them outside of town centres (53%).</p> <table border="1"> <thead> <tr> <th>Completions</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Outside of Centres</th> </tr> </thead> <tbody> <tr> <td>Number of town centre uses completed</td> <td>3 / 21.5%</td> <td>3 / 21.5%</td> <td>8 / 57%</td> </tr> </tbody> </table> <p>The permissions approved in 2022/23 amount to a net loss of 679sqm of town centres floorspace (370sqm floorspace was lost within town centres and 309sqm floorspace was lost outside of centres). Please see table below for a break down per use class and location.</p> <table border="1"> <thead> <tr> <th>Floorspace (sqm) Approved</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Out of Centres</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Class E (Commercial, Business, Services)</td> <td>-618</td> <td>269</td> <td>506</td> <td>157</td> </tr> <tr> <td>Sui Generis (Pubs and other Drinking Establishments)</td> <td>87</td> <td>-108</td> <td>-1116</td> <td>-1137</td> </tr> <tr> <td>F1 (Learning and Non-residential Institution)</td> <td>0</td> <td>0</td> <td>106</td> <td>106</td> </tr> <tr> <td>F2 (Local Community Uses)</td> <td>0</td> <td>0</td> <td>195</td> <td>195</td> </tr> <tr> <td>Total</td> <td>-531</td> <td>161</td> <td>-309</td> <td>-679</td> </tr> </tbody> </table>				Approvals	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres	Number of town centre uses applications approved	9 / 27%	3 / 9%	21 / 64%	Completions	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres	Number of town centre uses completed	3 / 21.5%	3 / 21.5%	8 / 57%	Floorspace (sqm) Approved	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total	Class E (Commercial, Business, Services)	-618	269	506	157	Sui Generis (Pubs and other Drinking Establishments)	87	-108	-1116	-1137	F1 (Learning and Non-residential Institution)	0	0	106	106	F2 (Local Community Uses)	0	0	195	195	Total	-531	161	-309	-679
Approvals	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres																																															
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In terms of completion, the net amount of floorspace for town centre uses lost in 2022/23 is 1,428 sqm. A net loss of 596 sqm (42% of the floorspace lost) occurred within town centres (the majority within the primary shopping areas) and a further loss of 832 sqm (58%) of town centre uses took place outside of centres. Most losses of town centre uses floorspace were due to conversion of properties into residential use.

Floorspace (sqm) Built Out	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total
Class E	338	-314	-140	-116
Sui Generis	-158	0	0	-158
F1	0	0	-8	-8
F2	-462	0	-684	-1146
Total	-282	-314	-832	-1428

Trigger Disproportionate amount of town centre uses approved / completed outside identified centres

Trigger met Yes, although the approvals and completions located outside of centres amount to a net loss of town centre uses. In 2022/23, the majority of planning permission granted (64%) and completed (57%) were for premises or land situated outside of town centres.

Contingencies Monitoring the health of the defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.

Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD.

Indicator Sqm of retail lost to other uses in centres, primary shopping areas and other areas (broken down by type of use for approved /completed)

Target N/A

Progress towards target Looking at changes of use from shops (Class E(a)) into other uses, in 2022/23, 8 applications were approved for a loss of 720 sqm (2022/0481; 2022/0482; 2022/0531; 2022/0311; 2022/0361; 2022/0117; 2022/0586; 2022/0053). The majority of this loss (54%) was approved outside of town centres.

	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total
Retail (E(a)) floorspace lost Approved (sqm)	-278 / 39%	-52 / 7%	-390 / 54%	-720

During the same period, 2 developments were completed in town centres (within the primary shopping area), leading to approximately 190 sqm of retail floorspace lost (2022/0053 and 2021/0003).

		Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total
	Retail (E(a)) floorspace lost Implemented (sqm)	0 / 0%	-190 / 100%	0 / 0%	-190 / 100%

Further information about the proposed and implemented type of use is provided below.

Trigger	Net loss of retail in identified centres
Trigger met	<p>Overall, changes of use approved in 2022/23 from retail (Class E(a)) into other uses result in a net loss of 720 sqm retail floorspace within town centres. In terms of completions, 190 sqm of retail floorspace was lost to other uses in 2022/23. Therefore, the trigger has been met.</p> <p>It is to be noted however that it is possible to change use within Class E without the need to apply for a planning permission. Therefore, the Local Plan has no control on the change of use from retail to other uses within Class E if no external alterations are proposed.</p>
Contingencies	<p>Monitoring the health of the defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD.</p>

The 8 approvals resulting in a loss of retail E(a) use are listed in the table below.

Application Number	Proposal	Use Class Existing	Use Class Proposed	E(a) (sqm)	E(b) (sqm)	E(c) (sqm)	E(d) (sqm)	E(e) (sqm)	E(f) (sqm)	E(g) (sqm)	SG (sqm)	F1 (sqm)	F2 (sqm)	Retail Location
2022/0481	Change of use from Shop and dwelling to Single Dwelling	E(a) and C3	C3	-56	0	0	0	0	0	0	0	0	0	Out of Centre
2022/0482	Prior Approval - Conversion of former baker/shop to house	E(a)	C3	-54	0	0	0	0	0	0	0	0	0	Out of Centre
2022/0531	Full: Change of use from shop to sui generis drinking establishment with food offering. Installation of cellar cooling system with condenser. Installation of bar and small kitchen and preparation area inside.	E(a)	SG	-87	0	0	0	0	0	0	87	0	0	Centre
2022/0311	Full: Proposed change of use from first and second floor storage space into two self contained flats.	B8 ancillary to E(a) last used as storage ancillary to shop	C3	-59	0	0	0	0	0	0	0	0	0	Centre
2022/0361	Demolition of buildings and the formation of an extended and reconfigured car park to the existing SPAR store and petrol filling station	C3, E, SG	Car Parking	-280	0	0	0	0	0	0	-140	0	0	Out of Centre
2022/0117	Prior notification (Class MA): Proposed change of use from ground floor retail use with living accommodation above to a dwellinghouse with no external or structural changes	E(A)	C3	-55	0	0	0	0	0	0	0	0	0	Centre
2022/0586	Change of use of ground floor from commercial use to 1 dwelling.	E(a)	C3	-77	0	0	0	0	0	0	0	0	0	Centre
2022/0053	Full: change of use of ground floor from existing bakery shop to restaurant, including installation of a new commercial kitchen extraction system with an external flue at the rear of the property.	E(a)	E(b)	-52	52	0	0	0	0	0	0	0		PSA

The two permissions built out resulting in a loss of retail E(a) use are shown in the table below.

Application Number	Proposal	Use Class Existing	Use Class Proposed	E(a) (sqm)	E(b) ((sqm)	E(c) (sqm)	E(d) (sqm)	E€ (sqm)	E(f) (sqm)	E(g) (sqm)	SG (sqm)	F1 (sqm)	F2 (sqm)	Retail Location
2022/0053	Full: change of use of ground floor from existing bakery shop to restaurant, including installation of a new commercial kitchen extraction system with an external flue at the rear of the property.	E(a)	E(b)	-52	52	0	0	0	0	0	0	0	0	PSA
2021/0003	Full: Conversion of empty shop on the ground floor with 7 bedsits above to a co working office space on the ground floor with 4 one bedroom apartments above	E(a) and C3	E(g) and C3	-138	0	0	0	0	0	138	0	0	0	PSA

Indicator	No. of vacant retail frontages / sqm of vacant floorspace in retail centres
Target	Net reduction in vacancy rates
Progress towards Target	<p>The number of vacant ground floor units was assessed during town centres surveys carried out during summer 2023. The findings of this assessment are compared in the table below with the level of vacancies in 2022. It should be noted that the surveys usually would be conducted every 3 years, however, due to a capacity improvement in the form of Town Centre Regeneration Officers for Rawtenstall, Bacup & Haslingden surveys have been able to be carried out in these areas and Waterfoot.</p> <p>There has been a sharp increase in the number of vacant units in Haslingden. In Rawtenstall and Bacup the number of vacant units has decreased slightly.</p>
Trigger	Sites / buildings continue to remain vacant for over 3 years
Trigger Met	No specific sites or buildings have been assessed. The trigger should be revisited after a period of 3 year following the adoption of the Local Plan.
Contingencies	<p>Monitoring the health of the defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD.</p>

The number of vacant retail frontages and ground floor areas (in sqm) within town centres is provided in the table below.

Retail Hierarchy	Location	No. of Ground Floor Vacant Units in Centres (2022)	No. of Ground Floor Vacant Units in Centres (2023)	Changes in vacant units between 2022 and 2023
Town Centre	Rawtenstall	12	9	Decrease (-3 premises / ~-0.4%)
District Centres	Bacup	30*	28	Decrease -2 premises / ~-0.8%)
	Haslingden	22	31	Increase (+9 premises / ~+6.4%)
Local Centres	Crawshawbooth	6	Not recorded	Not recorded
	Waterfoot	15	21	Increase (+9 premises / ~+14.1%)
	Whitworth	2	Not recorded	Not recorded
Neighbourhood Parades	Edenfield	2	Not recorded	Not recorded
	Helmshore	0	Not recorded	Not recorded
	Stacksteads	5	Not recorded	Not recorded
	Facit	0	Not recorded	Not recorded

*The AMR for 2021/22 shows 22, but it is an error and it should state 30.

Indicator	Town Centre Health checks including Vacancy Rates
Target	Net reduction in vacancy rates
Progress towards Target	Please see the information below as well as maps of town centre health checks in Appendix 2 .
Trigger	N/A
Trigger Met	N/A
Contingencies	Monitoring the health of the defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability. Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD.

The table below shows the 2022 vacancy rates and 2023 vacancy rates for Rawtenstall, Bacup, Haslingden & Waterfoot. Town Centre Health Checks for all the retail centres is to be conducted every 3 years, the next being in 2025, however, the Council employment of Town Centre Regeneration Officers for Rawtenstall, Bacup & Haslingden has allowed annual monitoring of these three centres and Waterfoot.

