

Local Development Framework

Lives & Landscapes

Local Plan Part 2:

Site Allocations and Development Management Policies



Reg 18 - DRAFT

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Introduction

This document forms the full Consultation draft of Rossendale Local Plan Part 2 “Lives and Landscapes”. This Plan contains individual Site Allocations for a range of uses such as housing and employment as well as Development Management Policies which will be used to determine planning applications. Local Plan Part 2 should be read alongside the Policies Map (formerly known as the Proposals Map) which sets out where the allocations will occur as well as identifying areas for protection.

Local Plan Part 1 is the “Core Strategy” which was adopted in November 2011. This sets out the strategic policy framework for the Borough, establishing, for example, the amount of housing and employment land required. The allocations and the policies in Local Plan Part 2 have to align with the overall approach in Local Plan Part 1 as together the two documents form the Local Plan for the Borough.

Previous consultations have taken place on Green Belt and Urban boundaries, the results of which have fed into this document. Local Plan Part 2 has been informed by various studies on a range of issues including development viability; landscape; and flood risk. Discussions have also been held with infrastructure providers. The document has been subject to an independent Sustainability/Habitat Regulation Assessment.

The Plan is set out in topic based chapters with the Policy Map designations key also set out in a way that reflects this.

This document is **NOT** the Council’s Final version of the Plan but sets out a preferred approach. It is informed by the evidence base documents and previous consultations. New homes and employment provision is required to meet the needs of the growing population. Because of the geographical nature of Rossendale the choices to meet these requirements are constrained. Your views on how to best plan for the requirements of Rossendale are welcomed.

For further information please contact the Forward Planning team at forwardplanning@rossendalebc.gov.uk or ring 01706 252418/419.

All policies in this document should be read as a whole and in combination with the Core Strategy (Local Plan Part 1)

PUBLIC FACILITIES

PF1: Playing Pitches and Recreation Areas

Development proposals on land in recreational or sporting use, as identified on the Policies Map, will be supported where:

- It is linked to the existing functional use of the area; and
- Would maintain or enhance the character, appearance and function of the area.

Development proposals which would result in the loss of land or buildings in recreational or sporting use or last used as such or which would prejudice the use of these areas for sport and recreation will only be permitted where:

- A replacement of the same type, of an equal or greater quantity and quality is provided in an appropriate location that is accessible from the same local community;
- It is demonstrated that there is a surplus of recreational land or facilities of the same type relative to the current and likely future needs of the local community. All development affecting playing pitches and associated facilities will be considered against the most up to date version of the Playing Pitch Strategy;
- The development involves the loss of a small part of a larger site in recreational use and would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community; or
- In the case of school playing fields, the development is for education purposes or the Department for Education is satisfied that the land is no longer required for school use and its loss would not result in a shortfall in recreational open space/playing pitches for the local community.

Justification

Playing pitches and recreation areas can make a significant contribution to quality of life. They not only provide opportunities to participate in outdoor pursuits, they also have a positive impact on environmental quality and are important for health and well-being.

The Council will seek to retain all playing pitches and recreation areas and facilities where they are considered to have a value to the local community that it serves and will support proposals which could improve opportunities for sport and recreation. The Council has worked with sub-regional partners to produce a Playing Pitch Strategy and associated Action Plan. This identifies which Playing Pitches should be retained and/or enhanced and will be updated annually. The Council also has an adopted Open Space Strategy.

Not all playing pitches and recreation areas are important for recreation and it is recognised that existing sites may, in certain instances, offer the opportunity to contribute to necessary development. Proposals for the redevelopment of playing pitches, recreation areas and open

spaces will therefore be supported in exceptional circumstances where it is demonstrated that the facility is surplus to requirements or the loss is adequately compensated for.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 17: Green Infrastructure.

The policy should also be read alongside:

- Playing Pitch Strategy
- Open Space Strategy

PF2: Community Facilities

Proposals for new community facilities will be supported provided that the facility would:

- Meet the needs of the community it intends to serve;
- Be easily accessible to the community it is intended to serve by walking, cycling and public transport;
- Comply with the parking standards set out set out in the Core Strategy and would not adversely affect highway safety or result in an unacceptable increase in traffic in the area; and
- Not have an unacceptable impact on the character of the area or the amenity of the occupiers of neighbouring properties.

Development at or in association with existing community facilities, including proposals involving partial changes of use or the diversification of the range of uses, will be expected to enable the retention of the facility.

Proposals which would result in the total loss of a community facility will be permitted if it is demonstrated that:

- An appropriate replacement facility of at least equivalent community benefit would be provided in a suitable alternative location;
- The facility is no longer suitable to accommodate the current community use and cannot be retained or adapted to accommodate this or other community facilities; or
- The loss of the facility would not create, or add to, a shortfall in the provision or quality of such uses within the locality.

Where the above criteria cannot be demonstrated, the loss of a community facility will only be considered to be acceptable where it can be demonstrated that the facility has been proactively marketed for community use for a period of at least 12 months at a reasonable market rate and that these attempts to rent/dispose of the property for community use have been unsuccessful.

Justification

Community facilities are those facilities which meet local community needs, facilitate social interaction, and promote inclusive communities. They include facilities such as libraries,

shops, community/village halls, health facilities, pubs, post offices, day care centres and places of worship.

These facilities provide accessible local services that meet community needs and play an important role in the development and maintenance of healthy, prosperous and cohesive communities. The provision and retention of community facilities is therefore considered to be integral for ensuring that communities are sustainable in the long term. The Council will therefore support appropriate proposals which seek to enhance the range of community facilities. Proposals for new community facilities should be located in accessible locations which can be easily accessed by the community by a variety of transport methods, particularly walking, cycling and public transport in order to ensure they are accessible for all members of the community. It will also be important to ensure that any new facilities do not have an unacceptable impact on amenity, the character of the area or the functioning of the highways network.

It is recognised that the demand for a community facility may alter over time as the nature and needs of a local community change. The Council will however safeguarded community facilities against unnecessary loss, particularly where this would reduce the community's ability to meet its day to day needs locally, unless it is demonstrated that the facility which would be lost is no longer required or suitable or that an appropriate replacement facility would be provided. Proposals for the partial change of use or the diversification of the range of uses at a community facility can however help sustain these facilities and may be supported where they would enable the retention of the community facility.

Where a facility is of particular importance to the well-being of a local community, voluntary and community organisations can apply for the building/land to be included on a register of Assets of Community Value. Any land/buildings included on this register can only be disposed of after a specified window has expired and only after relevant community groups have had the opportunity to make a bid to purchase the asset. This is a matter dealt with separately from Planning legislation.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 7: Social Infrastructure
- 13: Protecting Key Local Retail and other Services

PF3: Open Space Provision

Proposals that result in a deficiency in Open Space or add to that which already exist will be expected to incorporate adequate and appropriate on-site open space provision to the meet the needs arising from the development. Where it is not feasible, viable or appropriate to provide open space within the development site, a financial contribution will be sought toward the creation or enhancement of existing off-site open space.

Any new open space created as part of a development will be expected to:

- Be fully accessible to the public;

- Contribute positively to Rossendale’s existing network of open spaces and green infrastructure;
- Provide both users and surrounding residents with a satisfactory level of amenity;
- Not result in harm to the character or appearance of the area;
- Be of a high quality with suitable ground conditions and drainage;
- Be safe, usable for the purpose for which it is intended and a well-integrated part of the development; and
- Be subject to appropriate arrangements for its on-going management and maintenance.

All proposals for Open Space provision should be in accordance with the most up to date versions of the Open Space and Play Equipment Contributions SPD and Open Space Strategy.

Justification

The provision of open spaces, for the benefit of local amenity and as a source of recreation and activity, is vitally important for the health, well-being and quality of life of local residents. It can also create a positive sense of place, enhance visual amenity and facilitate community interaction.

New development, particularly residential development, can create additional demand for public open space for recreation and place pressure on existing provision. Developers will therefore be expected to provide appropriate public open space, including formal recreation areas, informal open space and play areas, to meet the needs arising from the development if it is situated in an area that is identified as being deficient in terms of the quantity, quality or accessibility of public open space or would result in there being a deficiency. Proposals for the provision of open space will be expected to be in accordance with Open Space and Play Equipment Contributions SPD, including the open space standards contained within this document. The Council will have regard to the findings of any up-to-date open space assessments when determining whether an area is deficient in open space.

Given that the requirement for open space is triggered by the needs arising from the development, these needs should normally be met through on-site provision. The Council will use legal agreements to secure appropriate contributions towards the provision or enhancement of off-site open space when it is not feasible, viable or appropriate to provide open space within the development site.

Any newly created publicly accessible open space will need to be appropriately designed and located to ensure that it forms an effective open space asset. It should be safe, well-integrated into the development and meet the needs of the users. New public open space will also be expected to maximise the green infrastructure benefits it provides and avoid any harmful impacts on the character of the area or residential amenity. Planning conditions and/or legal agreements will be used to secure the future retention, management and maintenance of open space provided on development sites.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 17: Green Infrastructure.

The policy should also be read alongside:

- Open Space and Play Equipment Contributions SPD
- Open Space Strategy

QUALITY OF PLACE

QP1: Design

Development proposals will be expected to contribute towards the creation and maintenance of high quality distinctive places. Proposals which would have an unacceptable impact on the character or appearance of an area will not be permitted.

New development will be required to:

- Use building materials which respect the character of the local area, including natural stone where this is the predominant material, slate or reconstituted stone as appropriate;
- Complement and, where possible, enhance the existing street scene taking into account:
 - the scale, height, mass, bulk and form of development;
 - building plot sizes, plot coverage and street patterns; and
 - building lines, rooflines and streetscape rhythm;
- Incorporate fenestrations which are well proportioned, balanced and sympathetic to adjoining/neighbouring buildings;
- Integrate with the surrounding streets, footpaths and cycle ways;
- Respond positively to surrounding landscape characteristics and retain features of positive landscape value within the site;
- Incorporate hard and/or soft landscaping where appropriate, including appropriate measures for maintenance;
- Ensure there is no significant detrimental impact to the amenity of the occupiers of neighbouring properties in terms of being overbearing, reducing light, visual amenity, privacy, overlooking, massing and pollution;
- Provide occupiers of the development with a satisfactory level of amenity both for individual dwellings and within the development as a whole; and
- Make adequate provision for the storage of waste and recycling materials in locations that do not harm the street scene, adversely affect amenity and which enable collection from the public highway.

The use of voluntary sustainability assessment tools, such as the Home Quality Mark, will be encouraged, particularly for major development proposals. The Council will also encourage proposals to be designed and built to meet accessibility standards set out in the Optional Requirement M4 (2) Category 2 and Category 3 of Part M of the Building Regulations, particularly where the development is targeted at older age groups and those with physical disabilities or other care needs.

For large or sensitive developments the Council may request a developer to fund an independent Design Review of the proposals. Design Reviews are particularly likely to be sought for:

- Regeneration schemes, such as those in town centres;
- Major development proposals in sensitive locations, such as those adjacent to a listed building or within a Conservation Area; and

- The erection of houses in the countryside where the exceptional quality or innovative nature of the design of the dwelling is advanced as providing justification for new isolated homes in the countryside.

Justification

Good design is important for all development types in all locations. The Core Strategy recognises that high quality design that is responsive to the local context is essential if the character of Rossendale is to be protected and enhanced and the Council is committed to working positively with developers to achieve high quality and inclusive design for all development.

New development should function well and create attractive places. The relationship of new buildings with existing development and their integration into the surrounding area is a key consideration for good design and development proposals will be expected to have regard to their context, to ensure that they are a positive addition to an area. The use of natural stone and slate is a feature of many parts of the Borough, including in town and local centres, along main roads and within Conservation Areas, and new development will be expected to reflect this, particularly when these materials predominate and the development is in a prominent location. Artificial stone will be acceptable in less prominent locations or on less visible elevations. Due to the predominantly wet climate of the Valley careful consideration should be given by developers as to when painted render is appropriate in new developments.

Whilst new development can have its own identity, this should be compatible with, and enhance, the existing sense of place where this is a positive feature of the locality. The Council will expect applicants to use their 'Design and Access Statement' to demonstrate how they have responded to these considerations. Independent Design Panels can also be of particular value on the design of sensitive schemes such as town centre redevelopments, development proposals in sensitive locations and isolated dwellings in the countryside, if incorporated early into the process.

It is recognised that Building Regulations are being revised to incorporate standards on space and accessibility. The Council will encourage developers to meet and exceed these minimum standards and will also promote compliance with other voluntary sustainability assessment tools, such as the Building Research Establishment's (BRE) "Home Quality Mark". The use of these holistic approaches to design can help to ensure that all aspects of the development reflect local identity and customer requirements.

New development will also be expected to be located and designed in such a way that the amenity of both existing residents and occupiers are fully considered.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 23: Promoting High Quality Design and Spaces
- 24: Planning Application Requirements

QP2: Design Principles and Energy Efficiency

The Council will encourage development proposals to achieve high standards of sustainable design and construction through:

- Incorporating measures to reduce energy consumption and carbon dioxide emissions, and water consumption, including, where appropriate, encouraging the use of rainwater harvesting and green roofs to minimise surface water run-off;
- Utilising opportunities for the use of on-site renewable or low carbon energy generation;
- Taking account of landform, layout, building orientation, massing and landscaping to minimise energy and water consumption;
- Incorporating features to enhance biodiversity and minimise surface water run-off; and
- Maximising the reuse of existing resources and materials, especially natural stone, slates and good quality brick, to minimise waste and the loss of embodied energy associated with the production of building materials and products.

Developers will be expected to demonstrate they have considered these factors in their Design and Access Statements and, where considered appropriate by the Council, through the submission of Energy Statements.

Applicants should achieve or exceed nationally described standards relating to sustainable design but the Council will have regard to the need to balance environmental performance with the viability of development.

Where achievement of the carbon compliance element of any future national zero carbon homes standard is not technically feasible or economically viable the Council may seek a financial contribution to off-set any identified shortfall through a mechanism of “Allowable Solutions”. Any funding or offsetting measures should be spent in Rossendale on projects to be agreed with the Council.

Justification

The construction and use of buildings have a range of environmental impacts, for example through water use, energy consumption and waste generation. To minimise the impact of new development on the environment the Council will encourage proposals to achieve high standards of sustainable design and construction. At the heart of sustainable design and construction is the aspiration of creating buildings that meet the needs of building users and the wider community whilst avoiding or reducing the harmful impacts associated with the construction and operation of the building.

National policy in relation to sustainable construction is evolving but the Government have established clear deadlines by which all new homes and non-residential buildings will be required to achieve zero carbon standards. The achievement of these standards will be enforced through a progressive tightening of the energy efficiency requirements of Building Regulations (Part L).

In advance of the implementation of these standards the Council will encourage new development to incorporate measures to reduce the energy consumption of new buildings and will promote the appropriate use of on-site renewable or low carbon energy generation. Energy Statements will be required for applications for major development as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015 unless the Council is satisfied that the energy consumption of the building has been satisfactorily addressed within the wider submission. The Council will also encourage developers to incorporate measures to improve other aspects of the sustainability of new buildings, such as the incorporation of features to enhance biodiversity, minimise surface water run-off, reduce water consumption and maximise the reuse of existing resources and materials. The Council will have regard to the viability of new development when promoting high standards of sustainable design.

Where practicable, the zero carbon standards should be met through fabric energy efficiency and carbon compliance measures incorporated within or on the development site. Allowable Solutions is the overarching term for the carbon offsetting process which developers may use to achieve the zero carbon standards when it cannot be met through measures incorporated within or on the development site. A wide range of measures could potentially be used for this offsetting, including retro-fitting of low carbon technologies in existing buildings or the creation or expansion of sustainable energy infrastructure. The Council, working with others, will identify a range of opportunities where Allowable Solutions contributions could be spent. Where it is not technically feasible or economically viable for development proposals to comply with the definition of zero carbon development, the Council may therefore enter legal agreements to secure contributions to off-set any excess carbon emissions through allowable solutions.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 19: Climate Change and Low and Zero Carbon Sources of Energy
- 23: Promoting High Quality Design and Spaces
- 24: Planning Application Requirements

QP3: Listed Buildings

Proposals for the conversion, alteration or extension of a listed building will be supported provided that:

- Key assets of the structure are retained;
- The external and/or internal alterations would not have an adverse impact on the special architectural or historic character of the building, including any special features or decorative features which contribute to the significance of the building, or its setting;
- It is of a high design quality; and
- The siting, style, scale, detailing and materials of the proposed works respond positively to the significance of the asset and would not dominate or distract from the character and appearance of the listed building.

A Heritage Statement to meet the requirements of the Rossendale Borough Council Validation Policy will be required to support all applications.

Proposals to remove or repair harm caused by past unsympathetic alterations and additions will be supported.

Proposals for the conversion of listed buildings to alternative uses will be permitted where the scheme would support the long-term conservation of the building and the proposal would not have an unacceptable impact on the significance of the building or its setting or cause significant harm to neighbourhood amenity or highway safety.

Proposals for “Enabling Development” will be required to demonstrate that alternative forms of funding have been fully considered and that the “Enabling Development” approach selected is the most appropriate to ensure the retention of the listed building, its architectural and historic features, and in particular, its setting.

Justification

Buildings and structures are included on the Statutory List of Buildings of Special Architectural or Historic Interest by the Secretary of State, because they are judged to be of national architectural or historic interest under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Rossendale has a distinctive built environment, with approximately 270 listed buildings including residential properties, civic buildings, churches and mills. These buildings form an important part of the Borough’s and the nation’s built heritage, and need to be appropriately protected.

Many listed buildings can sustain some degree of sensitive alterations; however this varies greatly and is often dependent on the significance of the asset. It is therefore essential to ensure that any conversion, alteration, extension or partial demolition of a listed building does not erode the special architectural and historic character which provides the building’s significance. The special features and decorative finishes which contribute to the significance of a listed building can be both external and internal. Special features can include (but are not limited to) chimneys, layout and floor plans, doors (including hinges and handles), door surrounds, windows, window surrounds/architraves, cast iron or timber rainwater goods, iron railings, walling and roofing materials, cornices, ceilings, staircases, fireplaces, fire surrounds, hearths, skirting boards, alcoves, steps, flags and built-in furniture. Decorative finishes could include aspects such as stone or brick detailing around windows or doors, decorative roof tiling patterns, plaster ceilings and mouldings and timber panelling.

It is essential that any work affecting a listed building is of a high design quality and that the siting, style, scale, detailing and materials conserve and enhance the significance of the building. The setting of a listed building forms an integral part of its character and it is equally important that development does not adversely affect this setting.

Where listed buildings can no longer support their original use, proposals for their conversion to an alternative use will be supported where it would ensure the long-term conservation of

the building and would not be at the expense of the historic or architectural character of the building.

Proposals which have the potential to impact on the character, appearance and special interest of a listed building or its setting should be accompanied by a Heritage Statement and impact assessment which sets out the significance of the asset and assesses the impact of the proposals on this significance. Applicants proposing development that would impact on a listed building or its setting are encouraged to discuss their proposals with the Council's Conservation Officer at an early stage. The Council will consult Historic England on all proposals for development that would affect the setting of a Grade I or II* listed building or which involves the demolition, in whole or part, or the material alteration of a Grade I or II* listed building.

Listed Building Consent will be required for alterations to a listed building, internal or external, that would affect its special architectural or historic interest.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 16: Preserving and Enhancing the Built Environment

QP4: Development affecting Conservation Areas

Development proposals will be expected to preserve and enhance the special character and appearance of Conservation Areas.

Proposals for the change of use, alteration or extension of a building or the erection of a new building or structure in a Conservation Area will be permitted provided that:

- It is of a high standard of design that respects the character of the surrounding built form and its wider setting, in terms of siting, scale, bulk, height and the materials used;
- It would not result in the loss or alteration of features which contribute to the special character of the building and area;
- It would not have a detrimental impact on the public realm or result in the loss of landscape features, boundary treatments or green spaces which contribute to the character of the area;
- It would not result in the loss of, or harm to, a key views, vista or focal point in a Conservation Area;
- In the case of proposals for the erection of a new building or the change of uses of an existing building, the proposed use of the building is appropriate to the character of the existing building and the Conservation Area; and
- It takes into account the guidance set out in the most up to date Conservation Area Appraisal for the area.

Where a Conservation Area contains buildings, features, structures or spaces which detract from its special character, development proposals which seek to mitigate these adverse impacts and enhance the character and appearance of the area will be supported.

Justification

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. A Conservation Area designation provides protection not just to individual buildings, but also to the townscapes which make a significant contribution to an area. The significance of a Conservation Area can be derived from many different aspects including the scale, style and materials of the buildings, the historic street pattern, street frontages and building lines, boundary structures, street furniture, trees and open spaces.

As identified on the Policies Map, there are currently nine designated Conservation Areas within Rossendale, namely, Bacup Town Centre, Chatterton/Strongstry, Fallbarn, Goodshawfold, Higher Cloughfold, Irwell Vale, Loveclough Fold, Rawtenstall Town Centre and Whitworth Square.

An appraisal of the special character and appearance of these Conservation Areas and a summary of their key features and characteristics is provided in the Conservation Area Appraisals that have been prepared for these areas. The Council will take into account these Conservation Area Appraisals when assessing development proposals in these areas. The Council will also take into account the impact of proposals on important open spaces and views into and across the area.

Development proposals will be expected to preserve or enhance the historic form, layout and street patterns of the area, respect the scale and design of neighbouring buildings and retain details such as landscaping, street furniture and boundary treatments which make an important contribution to the significance of the area. Applicants will be expected to use their Design and Access Statements to demonstrate how their proposals have taken into account the special character of these areas and describe how these have informed their design approach. Applicants proposing development in Conservation Areas are encouraged to discuss their proposals with the Council's Conservation Officer at an early stage. The Council will consult Historic England on all proposals for development that would affect the character and appearance of a Conservation Area where it involves the erection of a new building or the extension of an existing building, and the area of land in respect of which the application is made is more than 1,000 square metres.

Trees make a significant contribution to the special character of Conservation Areas and there is a requirement to provide the Council with six-weeks notice prior to pruning, lopping or felling a tree in a Conservation Area.

Due to the need to properly consider whether a development proposal will preserve or enhance the character and appearance of a Conservation Area, applications for outline planning permission in Conservation Area will not normally be permitted.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 16: Preserving and Enhancing the Built Environment

QP5: Local Listing

When determining whether a building is of sufficient local architectural or historic importance to warrant inclusion on the Borough's list of non-designated heritage assets, regard will be had to:

- Whether the building is a good example of a particular architectural style or is notable due to its design, form, type or construction;
- The historical significance of the building and whether it is identified as a significant part of the development of a locality or has a historical association with a notable local person, event or key period of development; and
- The landmark quality of the building and the contribution it makes to the identity and distinctive character of the area.

Locally listed buildings should be retained and enhanced wherever possible. Development proposals which would result in the total or partial loss of a locally listed building, and which require planning permission, will only be permitted where the benefits of the proposal clearly outweigh those of retaining the locally listed building having regard to the significance of the heritage asset.

Extensions and alterations to locally listed buildings will be permitted provided that the proposal:

- Preserves or enhances their local identity and scale; and
- Is of appropriate design, scale and materials.

Proposals within the setting of a locally listed building will be required to protect and enhance its significance where possible.

Justification

Some buildings make an important contribution to the character and appearance of a local area but are not considered to be of sufficient quality in a national context to warrant inclusion on the statutory List of Buildings of Special Architectural or Historical Interest. Whilst they do not enjoy the same level of protection as listed buildings, these buildings are still considered to be historically or architecturally significant and can contribute towards a sense of place and local distinctiveness.

When determining whether a building is of sufficient quality to warrant inclusion on a list of locally significant buildings the Council will have regard to the architectural style, historical significance and landmark quality of the building. Development proposals will be required to make every effort to retain the significance of buildings included on this local list and proposals which would result in the total or partial loss of these buildings will only be permitted where the benefits of the proposal clearly outweigh those associated with its retention.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

QP6: Archaeology

Where there is reason to believe that archaeological sites and monuments would be affected by a development proposal, the applicant will be required to provide an assessment of the extent and importance of the remains and an evaluation of the potential impact of the proposals to their significance.

Development proposals which would result in substantial harm to, or loss of, the significance of a scheduled monument or a non-designated archaeological site of equivalent importance will not normally be permitted.

Where development proposal affecting a site of archaeological interest are acceptable in principle, they will be permitted provided that:

- Appropriate monitoring of works takes place during construction; and
- The remains are preserved in situ and protected during construction; or
- Where it is not justifiable or feasible to preserve the remains in situ, appropriate provision is made for the investigation, excavation and recording of the remains.

Justification

Archaeological remains are a finite and non-renewable resource, which are often highly fragile and vulnerable to damage and destruction. These remains vary enormously in their state of preservation and in extent of their appeal to the public.