Retail Hierarchy	Location	Vacancy Rate per number of units (2022)	Vacancy Rate per number of units (2023)	Health Check
Town Centre	Rawtenstall	4.4%	3.3%	<p>The vacancy rate has decreased in Rawtenstall Town Centre between 2022 and 2023, with the number of vacant premises decreasing by 3 (to 9 vacant premises) and the overall vacancy rate decreasing by 1.1% (to a 3.3% overall vacancy rate).</p> <p>The Town Centre offers a wider range of services to the local and nearby communities including a good level of independent shops. It includes 3 large convenience supermarkets (Asda, Tesco and Lidl) and a large comparison retailer (B&M). A varied provision of retail and other financial services are also provided, mainly along Bank Street. It has a number of leisure services including restaurants, cafés and bars as well as hot food takeaways. Health provision includes a pharmacy and dental clinics. The health centre, however, is situated just outside of the Town Centre boundary. The centre is easily accessible with a new bus station present at its core and several car parks available within the centre. The quality of the environment is pleasant and the historic character has been preserved as most of the centre is within a conservation area.</p> <p>The town square has benefitted from recent landscaping works including new planting and lawn.</p>
District Centres	Bacup	12.2%	11.4%	<p>The vacancy rate improved between 2022 and 2023, with the number of vacant premises decreasing by 2 (to 28 vacant premises) and the overall vacancy rate decreasing by 0.8% (11.4% of the centre is vacant).</p> <p>The centre offers a wide range of services with a large supermarket and other smaller convenience stores, several comparison shops, retail services (hairdressers, optician, tailors etc.) as well as other financial and professional services (estate agents, solicitors etc.) and health provision (health centre and pharmacy). The leisure services include an escape room, pubs, a restaurant and cafés as well as hot food takeaways. The quality of the buildings and shopfronts has benefitted and continues to benefit from the Bacup High Street Heritage Action Zone. The centre is easily accessible by bus and offers car parking spaces within the centre, at the local supermarket and also just adjoining its boundary near the health centre.</p>
	Haslingden	10.4%	14.6%	<p>The vacancy rate has worsened in Haslingden with the number of vacant premises increasing by 9 (to 31 vacant premises) and the overall vacancy rate increasing by 4.2% (14.6% of the centre is vacant).</p> <p>There are a multitude of drivers behind this increase in vacancies, including likely issues with the current “cost of</p>

				<p>living crisis” and rising utility bills. It has also been reported that high rental costs and a limited footfall in Haslingden has given rise to the closure of several businesses and a reluctance in new businesses starting.</p> <p>The district centre provides a wide range of convenience and comparison shops (mainly bargain shops and charity shops) as well as retail and other professional services. Its weaknesses are its high level of vacancies and large amount of hot food takeaways which impact on the vitality of the centre as a lot of the takeaway units are closed during the day. Some of the vacant units are in a poor state of repairs. However, restoration works have been carried out for some premises including the former Royal British Legion which has a positive impact on the quality of the environment. The National Lottery Heritage Fund – Big Lamp project is to provide grants for up to 19 priority buildings on Higher Deardengate (more information can be found at ENV2). The centre is easily accessible by bus and offers car parking spaces at different locations (e.g. behind the library and at the Co-operative supermarket).</p>
Local Centres	Crawshawbooth	11.8%	N/A (to be monitored in 2025)	N/A (to be monitored in 2025)
	Waterfoot	13.5%	18.9%	The vacancy rate worsened between 2022 and 2023, with the number of vacant premises increasing by 6 (to 21 vacant premises) and the overall vacancy rate increasing by 5.4% (18.9% of the centre is vacant).
	Whitworth	5.4%	N/A (to be monitored in 2025)	N/A (to be monitored in 2025)
Neighbourhood Parades	Edenfield	5.3%	N/A (to be monitored in 2025)	N/A (to be monitored in 2025)
	Helmshore	0%	N/A (to be monitored in 2025)	N/A (to be monitored in 2025)
	Stacksteads	7%	N/A (to be monitored in 2025)	N/A (to be monitored in 2025)
	Facit	0%	N/A (to be monitored in 2025)	N/A (to be monitored in 2025)

Policy R2: Rawtenstall Town Centre Extension

“To support the redevelopment of this key town centre site.”

Target	Site completed with appropriate mix of uses by 2036
	As Phase 1 of Spinning Point for the re-development of the town square into a new bus station including retail / café units and associated car parking, landscaping is complete and Phase 2 is no longer going ahead, this target is no longer monitored.

Policy R3: Development and Change of Use in District and Local Centres

“To support the role and function of centres.”

Indicator	No. of applications / sq.m. (E(a, b, c) SG) approved / completed within identified centres					
Results	In 2022/23, there were 9 applications approved for the gain or loss of shops (E(a)), restaurants/ cafes (E(b)), financial, professional and other services appropriate in a town centre location (E(c)) and drinking establishments or pubs (Sui Generis) in town centres. These applications, if implemented, would amount to a net loss of 123 sqm.					
	Identified Centres	Number of Applications Approved	E(a) - Shops	E(b) – Restaurants/cafes	E(c) – Financial, professional and other services appropriate in town centres	Sui Generis (SG) (pubs and drinking establishments)
			Net Floorspace Approved (sqm)			
	Rawtenstall	1	0	307	0	0
	Bacup	2	-59	0	-242	0
	Haslingden	3	4	52	0	-108
	Crawshawbooth	0	0	0	0	0
	Waterfoot	1	-87	0	0	87
	Whitworth	1	0 (no change in floorspace)	0	0	0
	Edenfield	0	0	0	0	0
	Helmshore	0	0	0	0	0
	Stacksteads	1	-77	0	0	0
	Facit	0	0	0	0	0
	Total	9	-219	359	-242	-21

In 2022/23, 5 developments for shops, restaurants / cafes, financial, professional and other services appropriate in town centres or for pubs /drinking establishments (Sui Generis) were completed in identified centres, resulting in a net loss of 116sqm.

Identified Centres	Number of Applications Completed	E(a) - Shops	E(b) – Restaurants/cafes	E(c) – Financial, professional and other services appropriate in town centres	Sui Generis (SG) (pubs and drinking establishments)
		Net Floorspace Completed (sqm)			
Rawtenstall	1	0	0	0	-158
Bacup	1	-138	0	0	0
Haslingden	2	128	52	0	0
Crawshawbooth	0	0	0	0	0
Waterfoot	0	0	0	0	0
Whitworth	1	0 (no change in floorspace)	0	0	0
Edenfield	0	0	0	0	0
Helmshore	0	0	0	0	0
Stacksteads	0	0	0	0	0
Facit	0	0	0	0	0
Total	5	-10	52	0	-158

Policy R4: Existing Local Shops

“To protect local shops where they provide a valuable community resource.”

Indicator	Sqm of approved/completions involving loss of E(a) or F2(a) retail to other uses outside identified centres .
Results	390sqm of retail floorspace E(a) was approved to be lost to other uses outside of identified centres.

Policy R5: Hot Food Takeaways

“To improve health and protect amenity.”

Target	Reduction in childhood obesity levels
Progress towards Target	<p>Hot food takeaways approved / completed within 400m of a secondary school that is outside a designated town or district centre</p> <p>No hot food takeaways were approved or completed within 400m of a secondary school located outside of designed centres in 2022/23.</p> <p>Of these permissions, how many have conditions restricting the opening hours to outside lunchtime/school closing time</p> <p>Not applicable.</p> <p>Approvals or completions in wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese by the Office for Health Improvement and Disparities</p> <p>For the period 2019/20 to 2021/22, all wards within Rossendale had a prevalence of obesity in Year 6 children above the Local Plan policy R5 threshold of 15%. In addition, 9 wards also had a prevalence of obesity in reception year children above the threshold of 10%. No hot food takeaways were approved in the financial year 2022/23.</p>
Trigger to Implement Contingencies	<p>Increase in approvals for takeaways in identified wards</p> <p>No reduction in childhood obesity levels in identified wards</p>
Trigger Met	The Local Plan Policy R5, adding restrictions to proposals for hot food takeaways, has been adopted in December 2021. No contingencies should yet be carried out.
Contingencies	Produce a Supplementary Planning Document to provide additional guidance on Sui Generis uses and planning for health if required

Policy R6: Shopfronts

“To enhance amenity and ensure good design.”

Indicator	<p>No. of applications in conservation areas involving change to shop fronts</p> <p>Of these, how many involved consideration of design / quality of shopfront?</p>
Results	<p>In 2022/23, there were 2 applications approved in conservation areas for alterations to shopfronts. The 2 applications (2021/0567 and 2022/0360) relate to shop front alterations on Market Street in Bacup Town Centre Conservation Area. Both shop front renewals are part of the High Street Heritage Action Zone project.</p> <p>The design and quality of the shopfront were a consideration for both applications and comments from the heritage advisor (Growth Lancashire) were also sought.</p>
Contingencies	Consider updating the Supplementary Policy Document on Shopfront design

Chapter 6: Environment

Strategic Policy ENV1: High Quality Development in the Borough

“Ensure high quality design throughout the Borough.”

Target	All large scale developments (100+ dwellings) to be accompanied by appropriate Design Brief / code and Health Impact Assessment (HIA)
Progress towards Target	No. of applications for major development accompanied by an appropriate Development Brief, Design Code, Health Impact Assessment or that used the Building by Design methodology to ensure good quality design: The planning application reference 2022/0451 for the erection of 238 residential dwellings at the land west of Market Street validated in November 2022 was accompanied by a Masterplan and Design Code, as well as by a Health Impact Assessment.
Trigger to Implement Contingencies	50% of large scale development not being accompanied by appropriate briefs / assessments
Trigger Met	No, the only large scale development (100+ dwellings) received in 2022/23 was accompanied by a Masterplan & Design Code and Health Impact Assessment.
Contingencies	The Council is expected to begin work on a Design Code SPD in 2024, with the aims of implementing this SPD to achieve high levels of design across the borough.
Target	Approval of at least one design awards or referrals achieved
Progress towards Target	No development received a design award or referral from the Civic Trust awards, BURA awards, RTPI awards or CABE awards in 2022/23.
Trigger to Implement Contingencies	Failure to deliver design award targets over five year intervals.
Trigger Met	No, five years has not passed since the Plan start date.
Contingencies	Work with developers to seek opportunities to improve the quality of design.
Target	100% of appeal decisions won on design grounds
Progress towards Target	Of the 42 appeals decided by the Planning Inspectorate in Rossendale in 22/23, 13 were allowed. 10 of these were allowed on design grounds. The other 29 appeals were dismissed on a number of grounds.
Trigger to Implement Contingencies	25% of appeals lost on design grounds
Trigger Met	No, 23.8% of appeals were lost on design grounds.