Rosendale has two Scheduled Ancient Monuments – Helmshore Textile Mill and Grane Mill, Haslingden. These sites have been designated by the Secretary of State for Culture, Media and Sport under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and any development proposals affecting these monuments or its immediate setting are likely to require separate Scheduled Monument Consent in addition to any planning permission. Proposals that have a significant impact on Scheduled Monuments or their settings are unlikely to be acceptable. Applicants are therefore advised to contact Historic England at an early stage in the planning process to discuss their proposals.

Whilst these are the only sites that have been formally designated for their archaeological importance in Rosendale, important archaeological sites could remain undiscovered and unrecorded. Consequently, where development proposals have the potential to affect archaeological sites or monuments, an appropriate heritage assessment will be required as part of the application. In the majority of instances, this will take the form of a desk-based assessment but in certain instances a more detailed field investigation will be required in order to enable an informed and reasonable planning decision to be made. In accordance with national planning policy, non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Schedule Monuments will be subject to the same level of protection as a designated heritage asset.

Where a development that would affect a site of archaeological interest is permitted, the development should seek to preserve the remains in situ unless this is not justifiable or feasible. In all instances the developer will be expected to make suitable provision to ensure that the archaeological information is not lost.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 16: Preserving and Enhancing the Built Environment

QP7: Advertisements

All proposals for outdoor advertisements and signs which require consent should be in accordance with the guidance in the most up to date versions of the Shop Front Design Guide SPD.

Justification

The provision of high quality advertisements on the frontage of shops and businesses can play a key role in attracting customers and growth for a business. However, the over-use of advertisements, or their inappropriate location, design and/or illumination can have significant impacts on environmental quality and the character of the area in which they are situated.

Advertisements should be designed to fit in with their context, rather than introducing an unsightly feature or creating clutter which has a negative impact on the street scene. This is particularly important where advertisements are located within sensitive areas, such as Conservation Areas.

The installation of new advertisements should also not create a hazard by distracting or confusing road traffic, cyclists or pedestrians. The level of illumination, the size and positioning of the advertisements, and their relationship to other road signs will all be important factors in determining the potential impact on safety.

The Council has prepared a “Shop Front Design” SPD which provides further guidance on adverts and signage. Proposals for new advertisements will be expected to be in accordance with this SPD including any subsequent updates.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 23: Promoting High Quality Design and Spaces.

The policy should also be read alongside:

- Shop Front Design SPD.

QP8: Telecommunications

The Council will support proposals for the provision and improvement of telecommunications infrastructure provided that:

- The installation and any associated apparatus is sited and designed to avoid any unacceptable impact on visual and residential amenity, highway safety and the character and appearance of the area where it would be sited;
- Any building-mounted installations would not have an unduly detrimental impact on the character or appearance of the building;
- The installation is not sited on or within the setting of a listed building or within a Conservation Area unless there are no suitable alternative locations available outside these areas;
- Any installation in the Green Belt would not detrimentally affect the “openness” of the area unless “very special circumstances” can be demonstrated; and
- It has been demonstrated that there are no reasonable opportunities for sharing a site, mast or facility with existing telecommunications infrastructure in the area unless this site or mast sharing would result in a greater visual impact.

Justification

Modern and effective telecommunications systems are essential for the continuing development of the economy and the planning system has an important role in facilitating the improvement and expansion of the telecommunications network. However, whilst there are considerable economic and social benefits associated with the development of telecommunication infrastructure, it is important that such development does not have a significant adverse impact on amenity or environmental quality.

The Council will seek to ensure that acceptable provision can be made for telecommunications development, whilst ensuring that the any adverse impacts associated with this development are minimised.

The visual impact of telecommunications development is a particularly important consideration and, when seeking approval for the installation of new telecommunications equipment, applicants will be expected to demonstrate that they have taken all reasonable measures to minimise the visual impact of the proposed development on the local environment. In particular, the design and siting of installations should be informed by the context of the wider locality, including the careful consideration of the height, scale, siting, colours and materials to be used. Installations should also be sited where they would not impede roadside visibility splays and sight lines and particular care will be required for any installations proposed in the Green Belt, within Conservation Areas or in locations adjacent to listed buildings. Any building-mounted installation should also be sensitively designed so that the architectural quality and character of the building is not compromised.

Some telecommunications development benefits from permitted development rights under Part 24 of the General Permitted Development Order 1995, (as amended). Where the development is subject to the prior approval procedure, prior approval will be required by the Council where there is considered to be a significant visual or other impact in terms of the siting and appearance of the development.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 23: Promoting High Quality Design and Spaces.

EMPLOYMENT

Employment

The following sites shown on the Policies Map are to be allocated to contribute towards a requirement of at least 20.84 hectares of employment land coming forward for development (Use Classes B1, B2 and B8) over the plan period of 2011 to 2026.

Ref	Site Name	Area (ha)
E1	Baxenden Chemicals, Rising Bridge	2.04
E2	Rising Bridge Business & Enterprise Village	0.56
E3	Land off Hud Hey, Haslingden	3.42
E4	Land off Manchester Road, Sykeside	1.50
E5	Bridge Mills, Edenfield	0.56
E6	Ewood Bridge	2.04
E7	Land South of New Hall Hey, Rawtenstall	1.61
E8	Builder's Yard Rear of Andrew Ave, Rawtenstall	0.37
E9	The Corn Exchange, Rawtenstall	0.90
E10	Fall Barn, Rawtenstall	0.32
E11	Forest Mill, Water	0.65
E12	Isle of Mann Mill, Water	1.13
E13	Height Barn Lane, Bacup	0.82
E14	Futures Park, Bacup	1.34
E15	Barlow Bottoms, Whitworth	1.57
	Sub - Total	18.83
E16 ¹	Land North of Hud Hey. (Reserve as safeguarded land)	3.22
M1 ²	Winfields, Acre. (Part of a Mixed Use Site)	1.30
	Total Employment Sites	23.35
H28 ³	Townsend Fold - New Hall Hey, Rawtenstall	2.00

Existing Employment Areas which we want to continue in B1, B2 and/or B8 Use Classes are also shown on the Policies Map.

Justification

Policy 10 of the adopted Core Strategy sets a requirement of 20.84ha of employment land. This is purely for business, industrial and storage uses (B1, B2 and B8) and does not cover other employment generating uses including certain kinds of offices and retail. Allocations for mixed uses are addressed in Policy E3.

¹ E16 is a safeguarded site for B1, B2 and B8 uses and so is shown differently to the other Employment Sites on the Policies Map

² Please refer to chapter on Mixed Use Policies

³ This is subject to this consultation

In total 20.13 ha is proposed to be allocated, with additional land potentially coming from two other sites.

Site **E16** is safeguarded land. This site is currently in Green Belt and it is proposed to safeguard this site to potentially meet the Borough's longer term employment needs.

Land at Winfields is also considered suitable for B1, B2 and B8 uses, given that the land to the north of the existing retail outlet, although set out for car-parking, is significantly under-used. This site has been allocated for mixed uses, shown as site **M1**, and will include retaining the current retail uses for comparison (non-food) goods.

In addition a proposed housing site H28 may also be suitable for employment uses, and is adjacent to site E8 at New Hall Hey in Rawtenstall. It is considered that Housing is likely to be the most viable use of this land but should an appropriate employment scheme be brought forward the Council would also be supportive.

Approximately half the working population commute to jobs outside the Borough. Many of these individuals travel to higher paying, high skill jobs within the Greater Manchester conurbation and parts of East Lancashire. Employment densities in Rossendale are low but nevertheless there are around 20 000 jobs based in the Borough though levels of pay are typically low. Rossendale has the second highest level of manufacturing employment within Lancashire with a number of major companies such as JJ Ormerod (Kitchen manufacturers) and Solomon's (freezer units for vehicles) expanding their businesses. Of the 2,545 active businesses registered in 2013 the majority are small businesses in the service sector.

The sites allocated through the Employment Policy will provide land that will create opportunities both for businesses new to the Borough as well as local firms looking for opportunities to grow. It will also provide companies the chance to move into modern accommodation. As firms expand and move into new sites this creates space, which can then be filled by smaller businesses. By providing a variety of sites in a range of different locations it is intended to maximise the opportunities for different kinds of businesses. Although many people do commute to jobs outside the Borough Rossendale does have a manufacturing base, with employers and employees keen to remain in the Borough and expand where appropriate. Hence for Rossendale to remain as a sustainable community it needs to ensure sufficient land is available for businesses to develop and grow, as well as ensuring sufficient land is available for new housing.

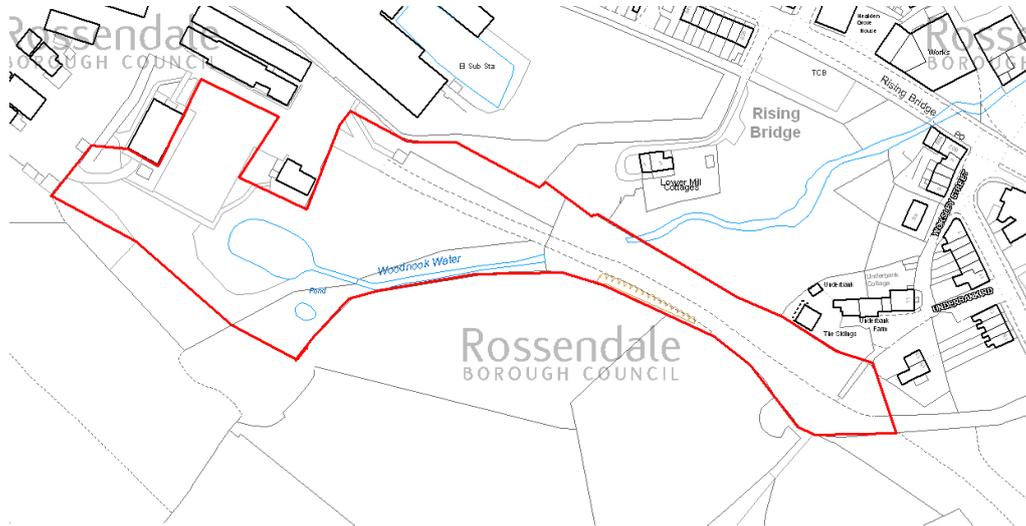
Flat sites, close to the primary road network, are considered desirable by many companies. However because of the topography of the Borough and the constraints of policies such as Green Belt, there is a limited supply of suitable sites, especially larger ones. Land at New Hall Hey and at Ewood Bridge is considered to be particularly attractive.

Design Guidelines have been prepared to guide site development, highlighting key issues that need to be addressed.

Policy Links
This Policy should be read alongside the following Core Strategy Policies:
<ul style="list-style-type: none">• Policy 10: Provision of Employment

DESIGN GUIDELINES

Site Name: E1 - Baxenden Chemicals, Rising Bridge



Site Area:

2.04 Ha

The site is allocated for employment use and is currently grassland.

Key Development Considerations:

- Continue the previous allocation retaining employment use.
- Access as existing, subject to Lancashire County Council Highways approval.
- Requires site specific flood risk assessment with remedial measures as high risk of flooding identified.

Site Name: E2 - Rising Bridge Business & Enterprise Village



Site Area:

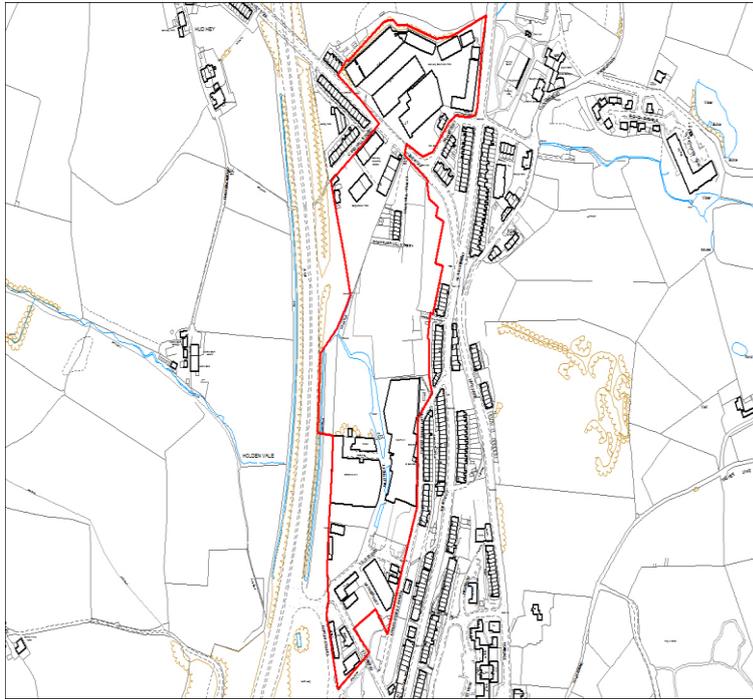
0.56 Ha

Small scale office / business units and car park. Planning permission was granted for 'Erection of Office Accommodation (3,021 sq m) and associated works' on 09/12/2008 (Planning Ref. 2008/0621). Most units appear to be occupied.

Key Development Considerations:

- Retain in employment use.
- Access as existing.

Site Name: E3 - Land off Hud Hey, Haslingden



Site Area:

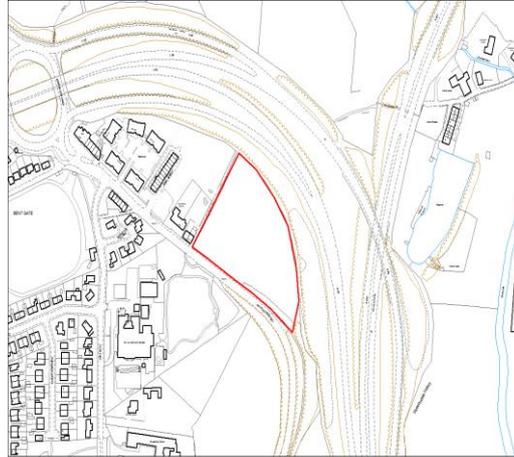
3.42 Ha

Large brownfield site allocated for employment use. The site consists of a large flat area of vacant land and existing buildings including Albert Mill (employment use) and Britannia Mill (vacant). A small element of the site has an extant planning permission for retail use.

Key Development Considerations:

- Retain previous employment site allocation from 1995 Local Plan.
- Part of the site is in Flood Zone 2.
- Landscape buffers recommended to minimise impact on nearby residential properties.
- Consider value of retaining existing buildings on site.

Site Name: E4 - Land off Manchester Road, Sykeside



Site Area:

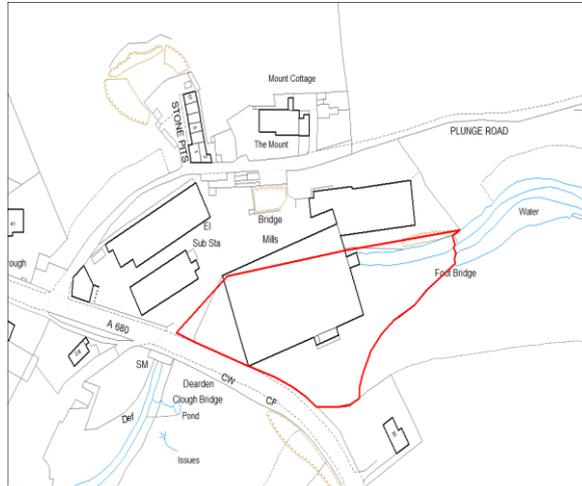
1.50 Ha

Site is currently within the Green Belt. Planning permission was granted on 23/04/2013 for the 'Change of use of vacant agricultural land to vehicle chassis parking area for 92 vehicles and new vehicular access point with associated landscaping, boundary treatment and meter hut' (Planning Ref. 2012/0604), this permission has been implemented.

Key Development Considerations:

- Site has been built out.
- Access as existing.

Site Name: E5 - Bridge Mills, Edenfield



Site Area:

0.56 Ha

The site has an existing business use. It is currently within the Green Belt.

Key Development Considerations:

- This is a small extension to the existing employment site.
- Access as existing.

Site Name: E6 – Ewood Bridge (Known as Mayfield Chicks)



Site Area: 2.04 Ha.

This is an extension of an existing employment allocation. The site currently lies within the Green Belt and would require a boundary change to the current Urban Boundary.

Key Development Considerations:

- Retention of the Irwell Sculpture Trail.
- Part of the site next to the river is within Flood Zone 2.
- Subject to Lancashire County Council Highways approval, but would expect access to be as existing.

Site Name: E7 – Land South of New Hall Hey, Rawtenstall



Site Area:

1.61 Ha

This is the retention of an existing employment site. The site is currently vacant.

Key Development Considerations:

- Landscape considerations
- Part of the site next to the River Irwell is within Flood Zone 2.
- Subject to Lancashire County Council Highways approval, but would expect access to be as existing.

Site Name: E9 – The Corn Exchange, Rawtenstall



Site Area:

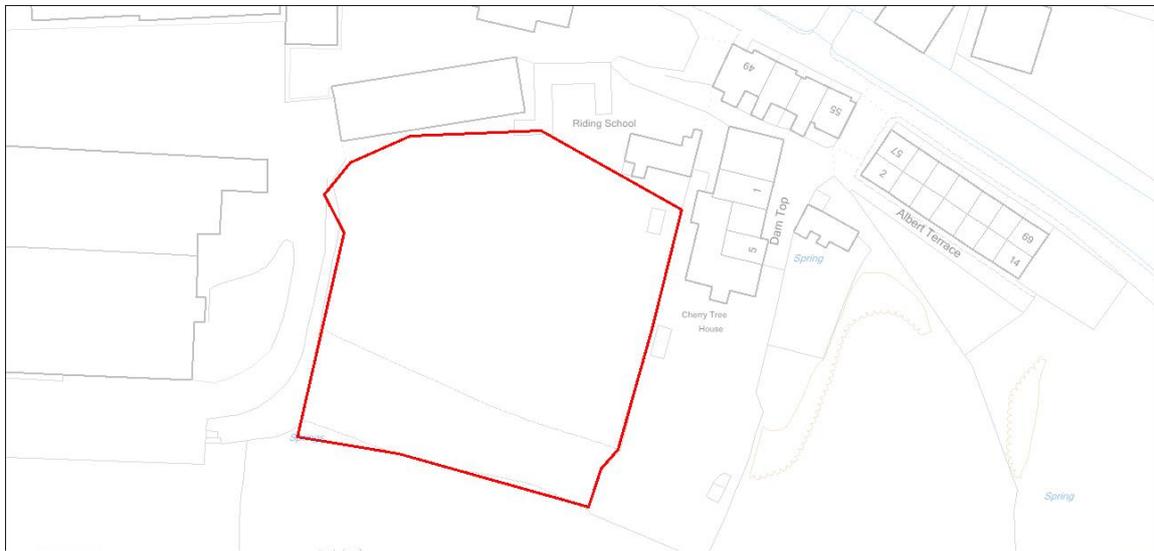
0.9 Ha

- The site is currently in employment use.
- Planning permission was granted on 25/07/2012 for 'Minor alterations to an existing industrial unit to provide teaching space and ancillary spaces. Change of Use from Use Class B1 (Light industrial) to Use Class D1 (Non-residential institutions)'.
- The eastern area of the site lies within Rawtenstall Conservation Area.

Key Development Considerations:

- The eastern area of the site lies within Rawtenstall Conservation Area.

Site Name: E10 – Fall Barn, Rawtenstall



Site Area:

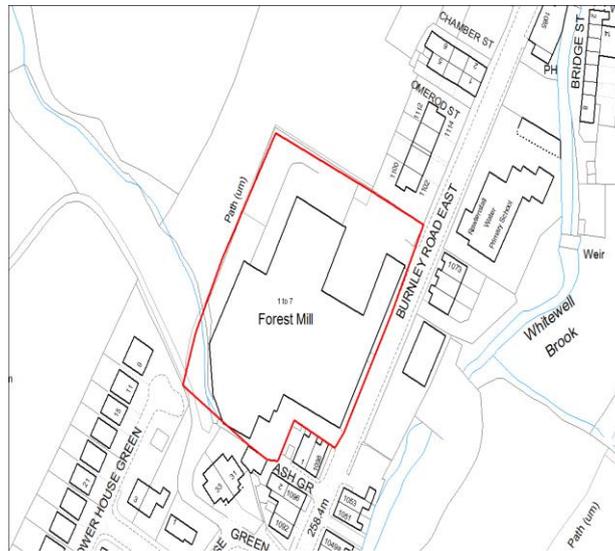
0.32 Ha

The site is currently allocated for employment use, which should be retained.

Key Development Considerations:

- Access as existing, subject to Lancashire County Council Highways approval.

Site Name: E11 – Forest Mill, Water



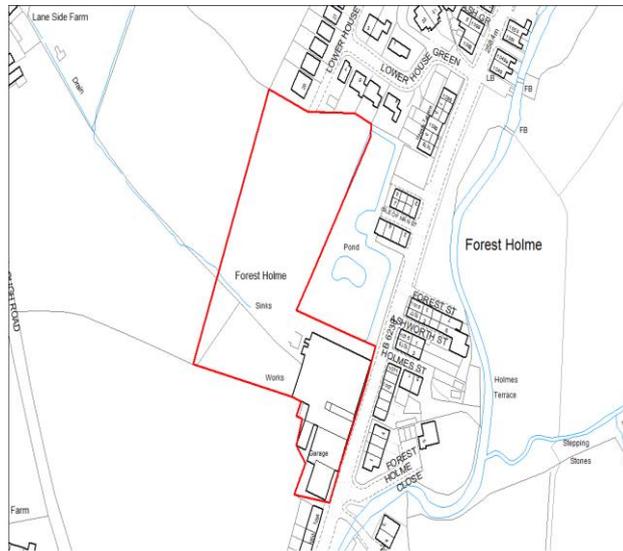
Site Area: 0.65 Ha

The site is currently in employment use.

Key Development Considerations:

- Access as existing, subject to Lancashire County Council Highways approval.

Site Name: E12 – Isle of Man Mill, Water



Site Area:

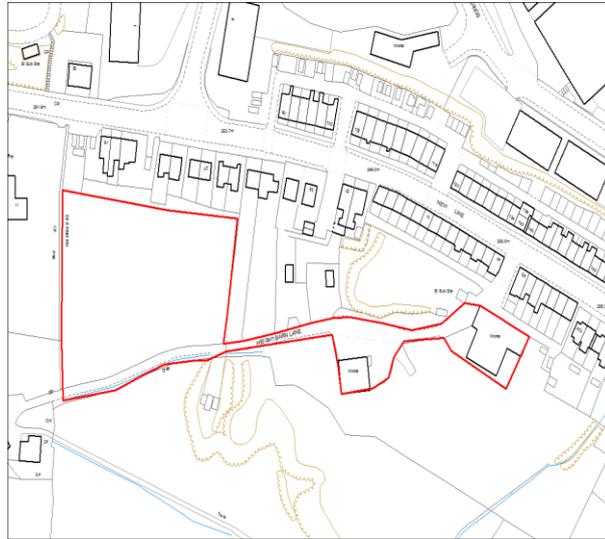
1.13 Ha

The site is currently vacant within the urban boundary and was allocated for housing development on the 1995 Local Plan, and includes a building currently in employment use.

Key Development Considerations:

- Amenity of adjacent residents.
- Access as existing, subject to Lancashire County Council Highways approval.

Site Name: E13 – Height Barn Lane, Bacup



Site Area:

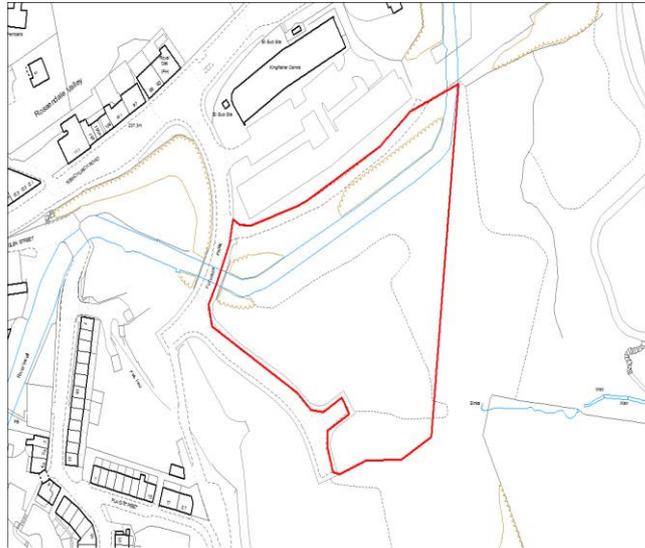
0.82 Ha

The site, which is in the countryside, consists of vacant land to the west and existing employment uses to the east.

Key Development Considerations:

- Existing access will need to be upgraded, subject to Lancashire County Council Highways approval.
- Changes in levels across the site will need to be accommodated.
- Landscape buffering will be required to adjacent properties and to mitigate impacts from surrounding viewpoints.
- Will need to amend the Urban Boundary to include this site.