Contingencies	Where necessary, look to provide additional guidance to support relevant policies to encourage more acceptable design.
Target	Approval of at least one exemplar energy scheme
Progress towards Target	<p>No. of dwellings completed above required building standards for energy sufficiency:</p> <p>Looking at the two major residential schemes approved in 2022/23, the planning application 2021/0500 will go beyond insulation levels required by building regulations for walls and roofs. Also, the planning permission 2021/0271, is committed to build dwellings with a lower carbon dioxide emission compared to the standards required by the Building Regulations.</p> <p>In addition, a Passivhaus was approved last year (2022/0342 and then 2022/0626 for the same site).</p> <p>However, none of these dwellings have yet been built as of 31st March 2023.</p>
Trigger to Implement Contingencies	Failure to deliver energy and design award targets over five year intervals
Trigger Met	No, five years has not passed since the Plan start date.
Contingencies	Rossendale Borough Council at a meeting of its Cabinet on Wednesday 7 December 2022 formally adopted the Climate Change SPD. It came into force on Monday 19 December 2022. The effects of this new SPD will be monitored in this section of the AMR.

Strategic Policy ENV2: Heritage Assets

“To conserve and enhance the historic environment.”

Target	Removal of assets from Heritage at Risk (HAR) Register, or progress made in addressing issues with them
Progress towards Target	<p>As of the 31st of March 2023 there were 7 entries within Rossendale on the 2022 HAR Register:</p> <ul style="list-style-type: none"> • Bacup Town Centre - improving • Rawtenstall Town Centre - deteriorating • Church of St Thomas, Haslingden – no change since last year • Church of St Bartholomew, Whitworth – no change • Church of St James, Haslingden – no change • Church of St John the Evangelist, Crawshawbooth – no change • Grane Mill, Haslingden – no change
Trigger to Implement Contingencies	No change in numbers of heritage assets on the HAR Register
Trigger Met	Yes, there has been no change in the number of entries on the HAR Register from the previous year.

Contingencies	Continue supporting the Bacup High Street Heritage Action Zone and National Lottery Heritage Fund Big Lamp, Haslingden projects and engage with relevant landowners to protect and improve those assets listed on the HAR Register.
Target	Removal of listed buildings from local Buildings at Risk Register
Progress towards Target	This information is not available.
Trigger to Implement Contingencies	No change in numbers of listed buildings on the local Buildings at Risk Register
Trigger Met	Unknown
Contingencies	Continue supporting the Bacup High Street Heritage Action Zone and National Lottery Heritage Fund Big Lamp, Haslingden projects and engage with relevant landowners to protect and improve those assets listed on the HAR Register.
Indicator	No. of heritage-led regeneration projects managed by the Council (operating or applied for)
Results	<p>Good progress is being made on the Bacup High Street Heritage Action Zone and National Lottery Heritage Fund Big Lamp, Haslingden, the below is a progress report from the Economic Development department at the Council:</p> <p>Bacup High Street Heritage Action Zone - a four year, £1.1 million, Historic England grant funded project focussed in Bacup town centre. Thirteen buildings have received grants for repairs and restoration works (including four large buildings and 1 which is grade 2 listed). Significant improvements to the Hempstead Memorial Gardens which includes new York stone flagging, new benches, wildflower beds plus lighting of the cleaned and restored listed Cenotaph, a hand-carved 'peace' stone and handmade and painted decorative poppies. Alongside this a number of community events and activities have been delivered and supported. Plus £90,000 secured through the Bacup Cultural Consortium to deliver cultural activity in Bacup with a range of partners. Due to conclude in March 2024.</p> <p>National Lottery Heritage Fund Big Lamp – a five year, £2.3 million, place based scheme on Higher Deardengate funded by the National Lottery Heritage Fund and Rossendale Borough Council which will offer grants to up to 19 priority buildings for repairs and restorative works, re-purpose one large vacant town centre building, deliver significant improvements to the public realm of Higher Deardengate including creating a town square to the north end. The project will also deliver a significant community engagement and training programme, plus have micro grants for community groups and other voluntary organisations to access.</p>

Policy ENV3: Landscape Character and Quality

“To protect the distinctive landscape character of the Borough, and to conserve and enhance the natural and built environment.”

Target	No net loss of landscape character or visual amenity
Progress towards Target	<p>Area of land protected from development for their intrinsic landscape character or visual amenity value</p> <p>Rosendale is part of the South Pennines Park, which is a non-statutory upland landscape. However, Rosendale does not have any areas designated for their landscape value.</p> <p>There were no major housing applications approved within the enclosed uplands or moorland landscape character types in the Borough in 2022/23.</p>
Trigger to Implement Contingencies	Any loss of landscape character or visual amenity
Trigger Met	The trigger has not been met.
Contingencies	Where necessary, identify the problems and measures to address them.

Policy ENV4: Biodiversity, Geodiversity and Ecological Networks

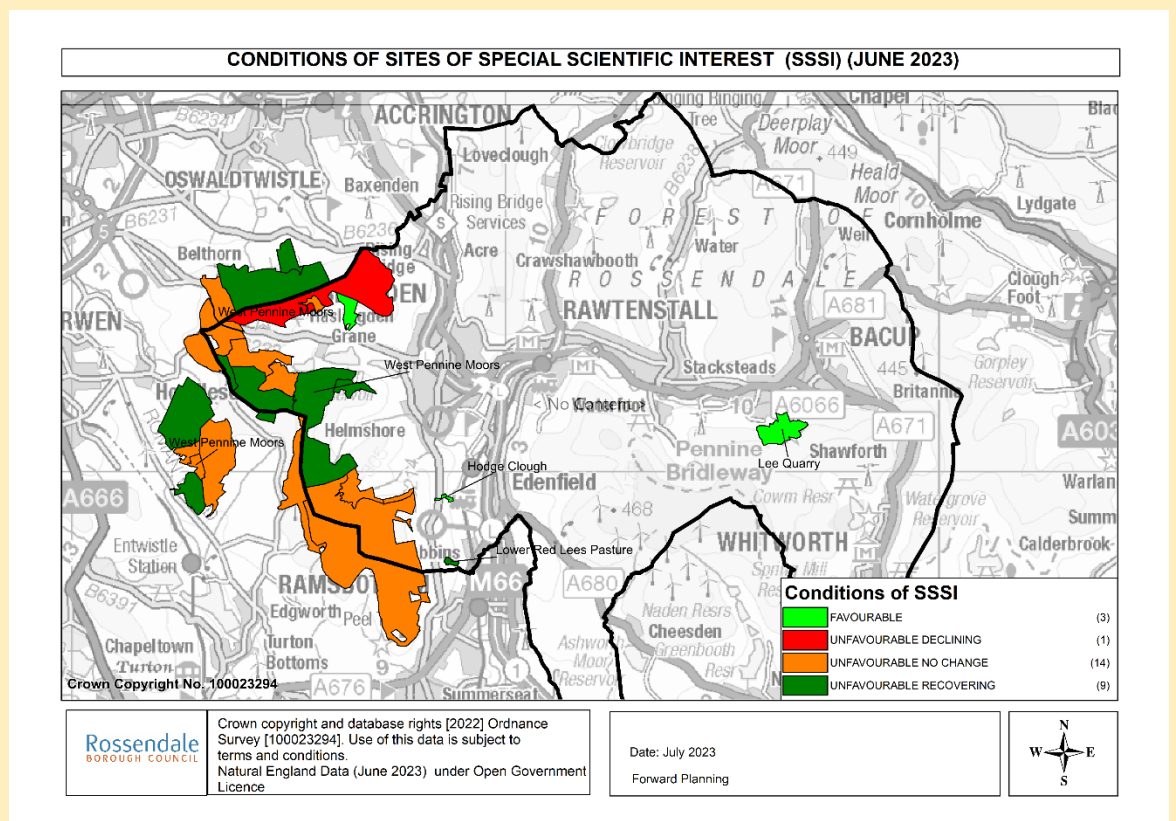
“To protect biodiversity, geodiversity and ecological networks and to achieve net gain in biodiversity.”

Target	Maintain number of SSSIs within the district
Progress towards Target	<p>There are 4 Site of Special Scientific Interest located within or partly within the Borough:</p> <ul style="list-style-type: none"> - Lower Red Lees Pasture; - Lee Quarry; - Hodge Clough; and - West Pennine Moors
Trigger to Implement Contingencies	Year on year reduction in the number of SSSIs
Trigger Met	The number of SSSI within or partly within the Borough has remained stable.
Contingencies	Not applicable
Target	Improve % of SSSIs recorded as being in favourable condition
Progress towards Target	The indicator is the percentage of SSSIs units assessed as being in favourable or unfavourable condition.

The Government's MAGIC (Mapping and Analysis of Geographic Information from the Countryside) Map website reported the following information on the status of the SSSI as of June 2023:

- Lower Red Lees Pasture – unfavourable recovering
- Lee Quarry – favourable condition
- Hodge Clough – favourable condition
- West Pennine Moors – 1 unit in favourable condition, 7 units within or partly within the Borough in unfavourable condition with no change and 1 unit in unfavourable condition declining.

Overall, 25% of the SSSI units within (or partly within) the Borough are in favourable conditions and 75% are in unfavourable conditions. Please see map below for further information. There is no change in the conditions of the SSSI since last year.