Site Name: E14 - Futures Park, Bacup



Site Area:

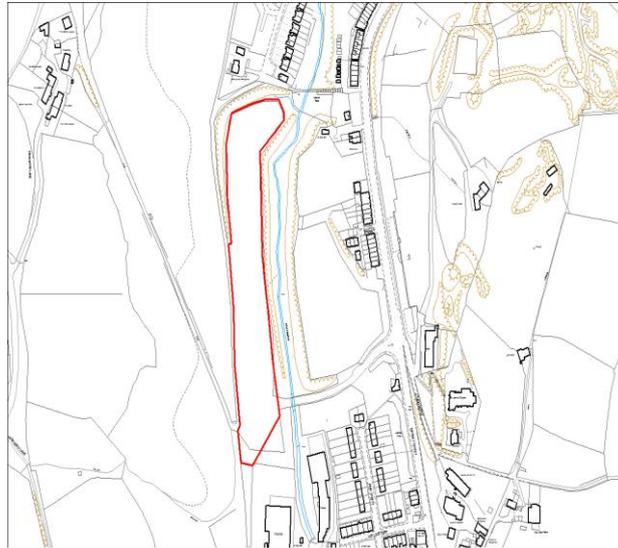
1.34 Ha

The site, which lies within the urban boundary, is currently allocated for employment use and this will be carried forward.

Key Development Considerations:

- Part of the site lies within Flood Zones 2 and 3.
- Landscaping considerations.

Site Name: E15 – Barlow Bottoms, Whitworth



Site Area:

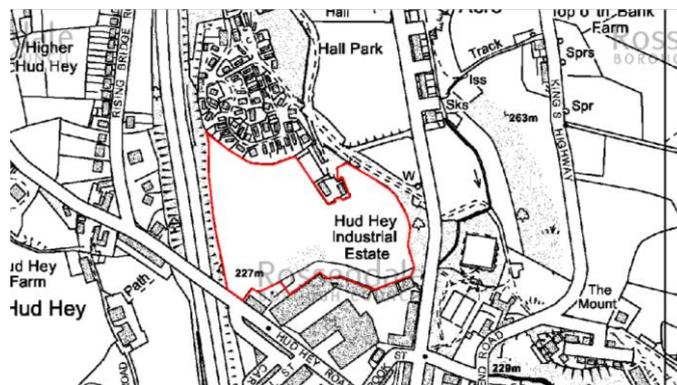
1.57 Ha

The site is a former stone quarry which has regenerated and is the site of the former railway sidings. It is currently allocated for employment use.

Key Development Considerations:

- Potential contamination issues.
- Access issues to be resolved to the satisfaction of Lancashire Country Council Highways.
- Amenity issues for adjoining residential properties (including the new housing allocations).

Site Name: E16 - Land North of Hud Hey (Reserve)



Site Area:

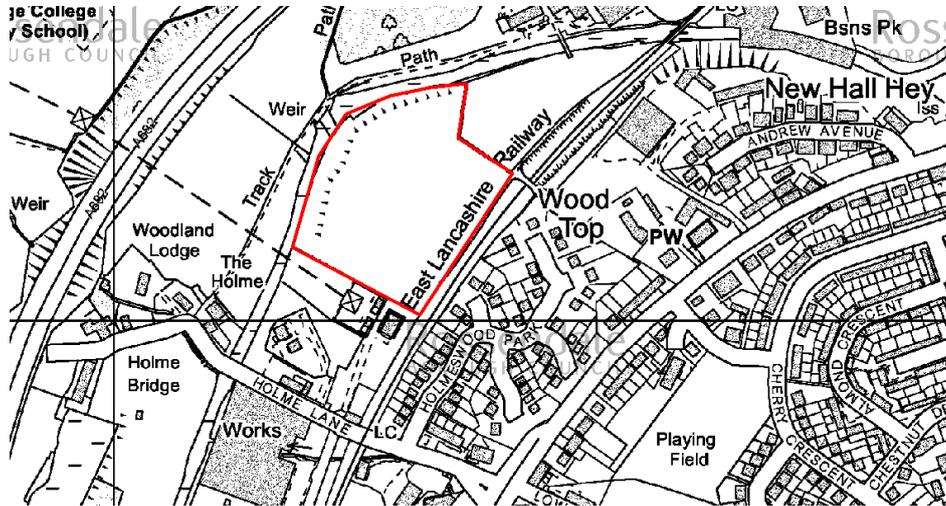
3.22 Ha

The site is within the Green Belt. It is a reserve site to be allocated potentially as safeguarded land for employment uses.

Key Development Considerations:

- Access arrangements to be resolved in agreement with Lancashire County Council.
- The site slopes.
- Fairly visible location.
- Need to assess impact on the openness of the Green Belt.
- Amenity issues for adjoining Caravan Park.

Site Name: E17 – Townsend Fold, New Hall Hey, Rawtenstall (Reserve)



Site Area:

2.0 Ha

Vacant greenfield site adjoining the New Hall Hey development.

Key Development Considerations:

- A small area of the site (along the River Irwell) is within Flood Zone 3.
- New access infrastructure is required.
- Although a well-located site for employment, close to the A56 and central for Rossendale, it is considered better for housing given the likely viability issues resulting from the required access improvements.

E2: Employment Areas

Development proposals in identified employment areas, as defined on the Policies Map, which provide for or assist with the creation of new employment opportunities and inward investment will be supported provided that:

- The accommodation provided, where appropriate, is flexible and suitable to meet future needs;
- The scale, bulk and appearance of the development is compatible with the character of its surroundings;
- There is no significant detrimental impact on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and impacts on light;
- The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highways network; and
- Appropriate provision is made for on-site servicing and space for waiting goods vehicles.

Proposals for non-industrial development in identified employment areas will be supported provided that they would:

- Incorporate a significant employment element;
- Be compatible with existing employment uses and the employment area is suitable for a mix of uses;
- Support the improvement of an employment area that is in need of upgrading;
- Not constrain the operations of adjoining businesses; and
- Be capable of re-instatement for business and industrial use.

Development proposals which would support the enhancement of existing employment areas that would benefit from being upgraded, including those which would result in the upgrading of estate roads, enhancement of the quality of buildings or the improvement of environmental quality, will be supported and encouraged.

Justification

As identified on the Policies Map, there are a significant number of employment areas across the Borough, each of which makes a contribution towards the local economy and is an important source of local employment. The Core Strategy seeks to protect and improve these areas and includes a clear presumption against their loss to non-employment uses unless certain criteria are met.

Employment uses are traditionally defined as Use Classes B1, B2 and B8 under the Town and Country Planning (Use Classes) Order 1987. However the diversification of the economy means that employment opportunities now emanate from a wide range of uses. These can be complementary to existing industrial uses and provide valuable services, such as cafes and nurseries. However, the intensification of individual uses or the cumulative

impact of a number of non B1, B2, B8 uses in the same vicinity can reduce the functionality of employment areas for industrial based employers.

Development proposals in identified employment areas will be expected to complement their surroundings and not result in any unacceptable impacts on amenity or a severe impact on the local highways network. By ensuring that any new accommodation is flexible, development proposals will help ensure that employment areas are able to adapt to the changing needs of businesses.

The current stock in employment areas in Rossendale is dominated by manufacturing and warehousing premises with a very low proportion of office space. In addition, the stock of employment premises in certain areas is dated and even the more popular industrial estates would benefit from renovation to increase their attractiveness and meet the demands of modern businesses. Proposals which would support the renewal, reorganisation and intensification of existing areas will therefore be supported.

Appropriate proposals to diversify and ensure the long term sustainability of existing employment areas will therefore be supported where they contain a significant employment element, contribute positively to the viability of the employment land, can be re-instated for business or industrial use and would not undermine, and are compatible with, existing employment uses.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 10: Provision for Employment

E3: Mixed Use Development

Land and Buildings suitable for mixed use development are listed below and are shown on the Policies Map

Site Reference	Site Description	Area
M1	Winfields, Rising Bridge	3.27ha
M2	Wavell House, Helmshore	1.0ha
M3	New Hall Hey, Rawtenstall	3.6ha
M4	Former Rossendale College site, Rawtenstall	0.6ha
M5	Former Valley Centre, Rawtenstall	2.8ha

Justification

A number of sites within the Borough are considered to be suitable for more than one use. These are set out below:

E1 Winfields –This is an existing retail use with extensive parking. It is also considered that parts of the site would be suitable for other employment uses (B1-B8), either in combination with or separately from the existing retail (A1) use.

E2 Wavell House- Part of this former mill complex is intensively used for office purposes with the adjacent premises having obtained residential permission utilising the “Prior Notification” procedure

E3 New Hall Hey – This is being developed into a major retail destination (A1) with associated takeaway/drive through facilities (A3/5)

E4 Former Rossendale College- This land has been identified for a Public House (A4) and associated takeaway/drive through facilities (A3/A5)

E5 Former Valley Centre – A mixed use scheme is proposed that will incorporate a new Bus Station for Rawtenstall; offices, residential and retail.

The Council will expect the design of these locations to reflect the individual site circumstances, in particular with respect to traffic implications. Development of the Valley Centre should reflect Policy 12 of the Core Strategy and reflect the sensitivity of this Conservation Area location.

Policy Links

This Policy should be read alongside the following Core Strategy Policies:

- Policy 10: Provision for Employment
- Policy 11: Retail and other Town Centre Uses
- Policy 12: The Valley Centre, Rawtenstall

Sample assessment-all other assessments will be made available for the consultation

Site Name:	M1 - Winfields, Acre
Site Area:	3.27 Ha

Large mixed use site comprising an existing retail outlet to south and car-parking area to north. Part of the site to the north is currently within the Green Belt however, it is proposed to remove this area from the Green Belt.

Key Development Considerations:

- The area to the north, currently set out for car-parking, is considered suitable for employment uses (B1/B2/B8 uses).
- Retain the current retail uses for comparison (non-food) goods.
- Landscape Assessment supports the development of the site with mitigation.
- Retain façade of Hazel Mill remaining on Ormerod Street.
- Any development to be set back from flood zone 2 and the wooded area to the south of the site.

E4: Home Working

Where planning permission is required for home working, the Council will grant permission for the change of use of part of a dwelling, the extension of a dwelling or for the erection of a new building in the curtilage of the property to allow working at home provided that:

- The proposal would not have an unacceptable impact on the character of the property or the area or on the amenity of the occupiers of nearby residential properties;
- The proposal would not result in an unacceptable increase in traffic or impact on highway safety and adequate off-street parking is provided for both business and residential uses; and
- If appropriate, adequate provision is made for commercial waste storage and disposal facilities.

The Council will also encourage new housing to incorporate space and services which allow the occupants to set up a home office, particularly where the development would result in the loss of existing employment land.

Justification

A relatively high proportion of Rossendale's residents commute out of the Borough to work, particularly to the north Manchester towns and the city centre, which contributes towards traffic congestion on the M66 motorway and at junction 18 of the M62/M60.

The ability of people to work from home can have a number of positive sustainability benefits, including a reduction in the use of private vehicles and associated congestion and emissions. Home working can also enable people to become economically active who may otherwise be denied the opportunity. It can also make a positive contribution towards economic growth; for example by aiding business start-ups during their early stages of development.

There are many different form of home working, ranging from occasional remote-working in a study, through to permanent workshops located in garages and domestic out-buildings. The Council will encourage appropriate opportunities for home-working. In many instances, home working will not require planning consent, but permission will be required where there is a material change from the main residential use. Where permission is required, proposals will be supported provided that the business use would not have a detrimental impact upon the character of the area or the property or on amenity or the highways network. Where appropriate, adequate commercial waste storage and disposal facilities will also need to be provided.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 10: Provision for Employment

HOUSING

H1: Housing Allocations

The following sites, shown on the adopted Policies Map, have been allocated for housing development, subject to meeting the relevant site guidelines.