Trigger to Implement Contingencies	Year on year reduction in the condition of SSSIs
Trigger Met	There have been no changes in the status of the SSSIs units from last year.
Contingencies	N/A
Target	No net loss of land within ecological networks
Progress towards Target	In 2022/23, 12 applications were granted within the Grassland Ecological Network, 3 of them were located in a Core Area or Stepping Stone Areas. There were also 11 applications granted within the Woodland Ecological Network, including 6 within Stepping Stone Areas.

Trigger to Implement Contingencies	Year on year reduction in the condition and extent of ecological corridors / networks
Trigger Met	Unknown
Contingencies	An SPD is to be produced to set out elements within and the role of Ecological Networks.
Target	No net loss of designated areas for their environmental value
Progress towards Target	<p>Creation of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p> <p>No new areas were designated for their environmental value in 2022/23 in the Borough.</p> <p>Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p> <p>No areas designated for their environmental value were lost in 2022/23.</p> <p>The Biological Heritage Site Team at Lancashire County Council has made some proposals regarding sites in Rossendale. If any such proposals are agreed, the changes will be reported in the next Authority Monitoring Report.</p>
Trigger to Implement Contingencies	Any loss of land of biodiversity importance
Trigger Met	The trigger has not been met.
Contingencies	The Council will work with Natural England, Lancashire Wildlife Trust and other partners to address problems.
Target	Net gains in biodiversity
Progress towards Target	<p>Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost</p> <p>Please see information below.</p> <p>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</p> <p>In terms of the two major residential applications granted in 2022/23. The planning permission 2021/0271 – Former Slingco Ltd contains a condition to create an acid grassland and manage it to provide biodiversity enhancements. In addition, native hedgerow planting will amount to a total length of 57m and with other biodiversity enhancements, the development will provide a net gain in biodiversity. However, this has not been quantified through the use of the Biodiversity Metric.</p> <p>The planning permission 2021/0500 – Land South of Blackwood Road, Stacksteads will provide a pond / wetland area and tree planting on-site and will also make a contribution of £5,500 for habitat enhancement at Stacksteads Countryside Park.</p>

Trigger to Implement Contingencies	Any loss of land of biodiversity importance Year on year reduction in mature trees, ancient woodland, hedgerows and ponds
Trigger Met	The trigger is not considered to have been met.
Contingencies	Work with developers to seek opportunities where ecological corridors / networks could be extended and to increase biodiversity.
Indicator	Progress towards visitor management plan for South Pennines SPA
Results	Natural England has published their findings of The People and Nature Survey for England in October 2022 ⁵ which is at the country wide scale and are commissioning a survey to assess the potential impact of housing development on recreational disturbance to the South Pennine Moors.
Indicator	Hectares of new greenspace habitats created as part of new development proposals
Results	0.07 ha (747 sqm) of open space was agreed via a S106 Agreement related to the planning application 2021/0500 – Land South of Blackwood Road, Stacksteads in 2022/23

Policy ENV5: Green Infrastructure networks

“To protect green infrastructure networks and to achieve net gain in biodiversity.”

Target	No net loss of green infrastructure
Progress towards Target	26 applications were approved in 2022/23 within the green infrastructure area designated on the Policies Map, comprising 23 applications within ecological networks and 3 applications within former ‘greenlands’ sites. There has been no change to the extent of the green infrastructure area designated on the Policies Map.
Trigger to Implement Contingencies	Net loss of land of green infrastructure importance within the district
Trigger Met	Unknown
Contingencies	An SPD is to be produced to set out elements within and the role of Ecological Networks which form part of the Green Infrastructure.
Target	Net gains in biodiversity
Progress towards Target	Amount of net gain/loss of biodiversity in the Borough (using appropriate measure) Please see Policy ENV4 above.
Trigger to Implement Contingencies	Any loss of land of biodiversity importance

⁵ <https://www.gov.uk/government/statistics/the-people-and-nature-survey-for-england-year-2-annual-report-data-and-publications-april-2021-march-2022-official-statistics-main-findings/the-people-and-nature-survey-for-england-year-2-annual-report-data-and-publications-april-2021-march-2022-official-statistics-main-findings>

Trigger Met	The trigger is not considered to have been met.
Contingencies	Work with developers to seek opportunities where ecological corridors / networks could be extended.
Indicator	Mitigation measures adopted
Results	Based on a geographic information system analysis, no major residential applications were approved within the Green Infrastructure in 2022/23. However, biodiversity enhancements were secured on both major residential schemes approved.

Policy ENV6: Environmental Protection

“To prevent, reduce or mitigate against pollution or land instability.”

Target	Improvements in air quality levels
Progress towards Target	<p>Current air quality level:</p> <p>The 2022 Air Quality Annual Status Report dated June 2022 states that a new AQMA should be declared along a small residential section of Grane Road Haslingden due to issues with exceeding Nitrogen Dioxide (NO₂). A plan to reduce the level of pollution will be produced within 12 to 18 months. Following air quality improvements at the two existing AQMAs in Rawtenstall and Haslingden, for 3 consecutive years, these areas will be revoked.</p>
Trigger to Implement Contingencies	Year on year worsening of air quality levels
Trigger Met	The trigger has not been met as there has been an improvement in two AQMAs in 2022.
Contingencies	Where necessary, work with relevant agencies and partners to address potential problems.
Target	Removal of Air Quality Management Areas (AQMA's)
Progress towards Target	<p>No. of AQMA's</p> <p>The two AQMAs at Rawtenstall and Haslingden will be revoked following air quality improvements for 3 consecutive years in 2022.</p>
Trigger to Implement Contingencies	Year on year worsening of air quality levels
Trigger Met	The trigger has not been met as a decrease in NO ₂ has resulted in two AQMAs to be revoked, however one will be declared at Grane Road, Haslingden. Overall this would suggest a year on year improvement of air quality levels.
Contingencies	Where necessary, work with relevant agencies and partners to address potential problems.

Policy ENV7: Wind Turbines

“To support renewable energy whilst protecting valuable assets.”

Indicator	Amount of wind energy capability approved / generated
Results	No new wind turbines applications were approved or implemented in 2022/23.

Policy ENV8: Other forms of Energy Generation

“To support renewable energy provision.”

Indicator	Amount of other renewable energy capability approved / generated
Results	In 2022/23, there were two applications approved for solar panels (2022/0440 and 2022/0461), one for an air source heat pump (2022/0413) and two for a biomass boiler (2021/0031 and 2021/0128). The two solar applications could generate more than 78kW of energy. Works on the biomass boilers and the air source heat pump have been completed.

Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality

“To avoid flooding, surface water or drainage issues.”

Target	Reduction in homes built in Flood Zone 2
Progress towards Target	No. of dwellings approved in areas at risk of flooding: Based on a GIS analysis, 20 applications located in flood zone 2 were approved in 2022/23. Eight of them were for residential use, including 4 applications for new dwellings in upper floors and 2 for extension to existing properties. The other 2 applications for residential use were granted in accordance with the Environment Agency advice.
Trigger to Implement Contingencies	Increased incidents of major flood events
Trigger Met	No major flood incidents have been recorded in 2022/23.
Contingencies	Continue to work with partners to manage flood risk.
Target	Sustainable Drainage Systems (SuDS) provided where necessary for development
Progress towards Target	In 2022/23, 2 major residential applications were approved and both permissions included the provision of SuDS (2021/0271 – Slingco Ltd, Station Road, Facit and 2021/0500 – Land South of Blackwood Road, Stacksteads).

	Also, no planning permissions were granted against the advice from the Lead Local Flood Authority in the last financial year.
Trigger to Implement Contingencies	Reduction in SuDS provision.
Trigger Met	The trigger has not been met.
Contingencies	Continue to monitor the provision of SuDS
Indicator	No of planning permissions granted contrary to EA advice on flooding and water quality grounds
Results	No applications were granted against the Environment Agency advice in 2022/23 ⁶ . One application was refused (2021/0623 – Grane Road Mill, Haslingden) and another application was approved with conditions, after EA withdrew its objection following the receipt of further evidence (2022/0116 – Bridge Mills, Edenfield).

Policy ENV10: Trees and Hedgerows

“To protect trees and woodland and ensure provision of new planting.”

Indicator	No. of Arboricultural Implications Assessments (AIA) submitted for development involving the loss of trees or woodland
Results	The 2 majors residential dwelling applications approved in 22/23 (2021/0500 – Land South of Blackwood Road, Stacksteads and 2021/0271 – Slingco Ltd at Station Road, Facit) were accompanied by an Arboricultural Impact assessment.
Indicator	No. of trees subject to a Tree Preservation Order (TPO) lost
Results	Approval was granted for the felling of 20 trees which were subject to a TPO in 22/23. 20 replacement trees were required as part of these approvals.
Trigger met	Based on the number of TPO trees felled and replaced there has been no net reduction of trees.
Contingencies	Continue to monitor TPO applications and the number of replacement trees provided.

⁶ <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

Chapter 7: Leisure and Tourism

Policy LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities

“To protect existing playing pitches, open space, sport and recreation to support the role they play in health, well-being and amenity.”

Indicator	Levels of Visitor Numbers attracted to the District																																	
Results Data relating to Rossendale’s Visitor Economy was last published by Marketing Lancashire for 2021 , based on STEAM data, which is a tourism specific economic impact model. This shows the effect that Covid-19 has had on visitor numbers and on the economy. Unfortunately information is not yet available for 2022/2023. Below are the figures published in the AMR for 21/22.	<table border="1" data-bbox="352 775 1461 1261"> <thead> <tr> <th></th> <th>2018</th> <th>2020</th> <th>2021</th> <th>2018 vs 2021</th> </tr> </thead> <tbody> <tr> <td>Total Visitor Numbers (millions)</td> <td>1.44</td> <td>0.37</td> <td>0.95</td> <td>-34%</td> </tr> <tr> <td>Day Visitors (millions)</td> <td>1.30</td> <td>0.31</td> <td>0.86</td> <td>-34%</td> </tr> <tr> <td>Staying Visitors (millions)</td> <td>0.14</td> <td>0.06</td> <td>0.09</td> <td>-36%</td> </tr> <tr> <td>Total Visitors Days (millions)</td> <td>1.65</td> <td>0.47</td> <td>1.09</td> <td>-34%</td> </tr> <tr> <td>Visitor Days – staying visitors (millions)</td> <td>0.35</td> <td>0.15</td> <td>0.23</td> <td>-34%</td> </tr> </tbody> </table>					2018	2020	2021	2018 vs 2021	Total Visitor Numbers (millions)	1.44	0.37	0.95	-34%	Day Visitors (millions)	1.30	0.31	0.86	-34%	Staying Visitors (millions)	0.14	0.06	0.09	-36%	Total Visitors Days (millions)	1.65	0.47	1.09	-34%	Visitor Days – staying visitors (millions)	0.35	0.15	0.23	-34%
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<p>Prior to the pandemic Lancashire was experiencing steady growth in its visitor economy sector. Although still not at the 2018 levels, the sector is improving though visitor numbers are down by 17 million people, economic impact reduced by almost £900m, and job numbers down by almost 20,000 FTEs (full-time equivalents).</p> <p>Of all the 14 districts in Lancashire, Rossendale still records the lowest figures in terms of key statistics relating to tourism.</p> <p>Rossendale has the smallest share of recorded visitor numbers (at 2% of the total number visiting Lancashire as a whole).</p> <p>STEAM data also records the share of economic impact being 1% of the county’s share (at £44.7m).</p> <p>Employment is measured in full-time equivalent jobs; 517 jobs were recorded in 2021, a loss of 100 FTE jobs since 2018.</p> <p>The Council’s Economic Development team reported that there were approximately 39,128 visitors to The Whitaker in 2022.</p>																																		

Indicator	Number of approvals for cultural and leisure facilities (per type of proposals)		
Results	Planning Ref	Description of Development	Address
	2022/0517	Change of Use of Existing Offices to Nursery and Alternative Education Provision	41 Bury Road, Haslingden
	2022/0047	To place a shipping container adjacent to the building 6 Milner Street to be used for storage of materials & tools, to facilitate works at the Community Men's Health Project, Whitworth Men's Shed	6 Milner Street, Whitworth
	2022/0096	Change of use and external alterations to Council store building (Use Class B8) into a multi-functional activity room (sui generis) and extension of car parking area	Former Aviary, Stubblelee Lane, Bacup
	2022/0434	Installation of new extension to the existing Sea View Trust headquarters office (at the Ewood Campus)	Tor View School, Clod Lane, Haslingden

Target	Increase in provision of open space, recreation and sports facilities where a deficit or need has been identified		
Progress towards Target	No major housing applications were approved on existing open space, recreation or sports land in 22/23.		
	Planning Ref	Description of Development	Address
	2022/0474	Redevelopment of community sports club to provide a replacement artificial pitch, an extension to the clubhouse, additional training pitch, additional parking, spectator stand, portable changing facilities and additional flood lighting	St Marys RC Football Club, South Shore Street, Haslingden
Trigger to Implement Contingencies	Year on year reduction in open space, recreation, leisure and sports facilities		
Trigger Met	There has been no reduction in provision.		
Contingencies	Should community facilities, which are demonstrably valuable to the communities they serve, be lost, then consideration should be given as to whether further protection is necessary in the Local Plan process.		

Policy LT2: Community Facilities

“To protect valued facilities and ensure continued sustainability of communities.”

Target	No loss in community facilities			
Progress towards Target	No. of approvals / completions of new community facilities			
	Application Ref	Description of Development	Address	Status
	2021/0533	Retrospective Change of use Application from private swimming pool to Commercial Swim School	Far Brex Farm Brex Coal Pit Lane Whitewell Bottom	Completed
	2022/0474	Redevelopment of community sports club to provide a replacement artificial pitch, an extension to the clubhouse, additional training pitch, additional parking, spectator stand, portable changing facilities and additional flood lighting	St Marys RC Football Club, South Shore Street, Haslingden	Unimplemented
	No. of approvals / completions involving the loss of existing community facilities			
Application Ref	Description of Development	Address	Status	
2017/0633	Demolition of existing building and erection of a 5 pump petrol filling station with canopy, a single storey retail store with attached food retail drive-thru...	Bacup Hub (Formerly Bacup Leisure Hall), Burnley Road Bacup	Completed	
2020/0414	Change of use of ground floor from social club to 2 no. retail shops and 1 no. residential apartment, with associated works	81-83 Deardengate Haslingden Rossendale	Completed	
2021/0284	Change of use from Community Centre to 1 x Dwelling with rear parking and bin storage	515 Market Street, Whitworth	Completed	
Trigger to Implement Contingencies	Year on year reduction in reported community facilities			
Trigger Met	There was a loss of a community facility in Bacup, Haslingden & Whitworth; further losses will need to be monitored in future years to assess if there is a trend and assess potential deficits for local communities.			
Contingencies	Ongoing monitoring			

Policy LT3: Tourism

“To support the economic benefits gained from tourism.”

Target	Increase in tourism related facilities, in line with the Tourism Strategy
Progress towards Target	No. of approvals/completions involving new tourism related facilities No approvals for tourist-specific facilities have been granted. Please see details of other approvals relating to community or leisure facilities, which are recorded in this section of the AMR.
Trigger to Implement Contingencies	No or net loss of tourist facilities
Trigger Met	N/A
Contingencies	N/A

Policy LT4: Overnight Visitor Accommodation

“To improve the tourism offer.”

Target	Increase in high quality visitor accommodation in appropriate areas																				
Progress towards Target	<p>No. of approval / completions of overnight tourism accommodation</p> <p>Location of approvals / completions involving overnight visitor accommodation</p> <p>The latest data provided by STEAM relates to 2021 and this showed there had been year on year increases in non-serviced accommodation (e.g. holiday lets), and a decline in the serviced accommodation stock (e.g. hotels). This resulted in an overall loss of bed spaces in the Borough, which was already experiencing lower levels of overnight accommodation than surrounding areas.</p> <table border="1" data-bbox="459 1442 1394 1756"> <thead> <tr> <th></th> <th>2018</th> <th>2020</th> <th>2021</th> <th>2018-2021</th> </tr> </thead> <tbody> <tr> <td>Accommodation Stock (bed spaces)</td> <td>267</td> <td>245</td> <td>252</td> <td>-5.6%</td> </tr> <tr> <td>Serviced Accommodation Stock</td> <td>179</td> <td>145</td> <td>148</td> <td>-17.0 %</td> </tr> <tr> <td>Non-serviced accommodation stock</td> <td>88</td> <td>100</td> <td>104</td> <td>+18.0%</td> </tr> </tbody> </table> <p>No applications were approved for overnight tourism accommodation in 22/23.</p>		2018	2020	2021	2018-2021	Accommodation Stock (bed spaces)	267	245	252	-5.6%	Serviced Accommodation Stock	179	145	148	-17.0 %	Non-serviced accommodation stock	88	100	104	+18.0%
	2018	2020	2021	2018-2021																	
Accommodation Stock (bed spaces)	267	245	252	-5.6%																	
Serviced Accommodation Stock	179	145	148	-17.0 %																	
Non-serviced accommodation stock	88	100	104	+18.0%																	

Application Ref	Description of Development	Address	Status
2018/0409	Construction of mezzanine floor to provide bunk house accommodation for 4 people	Drop Off Café, Rear Off 38-42 Market Street, Edenfield	Under construction
2019/0092	Change of use of Agricultural land to form 3 no. Log Cabins for holiday use...	Crown Farm, Bottomley Bank Lane, Crawshawbooth	Completed
2020/0458	... the construction of a new stand-alone one-bedroom apartment for use as a holiday let.	St John The Evangelist, Burnley Road, Bacup	Unimplemented
2020/0590	Change of land from agricultural land to glamping camp site including demolition of existing dwelling, erection of one 1.5 storey holiday lodge, four glamping pods...	Hawthorne Farmhouse Also Use Of Building At Lower Whams, Burnley Road East, Waterfoot	Conditions approved
2021/0281	Proposed change of use from an annexe to a holiday let	208 Burnley Road, Bacup	Unimplemented
2021/0386	Change of use from bed and breakfast accommodation to dwelling house	Hindle Pastures, Highgate Lane, Whitworth	Completed (loss of Overnight Accommodation)
2021/0396	Change of Use of land to accommodate 2no. glamping huts...	Gindles Lodge, Sales Lane, Ramsbottom	Unimplemented
2021/0449	Construction of 5 no. glamping pods	Hey Meadow Farm, Coal Pit Lane, Whitewell Bottom	Unimplemented
Trigger to Implement Contingencies	No increase or net loss of visitor accommodation		
Trigger Met	Although the STEAM data reports a loss in terms of number of bed spaces, overall in respect of planning applications and approvals there has been an increase.		
Contingencies	Work with Economic Development / other bodies to address issues.		

Chapter 8: Transport

Strategic Policy TR1: Strategic Transport

“To enhance connectivity, support economic growth while improving air quality and tackling climate change.”