Ref	Name	Number of homes delivered by 2026 (to be checked)
TIER 1		
H1	Land East of Hollin Way (Constablee 2), Rawtenstall	44
H2	Land to West of Hollin Way (Constablee 5), Rawtenstall	24
H3	Land North of Lime Tree Grove, Rawtenstall	50
H4	Constable Lee Court, Rawtenstall	16
H5	Reedsholme Works (Broadleys Mill) - South, Rawtenstall	40
H6	Land at Hollin Lane, Rawtenstall	35
H7	Land North of Hollin Lane, Rawtenstall	36
H8	Willow Avenue off Lime Tree Grove, Rawtenstall	12
H9	Land East of Acrefield Drive (Hollin Way), Rawtenstall	15
H10	Valley Centre, Rawtenstall	10
H11	Land to Rear of Johnny Barn Farm, Rawtenstall	25
H12	Land behind Newchurch Road, Johnny Barn 2, Rawtenstall	60
H13	Land at Cloughfold (between Newchurch Road and Bacup Road), Rawtenstall	90
H14	East parade, Rawtenstall	12
H15	Land to Rear of Waingate Close, Springside, Rawtenstall	54
H16	Whinberry View, Rawtenstall	29
H17	Land adjacent Dark Lane Football Ground, Rawtenstall	60
H18	North of Staghills Road, Rawtenstall	12
H19	Land opposite Church Lane, Rawtenstall	18
H20	Woodlands Close, Newchurch, Rawtenstall	10
H21	Woodtop Garage, Townsendfold, Rawtenstall	34
H22	Carr Farm, Lomas Lane, Rawtenstall	10
H23	Duckworth Lane/Haslam Farm, Rawtenstall	45
H24	Hardman Avenue (Hall Carr Farm), Rawtenstall	26
H25	Land to the rear of Hardman Avenue, Rawtenstall	20
H26	Land between New Barn Lane and Lomas Lane, Rawtenstall	60
H27	Kirkhill Rise(C) - Land behind the former hospital site, Rawtenstall	66
H28	Townsend Fold - New Hall Hey, Rawtenstall	66
H29	Oakenhead/Holland Avenue, Rawtenstall	63
TIER 2		
H30	Land Rear of Haslingden Cricket Club	15
H31	Land off Highfield Street, Haslingden	21
H32	Clod Lane, Haslingden	56
H33	Former Leisure site, Haslingden	15
H34	Land adjacent Park Avenue/Cricceth Close, Haslingden	10
H35	Land to rear of Fern Terrace, Haslingden	12
H36	Land adjacent to Kirkhill Road (A)	72
H37	Plot 2, Land off Station Road, Haslingden	10
H38	Anvil Street, Bacup	11
H39	Land off Greensnook Lane, Bacup	35

H40	Land off Fernhill Drive, Bacup	10
H41	Land off Moorlands Terrace, Bacup	25
H42	Land at Higher Cross Row, Bacup	18
H43	Green Farm Todmorden Old Road, Bacup	20
H44	Land adjacent Maden Recreational Centre (to the rear of Highfield)	15
H45	Bacup Leisure Centre	15
H46	Land off Rockcliffe Road, Bacup	57
H47	Former Bacup Health Centre	13
H48	Reed Street, Bacup	15
H49	Thorn Bank, Bacup	35
H50	Land at Douglas Road/Fieldfare Way, Bacup	24
H51	Thorn Gardens, Bacup	10
H52	Land Behind Pennine Road To East, Bacup	45
H53	Land North East off Pennine Road, Bacup	36
H54	Land East of Rochdale Road (East of Empire Theatre), Bacup	50
H55	Land adj to Tong Farm, Bacup	40
H56	Land at Rossendale Crescent/Greave Clough Lane, Bacup	21
H57	Land off Rochdale Road, Adj Sheephouses Reservoir (North)	25
H58	Cowm Water Treatment Works, Whitworth	10
H59	Albert Mill, Whitworth	49
H60	Eastgate, Whitworth	80
TIER 3		
H61	Barlow Bottoms (East of the river)	33
H62	Rear of Anglo Felt Factory (John Street Sports Pitch)	18
H63	Land behind Buxton Street	28
H64	Rawstron Street (Playing Pitch)	36
H65	Land to the rear of Oak Street	24
H66	Booth Road / Woodland Mount, Brandwood, Stacksteads	10
H67	Land adjacent Waterbarn Chapel, Rakehead Lane, Stacksteads	36
H68	Shadlocks Skip, Stacksteads	40
H69	Land at Moss Farm, Stacksteads	135
H70	Land at Acre Avenue, Stacksteads	39
H71	Park Road Garage Site, Waterfoot	10
H72	Land at Hey Head, Waterfoot	24
H73	Waterfoot Primary School	28
H74	Foxhill Drive, Whitewell Bottom	12
H75	Mill End Mill, Waterfoot	37
H76	Land adjacent to St Annes School, Waterfoot	24
H77	Gaghills Building Lane, Waterfoot	30
H78	Land to Rear of Lyndale Scout Hut, Crawshawbooth	15
H79	Thirlmere Way, Goodshaw Chapel, Goodshaw	12
H80	Land Adjacent Laburnum Cottages, Goodshaw	12
H81	Middlegate Green, Goodshaw Chapel, Loveclough	10
H82	Land adjacent Ullswater Way, Loveclough	11
H83	Land Adjacent Goodshaw Bowling Green, Loveclough	10
H84	Grane Road/Grane Village - Snow King, Helmshore	150
H85	Rossendale Golf Club Site, Greens Lane, Helmshore	12
H86	End Of Haslingden Sports Centre Playing Fields, Helmshore	12
H87	Wavel House, Holcombe Road	48
H88	Horse and Jockey, Market Street, Edenfield	15
H89	Land at Market Street - Pack Horse Garage, Edenfield	13

TIER 4		
H90	Hazel Street, Rising Bridge	24
H91	Irwell Springs, Weir	46
SAFEGUARDED SITES		
H92	Land to the East of Moorland Rise – Safeguarded Site	30

Justification

Policy 2 of the adopted Core Strategy (Local Plan Part 1) sets out that at least 3 700 homes should be provided in the Plan period 2011-2016. In the period from November 2011 to March 31st 2015 743 homes have been completed and another 630 are under construction. Planning permission exists for 124 houses on sites that have not yet been started. This leaves a residual need to identify around 2250 houses. Land for 2,896 homes is identified in the above table though a number of these are under construction (406) or already have planning permission.

The list of housing sites above is only for “major” developments, i.e. sites with permission for or could accommodate ten or more dwellings. Smaller sites have not been considered or included in the housing land requirements and would constitute “windfalls”. Research indicates that since the Core Strategy came into operation 123 of the completions have been “windfall sites” or approximately 17% of all housing delivered.

The National Planning Policy Framework requires the Council to maintain a five year land supply of specific deliverable sites plus the relevant buffer for under-delivery. Specific developable sites should be identified for years 6-10. The individual housing site guidelines in this document indicate which sites form part of the current 5 year land supply and which ones are considered as specific developable sites for bringing forward at a later stage. The situation with housing delivery will continue to be monitored on an annual basis. Some sites identified in the latter phases have issues that will require resolution before housing can be brought forward. However other pieces of land may come forward more quickly than anticipated. The phasing reflects that the Plan is already into the fifth year of delivery so Phase 1 is not shown in the Table nor is the safeguarded site H37. For Phases 2 and 3 the anticipated delivery is as follows:

Delivery Phase	Number of houses
Phase 2 (Years 6-10)	1 997
Phase 3 (Years 11-15)	869

The Core Strategy trajectory requires that 1 405 houses should be delivered in the period 2015/16-2019/20. This takes into account low delivery at the start of the Plan period due to the recession. When a 20% buffer is added for under-delivery as required by national guidance the 5 year land of specific deliverable sites should be 1 686. This compares to the annualised Core Strategy figure of 247 houses per annum where the equivalent figure over the relevant period including a 20% buffer is 1 482.

The distribution of housing into tiers reflects Core Strategy Policy 3. This allocates approximately 30% of housing to Rawtenstall; 50% to Bacup, Haslingden and Whitworth and 20% to nine smaller settlements such as Edenfield, Waterfoot and Facit. The purpose of this was to relate new housing development to jobs and services. The sites being proposed in Rawtenstall slightly exceed the 30% figure while the proportion of new homes proposed in the smaller settlements is also in excess of the 20% figure. In the latter case, this reflects both the availability of land and the attractiveness of the villages as locations for people to live. For Tier 2 settlements there has already been some significant construction in Whitworth (e.g. Orama Mill) and a significant number of sites have been identified in Bacup though there is a relative undersupply in Haslingden. However one very large site located in Helmshore is immediately adjacent to Haslingden.

Market viability and attractiveness is generally highest in parts of Rawtenstall and the Helmshore/Edenfield areas as well as in Whitworth and rural settlements. Other factors, such as the existence of Green Belt and environmental constraints also have to be considered when considering the allocation of sites. Brownfield land has been utilised wherever possible but the supply of sites without significant constraints within urban areas is relatively limited.

Green Belt releases have been avoided wherever possible. However it is recognised that some releases will be required to meet the housing requirements. The sites that have been brought forward have been assessed against the Boundary Change and other criteria. Site H23 Haslam Farm has been slightly reduced in size following the Boundary change consultation. It has however been decided to include land behind Rossendale Hospital (Site H27) because it has very limited impact on “openness” in this location. Site H37 (land east of Moorland Rise) is shown as “safeguarded” land in the Green Belt, to be protected for long term housing need.

Some allocated sites are recognised as having infrastructure issues that will require resolution before development can occur. These are identified in the guidelines for the relevant sites.

Types of housing

Policy 2 of the adopted Core Strategy notes, “that sites will be allocated to meet identified type, size and tenure needs”. A range of housing types will be provided to meet the needs of different parts of the housing market. The Guidelines for individual sites provide guidance on what type of housing and density are most appropriate for the location, where appropriate.

Dwelling Size

It is the Council’s intention to provide a range of housing types and sizes and in particular to meet the needs of the Borough’s ageing population which will in time require housing with a care element. In order to ensure a more clearly defined housing ladder within the Borough it is proposed to encourage the provision of the larger 3 to 4 bed ‘aspirational’ accommodation too, as well as smaller accommodation, including 1-bed dwellings to cater for all needs.

Dwelling Tenure

Policy 4 of the adopted Core Strategy in bullet point 2(d) notes that an equal mix of affordable housing tenures should be provided, though with flexibility given for marginal sites, albeit still being responsive to local needs. The Council will continue to work with developers and Registered Providers to secure housing of all tenures will be provided to ensure that the best mix of housing is available to meet the needs of the residents of the Borough. This may include in exceptional circumstances using commuted sum payments to buy vacant houses to bring them back into use as affordable units.

Affordable Housing Thresholds

Core Strategy Policy 4 sets out the Council’s requirements for affordable housing .The minimum threshold where affordable housing will be sought will be 10 dwellings, reflecting latest government guidance. Hence for clarification Bullet Point 2 (a) of Policy 4 of the adopted Core Strategy has been updated and the threshold increased from 8 to 10.

Supported Housing

It is expected that in order to accommodate Rossendale’s ageing population, housing will be needed which caters for people’s changing needs. This may include life-time homes as well as specific purpose-built units for care and extra-care, including dementia care. This type of housing will contribute to meeting Rossendale’s housing requirements, as the units are generally occupied by local people and this enables the existing dwelling stock to be available to new households.

The Council will support a retirement village should a suitable location be put forward. Site qualities should include being near a town centre, close to facilities such as shops and health care in particular, and with good, accessible-for-all public transport. This needs to be within easy walking distance with no steep gradients or obstructions (eg busy roads to cross without adequate pedestrian crossings, etc)

Monitoring

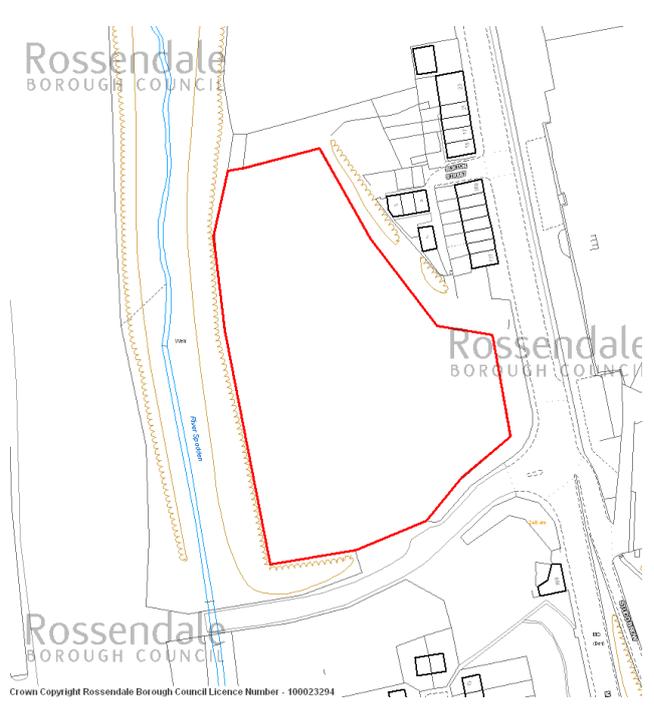
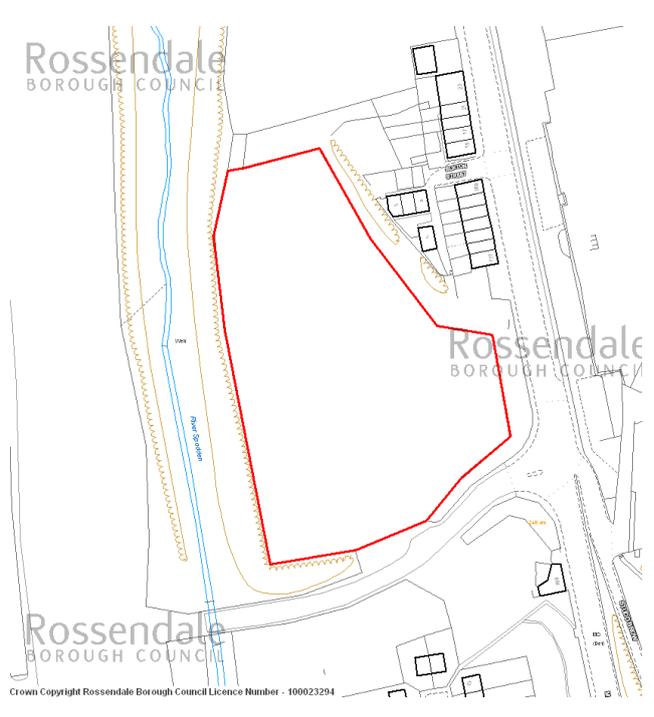
As part of the production of the Authority Monitoring Report the Core Strategy targets for delivery and distribution will be monitored annually.