Target	Delivery of infrastructure as described in the Infrastructure Delivery Plan (IDP)						
Progress towards Target	Implementation of necessary transport infrastructure as identified in IDP						
	Information on contributions secured and money spent on infrastructure (including transport infrastructure) is provided in the Infrastructure Funding Statement 2021 to 2022 which is available on the Council’s website at https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/4						
	.						
	The Infrastructure Delivery Plan 2019 update sets out the following planned and potential schemes for transport provision over the Local Plan period.						
	Ref	Location	Scheme	Priority (H/M/L)	Lead Delivery Agency	Potential Delivery Mechanism	Stats Update – Marc 2022
T1	Junctions identified in T2-T7	Monitoring	H	LCC	LCC/RBC	Ongoing	
T2	A681 Corridor Rawtenstall to Bacup (and other locations as identified)	Corridor improvements (including potential improvement schemes identified at Waterfoot roundabout improvements and Toll Bar Roundabout, Stacksteads, Tup Bridge Rawtenstall, Staggered crossroads on Burnley Road Booth Fold, St James Square, Bacup)	M	LCC	LCC/RBC/s106	Submission of LUF bid for funding to target some key locations	
T3	Rawtenstall	Gyratory Improvements	M	LCC	LCC, DfT, Local Prosperity Fund, HIF (or replacement, s106)	Submission of LUF bid for funding	
T4	Haslingden	Haslingden Roundabout / Tesco Roundabout	M	LCC / RBC	As above	Under review	

T5	Rising Bridge	A56 Roundabout	M	HE / LCC / RBC	As above	Under review
T6	Haslingden	Grane Road / Holcombe Road Junction	M	LCC / RBC	As above	Planning application identifies measures
T7	Haslingden	Grane Road / A56 junctions	M	LCC / RBC	As above	Under review
T8	Edenfield	Rochdale Road / Market St Roundabout	M	LCC / RBC	As above	Under review, being considered as part of development of housing allocation H66
T9	X41 / X43 Bus services	Reliability and journey time improvements	L	Unknown	Unknown	Under review
T10	Strategic Road Network A682 / A56 SB	A682 / A56 SB Merge	L	HE - now National Highways	Dft RIS 04 (2030 onwards)	Under review
T11	NCR6 Valley of Stone to NCR6 link	NCR6 Complementary route	L	LCC / HE	RIS 02	Under review through the LCWIP (Local Cycling Walking Infrastructure Plan) study, being undertaken with LCC.
T12	NCR6 to Haslingden town centre	NCR6 Complementary route	L	LCC	Unknown	
T13	NCR6 Valley of Stone to Bacup town centre	NCR6 Complementary route	L	LCC	Unknown	
T14	NCR6 Rawtenstall railway station to New Hall Hey retail park	NCR6 Complementary route	L	LCC	s106	
T15	NCR6 Rawtenstall to Dunnockshaw	NCR6 Complementary route	L	LCC	Unknown	
T16	East Lancashire Railway Line	Valley City Railway Link	L	TfGM / LCC / Network Rail / Valley City Link Steering Group	DfT, TfGM	SOBC being prepared to advance this scheme.
T17	Ewood Bridge	Park and Ride	L	RBC	DfT / RBC / LCC	Under review

*Cost estimates for highway transportation schemes based on Highway Capacity Study (2018). Estimated costs are exclusive of land acquisition, land compensation (part 1 claims), alteration to statutory undertakers' infrastructure, changes or provision of structures, earthworks over and above typical excavation or other unforeseen construction requirements and are subject to detailed highway, signal and drainage design. Cost estimates are provided for illustrative purposes only. Cycle scheme estimated costs based on Rossendale IDP 2018.

Trigger to Implement

Year on year failure to meet timescales identified within the IDP

Contingencies	
Trigger Met	This is the start of the plan period and this target will be kept under regular review and reported on in future AMRs.
Contingencies	Continue to liaise with infrastructure providers to ensure that provision is made, where this cannot be achieved consider how barriers can be removed.

Policy TR2: Footpaths, Cycleways and Bridleways

“To support recreation, health and well-being.”

Indicator	Kilometres of existing and new / enhanced walking / cycle routes
Results	<p>Figures from 21/22:</p> <ul style="list-style-type: none"> • Valley of Stone – 15.14 km • National Cycle Route 6 – 9.61 km • Regional Cycle Route 91 – 40.65 km • South of Rawtenstall section (proposed) – 9.77 km • Rawtenstall to Dunnockshaw section (proposed) – 6.28 km
Indicator	Amount of investment in routes
Results	<p>Rossendale Borough Council and Lancashire County Council are actively working together on the Local Cycling and Walking Infrastructure Project (LCWIP) for Rossendale to secure improvements to routes throughout the borough.</p> <p>A planning application was approved in 22/23 for a residential development on Station Road in Whitworth (2021/0271) and provides an access point within the site to create a more direct route from Cowm Park Way to the cycleway to the north, part of the Valley of Stone route.</p>

Strategic Policy TR4: Parking

“To provide for appropriate levels of car parking and encourage the use of electric vehicles.”

Target	75% of new dwellings granted approval by 2036 to be fitted with electric vehicle (EV) recharging points
Progress towards Target	Two major residential planning applications were approved in 22/23, equating to 78 dwellings, one permission (2021/0271) requires an EV recharging point at every property (37). Equating to 47% of new dwellings on major sites approved requiring EV recharging points.
Trigger to Implement Contingencies	Failure to condition 75% of new dwelling permissions within the reported year
Trigger Met	One major residential planning application was approved with EV charging points in 22/23. We expect this figure to rise in subsequent monitoring periods following the

	adoption of the Local Plan in December 2021 allowing officers to assign greater weight to the Plan policies than before adoption and additionally the introduction of Building Regulations Approved Document S requiring EV charging points.
Contingencies	Work with developers and LCC Highways to identify potential barriers to the provision of electric vehicle charging points.

Appendices

Appendix 1: List of Housing Allocations

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
Rawtenstall, Crawshawbooth, Goodshaw and Loveclough									
H1	Magistrates Court, Rawtenstall	0.02	11	550	Years 1-5	Brownfield	Housing	HS2	
H2	Land at former Oakenhead Resource Centre	0.69	19	28	Years 1-5	Brownfield	Housing	HS2	
H3	Turton Hollow, Goodshaw	0.87	26	30	Years 6-10	Mixed but largely greenfield	Housing	HS2	
H4	Swinshaw Hall, Loveclough	1.72	47	26	Years 1-5	Greenfield	Housing	HS2	Yes
H5	Land south of 1293 Burnley Road, Loveclough	0.19	5	26	Years 6-10	Greenfield	Housing (Self Build)	HS20	
H6	Land Adjacent Laburnum Cottages, Goodshaw	0.31	10	32	Years 6-10	Greenfield	Housing	HS2	Yes
H7	Oak Mount Garden, Rawtenstall	0.29	9	31	Years 6-10	Greenfield	Housing	HS2	Yes
H8	Land at Bury Road, Rawtenstall	0.25	7	28	Years 6-10	Greenfield	Housing	HS2	Yes
H9	The Hollins, Hollin Way	2.62	70	27	Years 1-15	Greenfield	Housing	HS2	
H10	Reedsholme Works, Rawtenstall	2.19	110	50	Years 1-15	Brownfield	Housing	HS2	
H11	Loveclough Working Mens Club and land at rear and extension	3.2	94	29	Years 1-10	Mixed	Housing	HS2	

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
H12	Hall Carr Farm, off Yarraville Street	1.07	26	24	Years 6-10	Greenfield	Housing	HS2	
H13	Land East of Acrefield Drive	0.61	18	30	Years 11-15	Greenfield	Housing	HS2	
H14	Land south of Goodshaw Fold Road	0.23	7	30	Years 1-5	Greenfield	Housing	HS2	
H15	Carr Barn and Carr Farm	1.24	25	20	Years 6-10	Greenfield	Housing	HS2	Yes
H16	Land off Lower Clowes Road, New Hall Hey	0.27	7	26	Years 11-15	Greenfield	Housing	HS2	
Bacup, Stacksteads, Britannia and Weir									
H17	Old Market Hall, Bacup	0.16	16	100	Years 6-10	Brownfield	Housing	HS2	Yes
H18	Reed Street, Bacup	0.42	22	52	Years 1-5	Brownfield	Housing	HS2	
H19	Former Bacup Health Centre	0.2	12	60	Years 1-5	Brownfield	Housing (Specialist Housing)	HS19	
H20	Glen Mill, 640 Newchurch Road, Stacksteads	0.17	9	53	Years 1-5	Brownfield	Housing	HS2	
H21	The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road	0.04	7	175	Years 1-5	Brownfield	Housing	HS2	
H22	Land at Blackwood Road, Stacksteads	1.37	41	30	Years 6-10	Mixed	Housing	HS2	Yes
H23	Land off Greensnook Lane, Bacup	1.43	26	18	Years 1-10	Greenfield	Housing	HS2	
H24	Land off Fernhill Drive, Bacup	0.15	5	33	Years 6-10	Greenfield	Housing	HS2	
H25	Sheephouse Reservoir, Britannia	2.1	63	30	Years 1-5	Greenfield	Housing	HS2	Yes
H26	Land off Pennine Road, Bacup	2.8	71	30	Years 1-10	Greenfield	Housing	HS2	Yes
H27	Tong Farm, Bacup	1.7	51	30	Years 6-10	Greenfield	Housing	HS2	
H28	Lower Stack Farm	0.32	10	31	Years 6-10	Greenfield	Housing	HS2	Yes

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
H29	Booth Road/Woodland Mount, Brandwood	0.35	14	40	Years 1-5	Greenfield	Housing	HS2	
H30	Land off Rockcliffe Road and Moorlands Terrace, Bacup	3.22	63	20	Years 1-10	Greenfield	Housing	HS2	
H31	Land at Higher Cross Row, Bacup	0.53	10	32	Years 6-10	Greenfield	Housing	HS2	Yes
H32	Hare and Hounds Garage, Newchurch Road, Stacksteads	0.15	9	60	Years 6-10	Brownfield	Housing	HS2	
H33	Land off Gladstone Street, Bacup	2.1	63	30	Years 6-10	Mixed	Housing	HS2	Yes
H34	Land off Burnley Road and Meadows Avenue, Bacup	0.13	6	46	Years 1-5	Greenfield	Housing	HS2	
H35	Land off Cowtoot Lane, Bacup	3.13	94	30	Years 1-10	Greenfield	Housing	HS2	Yes
H36	Land off Todmorden Road, Bacup	2.98	53	18	Years 1-10	Greenfield	Housing	HS2	Yes
H37	Land south of The Weir Public House	1.77	52	29	Years 6-10	Greenfield	Housing	HS2	
H38	Land West of Burnley Road, Weir	0.46	10	22	Years 6-10	Greenfield	Housing	HS2	
H39	Irwell Springs, Weir	2.48	46	19	Years 1-5	Greenfield	Housing	HS2	
Haslingden and Rising Bridge									
H40	Former Haslingden Police Station, Manchester Road	0.12	8	67	Years 1-5	Brownfield	Housing	HS2	
H41	1 Laburnum Street	0.04	8	200	Years 6-10	Brownfield	Housing	HS2	
H42	Land at Kirkhill Avenue, Haslingden	0.74	22	30	Years 6-10	Greenfield	Housing	HS2	Yes
H43	Land Off Highfield Street	0.45	13	29	Years 6-10	Greenfield	Housing	HS2	

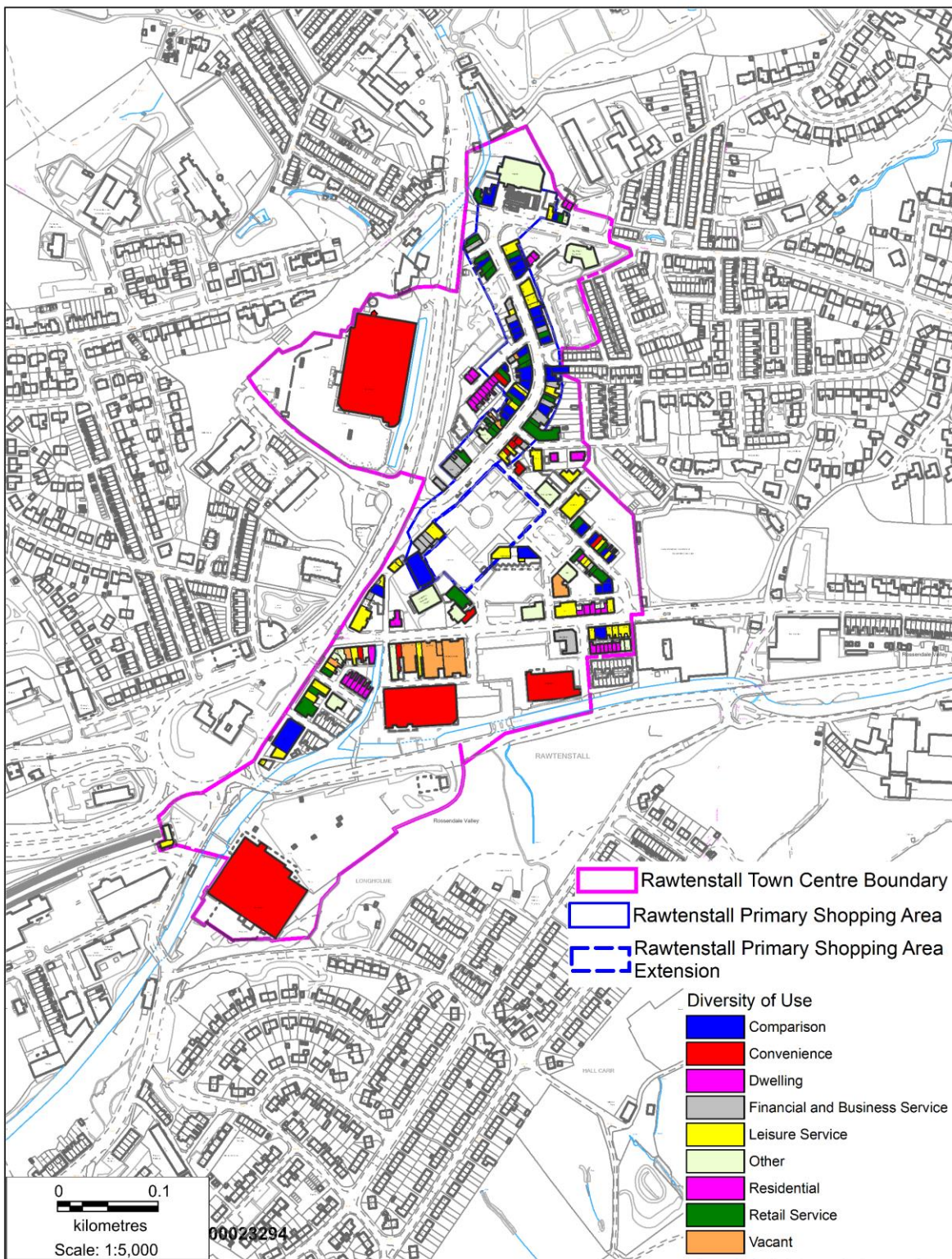
Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
H44	Land adjacent 53 Grane Road	0.15	5	33	Years 6-10	Greenfield	Housing	HS2	
H45	Land Adjacent Park Avenue/Criccieth Close	1	30	30	Years 1-5	Greenfield	Housing	HS2	Yes
H46	Land to side and rear of Petrol Station, Manchester Road	0.16	6	38	Years 6-10	Brownfield	Housing	HS2	Yes
H47	Haslingden Cricket Club Land, off Private Lane	0.74	30	41	Years 1-5	Greenfield	Housing	HS2	Yes
Waterfoot, Lumb, Cowpe and Water									
H48	Waterfoot Primary School	0.4	21	53	Years 1-5	Brownfield	Housing (Specialist Housing)	HS19	
H49	Land at Ashworth Road, Water	0.06	6	100	Years 1-5	Brownfield	Housing	HS2	
H50	Carr Mill and Bolton Mill, Cowpe	0.07	11	157	Years 6-10	Brownfield	Housing	HS2	
H51	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	0.06	5	83	Years 6-10	Brownfield	Housing	HS2	
H52	Foxhill Drive	0.22	7	32	Years 1-5	Greenfield	Housing	HS2	Yes
H53	Land off Lea Bank	0.31	9	29	Years 6-10	Greenfield	Housing (Self Build)	HS20	Yes
H54	Land Adjacent Dark Lane Football Ground	1.95	95	48	Years 1-10	Mixed	Housing	HS2	
H55	Johnny Barn Farm and land to the east, Cloughfold	4.55	80	18	Years 1-10	Greenfield	Housing	HS2	Yes
H56	Hareholme, Staghills	0.33	9	27	Years 6-10	Greenfield	Housing (Self Build)	HS20	Yes
H57	Land off Peel Street, Cloughfold	0.28	8	29	Years 6-10	Greenfield	Housing	HS2	Yes

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
H58	Hargreaves Fold Lane, Chapel Bridge, Lumb	0.75	23	31	Years 6-10	Greenfield	Housing	HS2	Yes
Whitworth, Facit and Shawforth									
H59	Albert Mill, Whitworth	1.14	85	74	Years 1-10	Brownfield	Housing	HS2	
H60	Land North Of King Street	0.17	5	29	Years 6-10	Greenfield	Housing	HS2	
H61	Land Behind Buxton Street	0.41	28	68	Years 1-5	Greenfield	Housing (Specialist Housing)	HS2	
H62	Former Spring Mill (land off eastgate and westgate)	3.7	119	32	Years 1-10	Brownfield	Housing	HS2	
H63	Cowm Water Treatment Works, Whitworth	0.68	10	15	Years 1-5	Mixed	Housing	HS2	
Edenfield, Helmshore, Irwell Vale and Ewood Bridge									
H64	Irwell Vale Mill	1.43	30	21	Years 1-5	Mixed	Housing	HS2	Yes
H65	Land East of Market Street, Edenfield	0.31	9	29	Years 6-10	Brownfield	Housing	HS2	Yes
H66	Land West of Market Street, Edenfield	13.74	400	29	Years 1-15	Greenfield	Housing	HS2	Yes
H67	Edenwood Mill, Edenfield	0.99	47	50	Years 1-5	Mixed	Housing	HS2	Yes
H68	Grane Village, Helmshore	4	139	35	Years 1-10	Mixed but largely greenfield	Housing	HS2	Yes
Mixed-use including residential									
M1	Waterside Mill, Bacup	0.09	39	433	Years 6-10	Brownfield	Mixed-use	EMP2	Yes
M3	Isle of Man Mill, Water	0.54	16	30	Years 6-10	Mixed	Mixed-use	EMP2	Yes

Appendix 2: Town Centre Health Check Maps

Town Centre

RAWTENSTALL TOWN CENTRE - DIVERSITY OF USE (2023)