Note: Site H28 (Townsend Fold) is identified on the Policies Map as suitable for both Housing and Employment purposes. It is considered that Housing is likely to be the most viable use of this land but should an appropriate employment scheme be brought forward the Council would also be supportive.

Policy links
This Policy should be read alongside the following Core Strategy policies: <ul style="list-style-type: none">• Policy 1: General Development locations and principles• Policy 2: Meeting Rossendale's Housing Requirement• Policy 3: Distribution of Additional Housing• Policy 4: Affordable and Supported Housing

A copy of a sample Site Guideline document is shown below. A full set of Guidelines for each site will be made available for the public consultation.

DESIGN GUIDELINES

PROPOSED USE – HOUSING					
Site Ref	H61	Site Address	Barlow Bottoms (East of the river)	Vision Area	Whitworth, Facit, Shawforth
Ward	Facit & Shawforth	Housing Tier	Tier 3	No. of houses (approx.)	33
Ownership	Private Unknown	Previously Developed Land	No	Current Use	Vacant land (former quarry now regenerated)
Gross Area (ha)	1.1	Density (dph)	30	Expected Delivery	Phase 1 (1-5 Years)
			Current Policy Designations		
			<ul style="list-style-type: none"> Urban Area Allocated Employment Area (policy not saved) 		
			Key Considerations		
			<ul style="list-style-type: none"> Site was a used as a quarry in the past. Ecology: Grassland, Woodland, Wetland and Heath ecological corridor (Lancashire Ecological Network Maps) 		
DEVELOPMENT GUIDELINES					
Design and Layout	<ul style="list-style-type: none"> Suitable for family or sheltered housing 				
Landscape	<ul style="list-style-type: none"> Landscape buffer required to adjoining uses, especially to the employment site allocation to the west, and care home approved to the north. 				
Access	<ul style="list-style-type: none"> As existing, subject to LCC Highways detailed approval 				
Infrastructure	<ul style="list-style-type: none"> Possible public transport / highways improvements required Contribution required to school places and public open space 				
Green Infrastructure	<ul style="list-style-type: none"> Ensure ecological corridor is maintained and enhanced. 				

H2: Backland Development and Areas of Land Left Over After Planning

Proposals for development on backland sites to provide additional dwellings will be supported provided that:

- It would not result in a cramped form of development or have a detrimental impact on the character of the area or the street scene;
- It would not result in an unacceptable loss of residential amenity to neighbouring properties in terms of loss of privacy, overlooking, loss of light, increased noise or an overbearing impact;
- The design, scale, form and materials of the proposed dwelling(s) are well-related to nearby properties;
- Appropriate outdoor amenity space is provided for both the existing buildings and proposed dwelling(s);
- It would not have a severe adverse impact on highway safety or the operation of the highways network;
- The vehicular access and car parking arrangements would not have an unacceptable impact on neighbours in terms of visual amenity, noise or light; and
- Important landscape features and boundary treatments which contribute to the character, appearance or biodiversity of the area would be retained and where possible enhanced.

Justification

Backland development incorporates land-locked sites behind existing buildings remaining after planning, rather than purely back gardens. The redevelopment of backland sites and other areas of land left over after planning for housing can enable the more effective use of sites to be achieved and make a contribution towards increasing the supply of housing in built-up areas.

Nevertheless a balance needs to be struck to ensure that backland development does not intensify the use of a site to such an extent that it causes a detrimental impact for its intended occupiers and the amenity of the occupiers of neighbouring properties. Backland development, particularly when it results in the loss of gardens, also has the potential to have a harmful impact on the character of an area by increasing density, altering the street scene, increasing the need for car parking and resulting in the removal of trees and shrubs.

Applicants will therefore be expected to ensure that proposals for backland development protect amenity and important landscape features and respond positively to the character of the surrounding area, including considerations such as the design of nearby buildings, street patterns, plot sizes, building lines, topography and established views. Applicants will also need to ensure that dwellings proposed on backland sites and other areas of land left over after planning has an adequate access to the highways network and that the proposal would not have an unacceptable impact on highway safety.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 2: Meeting Rossendale's Housing Requirements
- 17: Rossendale's Green Infrastructure
- 23: Promoting High Quality Design and Spaces
- 24: Planning Application Requirements

The policy should also be read alongside:

- Residential Extensions and Alterations SPD.

H3: Private Outdoor Amenity Space

All new residential development should provide adequate private outdoor amenity space. This should be in the form of gardens unless the applicant can demonstrate why this is not achievable.

In determining the appropriate size for outdoor amenity space for individual dwellings regard will be had to:

- The size and type of dwelling(s) proposed; and
- The character of the development and the garden sizes of nearby properties.

Amenity space for individual dwellings should be useable and have an adequate level of privacy. All boundary treatments should be appropriate to the character of the area.

Within flatted developments, each apartment should have access to private open space. This can be provided in the form of private gardens for ground floor flats, balconies, roof gardens or terraces, or private shared gardens.

All development should accord with the latest version of the Alterations and Extensions to Residential Properties SPD.

Justification

Private amenity space can provide a wide range of benefits, both to the health and well-being of residents and the natural environment, including helping to reduce flood risk, supporting biodiversity and mitigating the effects of climate change. Outdoor amenity space can also make a positive contribution to the character of an area.

When determining the appropriate amount of private amenity space that should be provided for individual dwellings consideration should be given to the size and type of dwelling proposed. Proposals for family housing will normally be expected to provide a larger area of safe and secure private amenity space. Regard should also be had to the garden sizes of nearby properties to ensure that new development responds to the character of the surrounding area. The choice of boundary treatment for private amenity spaces should also reflect the character of the local area and should not cause harm to the street scene or the appearance of the area.

The overall quality and design of amenity space is important to how successfully it functions. Gardens for individual dwellings should be appropriately screened to ensure they provide the users with an acceptable level of privacy.

Proposals for flatted development should also seek to incorporate an appropriate provision of private amenity space. Where possible this should be in the form of private gardens for ground floor flats and private shared gardens. Alternative forms of provision, such as balconies and roof gardens or terraces, may be acceptable in certain instances where it can be demonstrated that they would not be detrimental to the privacy of adjoining occupiers.

For the purpose of this policy, private amenity space is defined as open space which is accessible only to and screened for the purposes of the resident/residents of the dwelling. It does not include space used for purposes such as access roads, driveways, garages/car ports/car parking spaces, outdoor storage areas; or landscaped areas which provide a setting for the development such as front gardens.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 2: Meeting Rossendale's Housing Requirements
- 17: Rossendale's Green Infrastructure
- 23: Promoting High Quality Design and Spaces
- 24: Planning Application Requirements

The policy should also be read alongside:

- Residential Extensions and Alterations SPD.

H4: Supported Housing

Development proposals for specialist forms of housing, including retirement accommodation, extra care accommodation and supported accommodation services, will be permitted provided that:

- The development would meet a demonstrated need for that form of specialist housing;
- It provides an appropriate standard of facilities, independence, support and/or care and meets the genuine housing needs of the intended occupiers;
- The proposal incorporates the latest good practice requirements of the Homes and Community Agency or its successor;
- The development is well located so that shops, public transport, community facilities and other infrastructure and services are accessible for those without a car, as appropriate to the needs and level of mobility of potential residents, as well as visitors and staff;
- The development contains appropriate external amenity space of an acceptable quantity and quality;
- Adequate provision is made for refuse storage and disposal facilities; and
- It would not result in an excessive number or concentration of similar uses in a locality or have an unacceptable impact on the character of the area or the amenity of the occupiers of neighbouring properties.

Justification

Supported housing and associated care/support plays a key role in supporting and enhancing the quality of life of a large number of individuals and their families. It is available to people with a wide range of support needs, including:

- people with physical disabilities;
- older people with extra care needs and those who need support to manage their own homes;
- people with mental health needs;
- people with learning disabilities;
- young people leaving care and those wanting to live independently;
- people with alcohol and/or substance misuse problems;
- people fleeing domestic violence; and
- homeless people in temporary accommodation.

There are over 10,500 people over the age of 65 in Rossendale, which equates to 15.4% of the total population. The proportion of the population that is within this age bracket is likely to increase during the Plan period and it is therefore likely that the need for certain supported accommodation, such as nursing homes and communal housing for elderly people, will also increase. In addition, the changing emphasis towards community rather than hospital care has also increased the need for individual accommodation for people who require support and/or supervision to live in, or be rehabilitated into, the community.

Development proposals for new specialist housing will be supported where it addresses a demonstrated need and the proposal is appropriate both in terms of its location and design. Good design is fundamental to all housing developments but the design of supported housing will need to be tailored to the needs of its user group to ensure that it provides a satisfactory quality of life for those individuals. Proposals should also normally be sited in sustainable locations accessible on foot or by public transport so that residents, employees and/or care workers can access services and facilities. It is also important that proposals for specialist forms of housing, including retirement accommodation and sheltered housing, have access to adequate amenity space that meets the needs of its occupants and that appropriate provision is made for refuse storage and disposal facilities.

Supported housing can be a more intensive form of residential development, due to the nature of services and numbers of staff associated with the facilities. An excessive number or concentration of similar uses in a locality could therefore have an adverse impact on amenity through, for example, increased car parking, noise and disturbance. Developers will therefore be required to provide information on the staffing requirements and anticipated number of visitors so that an assessment can be made of any additional potential impacts.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 4: Affordable and Supported Housing.

H5: Sub-Division of Dwellings

Proposals to convert a single dwelling into two or more units will be permitted provided that:

- The building is suitable for conversion and a good standard of accommodation and living conditions are provided for each unit;
- It would not have a harmful effect on the character of the area or the amenity of the occupiers of neighbouring properties;
- Any external works to enable the conversion would maintain or enhance the character and appearance of the building and the street scene; and
- Adequate off-street parking, amenity space, servicing and waste management arrangements are provided for each unit.

Justification

The sub-division of existing dwellings to make two or more units can make an important contribution to increasing housing supply and choice and enable a more effective use of sites to be achieved.

It is however important to ensure that such development preserves the residential amenity and character of an area. Proposals for the sub-division of existing dwellings will also be expected to provide a good standard of accommodation and make adequate provision for off-street parking and servicing.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 2: Meeting Rossendale's Housing Requirements
- 24: Planning Application Requirements

H6: Self-Build and Custom-build Housing

Proposals for innovative, individually designed self build homes will be supported. Proposals for self build housing will be expected to:

- Maintain or enhance the character and appearance of the area and the street scene, both with respect to individual dwellings and for the development as a whole;
- Provide the occupiers of the dwelling with a satisfactory level of amenity and not have an unacceptable impact on the amenity of the occupiers of neighbouring properties; and
- Comply with any design code or design framework established for the site.

Where custom build plots are made available as part of a larger development, any planning permission will normally include appropriate conditions to require custom build developments to be completed within 3 years of a custom builder purchasing a plot. Where plots have been made available and marketed at a realistic price for a period of at least 12 months and have not sold, the plot(s) may either remain on the open market as custom build or be offered to the Council or a Housing Association before being built out by the developer.

Justification

Self-build and custom built housing is housing built or commissioned by individuals (or groups of individuals) for their own occupation. It can take a number of forms ranging from

individuals building their own properties through to national housebuilders working with a purchaser to build a more bespoke version of a standard design.

The Government is committed to enabling self-build housing and wants to make this form of housing a mainstream housing option. The National Planning Policy Framework therefore requires local planning authorities to plan for a mix of housing based on the needs of different groups in the community, including people wishing to build their own homes.