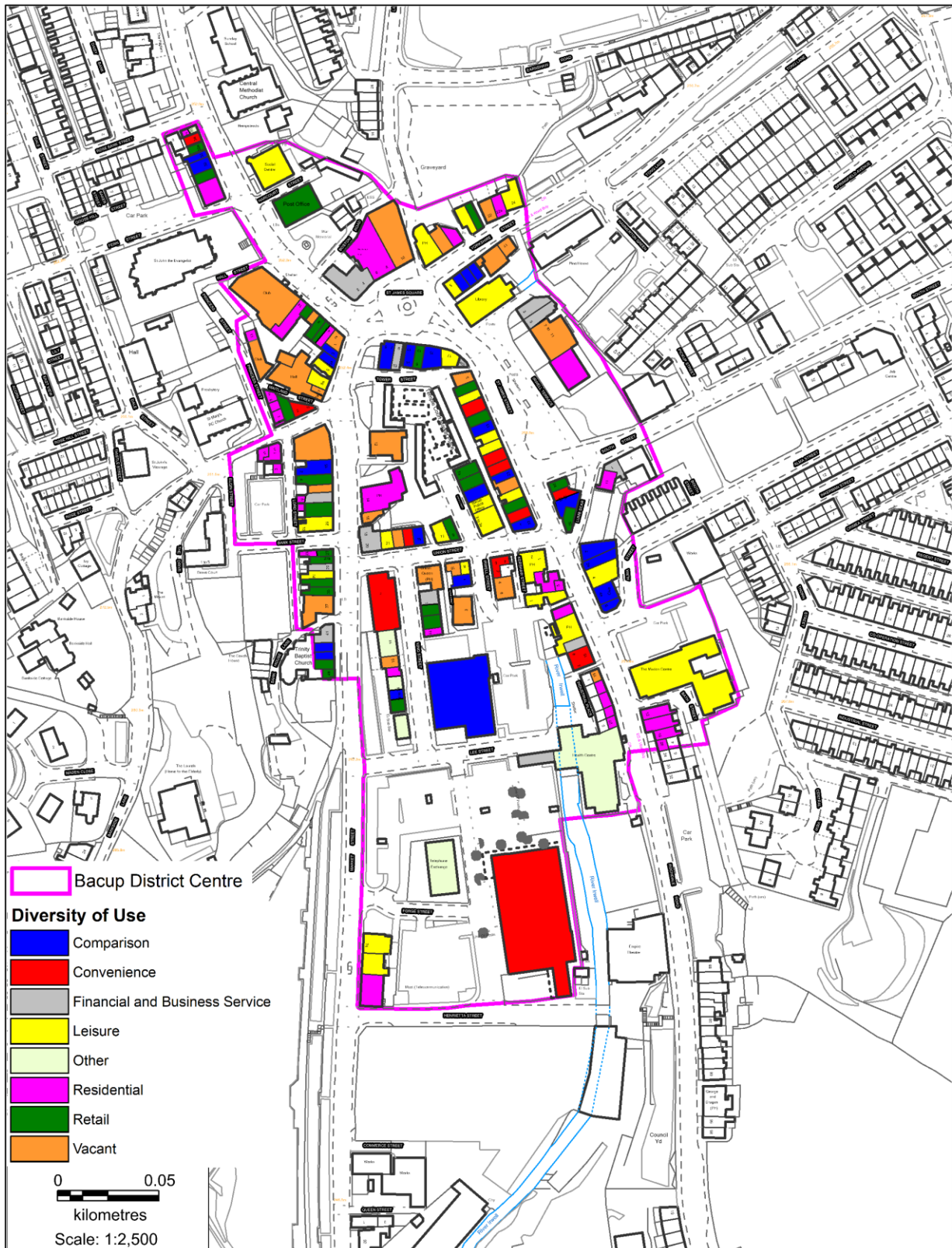


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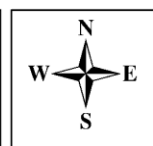


BACUP DISTRICT CENTRE - DIVERSITY OF USE (2023)

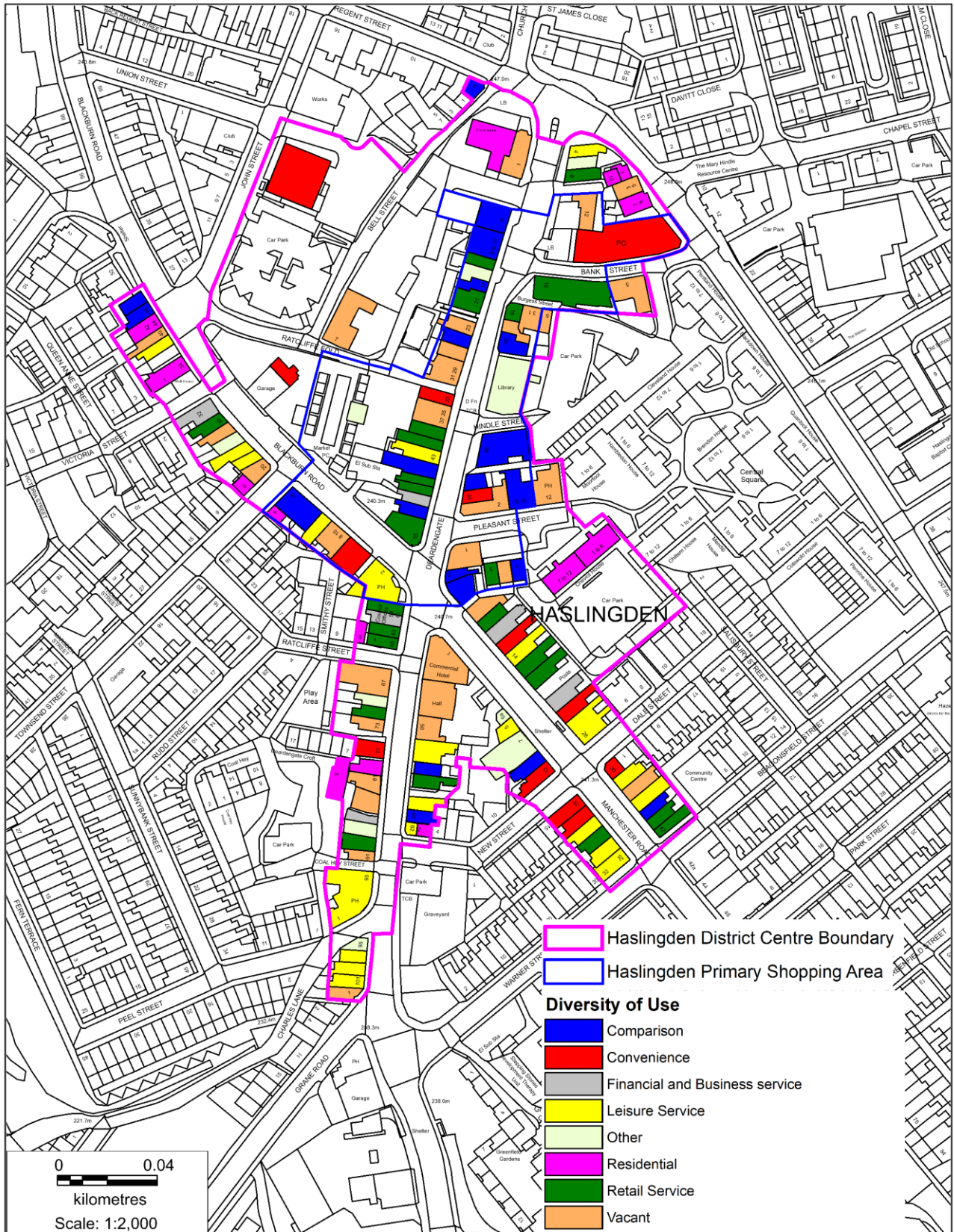


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HASLINGDEN DISTRICT CENTRE - DIVERSITY OF USE (2023)

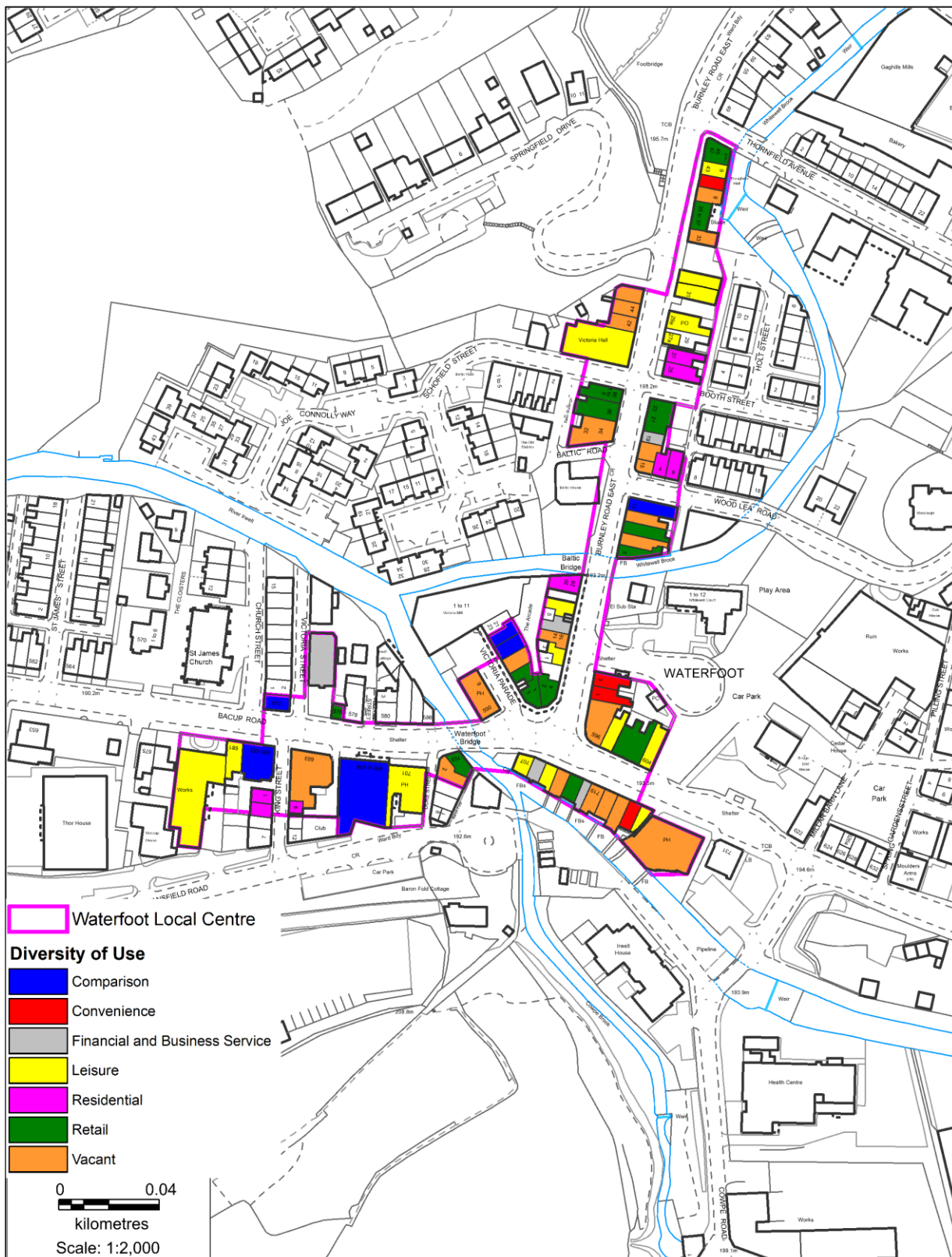


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WATERFOOT LOCAL CENTRE - DIVERSITY OF USE 2023



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September 2023
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