At a national level, there is strong industry evidence of significant demand for self-build housing. The Council is required to maintain a register of local residents who wish to be provided with self-build plots and provide serviced plots as appropriate.

Although the Council will support proposals for innovative, individually designed self build homes, it is important that such development does not have an unacceptable impact on the character of the area, the street scene or residential amenity. Development must reflect or be complementary to the character of the area and its immediate surroundings, which may include compliance with any relevant design codes that have been established for the area.

Where custom-build plots have been made available as part of a larger development site, planning conditions may be used to require the development to be completed within 3 years of a custom builder purchasing a plot in order to ensure that the overall quality of the development is not adversely affected by the presence of unfinished individual plots.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 2: Meeting Rossendale's Housing Requirements
- 23: Promoting High Quality Design and Spaces
- 24: Planning Application Requirements

H7: Gypsy and Traveller Sites

Land for Gypsy and Travellers will be made available in the following locations shown on the Policies Map:

Site Number	Location	Type of Site
G1	Baxenden Chemicals, Rising Bridge	Permanent Pitches
G2	Blackwood Road, Stacksteads-former Household Waste Site	Transit Pitches
G3 (Reserve site)	<i>Blackwood Road, Stacksteads</i>	<i>Transit Pitches</i>

Justification

Policy 5 of the adopted Core Strategy-Local Plan Part 1-indicates that land should be provided for up to five permanent pitches for Gypsy and Travellers and three transit pitches.

Permanent pitches are intended to accommodate families who wish to settle in the Borough permanently while transit pitches provide accommodation for those needing a place to stay for up to three months before moving onto another location.

For a permanent site, Government guidance advises that 500m² is an appropriate area for a “pitch” serving one family. This provides space for a permanent trailer as well as a caravan to be used for travelling and storage space. Therefore in order to accommodate 5 pitches an overall area of at least 0.25ha is required. This would also provide sufficient space for a communal toilet and shower block.

Transit sites do not require space for permanent living accommodation. However Traveller households still require space for vans, trailers, etc.

The Baxenden Chemicals site (G1) is slightly outside the preferred Haslingden “Area of Search”. It is however very well located for the primary road network and close to local services and utilities. The site is adjacent to woodland and National Cycle Route 6 and impact on local residents is expected to be minor. Good landscaping would help to screen the site. It is recognised that there are issues with respect to flooding, possible ground contamination and proximity to a chemical plant. It is however considered that subject to detailed consideration these are all capable of resolution.

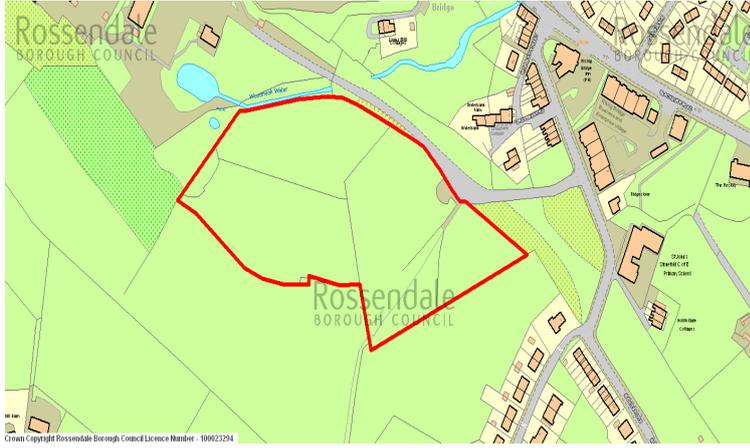
The former Household Waste site off Blackwood Road, Stacksteads (G2) has a number of characteristics that make it suitable as a Gypsy and Traveller Transit site. The fact that the site already has an existing concrete pad and is well bunded and landscaped would significantly reduce any potential impacts on the nearest residents. Even though the site is located in the countryside it is well located for services in Stacksteads and has reasonable road access. While it is adjacent to a methane gas electricity generator this is not considered to form any health risk. The site is also adjacent to open countryside.

Land adjacent to the former Household Waste site at Stacksteads (G3) has been identified as a reserve location should either of the other sites not for any reason come forward.

Policy links

This Policy should be read alongside the following Core Strategy policies:

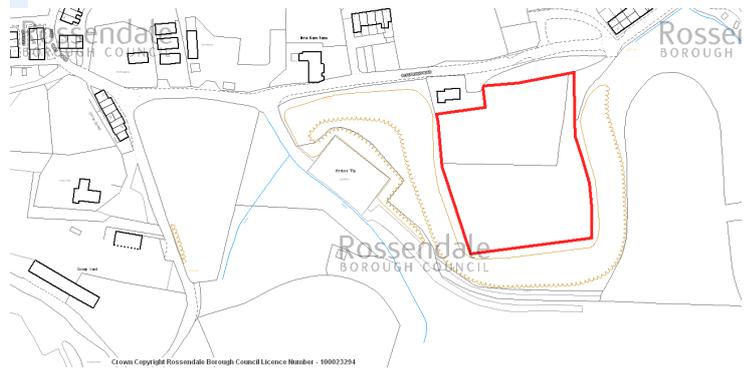
- Policy 5: Meeting the Needs of Gypsies, Travellers and Travelling Showpeople

PROPOSED USE – GYPSIES					
Site Ref	G1	Site Address	Baxenden Chemicals, Rising Bridge	Vision Area	Haslingden, Rising Bridge
Ward	Worsley	Housing Tier	Tier 4	No. of Pitches (approx.)	5
Ownership	Private Choose an item.	Previously Developed Land	Yes	Current Use	Vacant
Gross Area (ha)	3.5	Density (dph)	-	Expected Delivery	Phase 1 (1-5 Years)
			Current Policy Designations		
			<ul style="list-style-type: none"> • Within Urban Boundary 		
			Key Considerations		
			<ul style="list-style-type: none"> • Adjacent to former chemical works (Hazardous substances) and railway-remediation may be required if material dumped on site • Risk of Fluvial and Surface Water flooding from Woodhook Water • Site sloped down from South East to North East; higher ground on south west • Close to A56 		
DEVELOPMENT GUIDELINES					
Design and Layout	<ul style="list-style-type: none"> • Caravans should be located at far end of site rather than close to housing • Perimeter of the site should be planted with native species • Any lighting should be LED if possible to avoid spillage 				
Landscape	<ul style="list-style-type: none"> • Site is in Valley bottom but partly screened from the main road 				
Access	<ul style="list-style-type: none"> • Adequate level access off industrial access road from Rising Bridge Road • Potential for National Cycle Route 6 to pass by the perimeter of the site 				
Infrastructure	<ul style="list-style-type: none"> • Services to existing properties along Underbank Road • Site specific Flood Risk Assessment required and any remedial measures applied 				

	<ul style="list-style-type: none"> Contamination records require further investigation
Green Infrastructure	<ul style="list-style-type: none"> Woodland to the east and west of the site

PROPOSED USE – GYPSIES					
Site Ref	G2	Site Address	Blackwood Road, Stacksteads	Vision Area	Bacup, Stacksteads, Britannia, Weir
Ward	Stacksteads	Housing Tier	Tier 4	No. of houses (approx.)	5 permanent/2 transit pitches
Ownership	Public Choose an item.	Previously Developed Land	Yes	Current Use	Former Household waste site plus methane gas unit
Gross Area (ha)	1.3	Density (dph)	-	Expected Delivery	Phase 1 (1-5 Years)
			Current Policy Designations		
			<ul style="list-style-type: none"> Countryside 		
			Key Considerations		
			<ul style="list-style-type: none"> Former Household Waste site together with a methane powered energy plant Site is well bunded Current concrete pad would only accommodate 3 pitches 		
DEVELOPMENT GUIDELINES					
Design and Layout	<ul style="list-style-type: none"> Retain existing bunding and planting to Blackwood Road frontage Ensure continued access to methane plant and that caravans are safely located 				
Landscape	<ul style="list-style-type: none"> Existing bunding will be adequate to screen site from all views 				
Access	<ul style="list-style-type: none"> Existing access is wide and does not require improvement 				
Infrastructure	<ul style="list-style-type: none"> Existing electricity supply to the site Good access to services in Stacksteads 				

Green Infrastructure	<ul style="list-style-type: none"> Existing tree planting should be retained where possible

PROPOSED USE – GYPSIES					
Site Ref	G1	Site Address	Blackwood Road, Stacksteads	Vision Area	Bacup, Stacksteads, Britannia, Weir
Ward	Stacksteads	Housing Tier	Tier 4	No. of Pitches (approx.)	8
Ownership	Private Choose an item.	Previously Developed Land	Yes	Current Use	Vacant-Permission for Camp site
Gross Area (ha)	1.0	Density (dph)	-	Expected Delivery	Phase 1 (1-5 Years)
			Current Policy Designations		
			<ul style="list-style-type: none"> Rural 		
			Key Considerations		
			<ul style="list-style-type: none"> One end of site across road from existing properties 		
DEVELOPMENT GUIDELINES					
Design and Layout	<ul style="list-style-type: none"> Caravans should be located towards the rear of the site to reduce noise Space for Transit caravans should be in a distinct corner of the site Front of site to Blackwood Road should be planted and if possible, banded Any lighting should be LED if possible to avoid spillage 				
Landscape	<ul style="list-style-type: none"> Rear and sides of site are banded-this should be extended to front of site 				
Access	<ul style="list-style-type: none"> Adequate level access to Blackwood Road 				

Infrastructure	<ul style="list-style-type: none">• Services to existing properties along Blackwood Road• Good access to services in Stacksteads
Green Infrastructure	<ul style="list-style-type: none">• Green Infrastructure and ecological network to rear of site

RURAL

R1: The Conversion and Re-use of Buildings in the Countryside

Proposals for the conversion of an existing building in the countryside which require planning permission will be permitted where:

- The type and scale of use proposed is consistent with the specific location;
- The building is of a permanent and substantial construction, structurally sound and capable of conversion without the need for significant rebuilding or more than minor extensions or alterations;
- The conversion works and materials would be in keeping with the original building, and important architectural and historical features would be retained;
- The proposals would not harm the character, rural setting and appearance of the landscape, Conservation Areas or Listed Buildings or the amenity of nearby residents;
- The building and site has a satisfactory access to the highways network and the proposal would not have a severe impact on the local highways network;
- Satisfactory off-street parking, bin storage and bin collection points can be provided without adversely impacting on rural character and mains services are available for connection into the scheme;
- The development does not require the removal of, or damage to, significant or prominent trees, hedges, watercourses, ponds or any other natural landscape features;
- The development would not have an unacceptable impact on nature conservation interests or any protected species present;
- The development is sustainable in terms of its location and access to public transport and local services;
- The Council is satisfied that the building was originally created for genuine purposes;
- In instances where a building is proposed to be re-used for residential purposes, any new curtilage which is being created should be proportionate to the size of the building and should not detract from the character of the surrounding rural landscape; and
- The proposal would not harm the agricultural or other enterprise occupying the land or buildings.

All applications should accord with guidance set out in the “Conversion and re-use of buildings in the Countryside” SPD.

Justification

Over recent decades, changes in the agricultural industry and the increased use of technology and new farming methods, has resulted in a significant reduction in agricultural related jobs and has left many buildings unused or obsolete. Similarly, changing lifestyles and changes to the manufacturing industry now means that there are a number of other

redundant or semi-redundant buildings in the countryside that are no longer used or required for their original purpose.

The conversion of existing buildings in the countryside for an alternative use can reduce the need for new buildings and help preserve traditional and historic buildings which make an important contribution to the character of the countryside and local identity. The re-use of these buildings can also assist the rural economy by helping to meet the demand for workspace for rural businesses.

Not all buildings in the Countryside will however be suitable for conversion to new uses. Proposals for the re-use of buildings in the countryside will generally be supported provided that the proposed use is appropriate and the building is structurally sound and of a permanent and substantial construction. Proposals should normally be accompanied by an appropriate, independent structural survey assessing the ability of the building to accommodate the intended use. Modern agricultural buildings that are of an inappropriate scale, design and materials are unlikely to be suitable for conversion.

To protect the character of the building and the surrounding landscape it is essential that all conversion works are undertaken sensitively. In particular, the use of incongruous materials or extensive modifications to the exterior of a building can detract from the character of the building, and the loss of prominent trees and other natural landscape features or the creation of an extensive residential curtilage can adversely impact upon the visual quality of the landscape. Substantial extensions to the building or the creation of large residential curtilages with associated domestic paraphernalia can also often have an unacceptable impact on the openness and visual quality of the countryside.

Proposals will also be expected to make adequate arrangements for parking, servicing and access to the highways network in a manner that does not detract from the character of the area or have a severe impact on the highways network.

Proposals will also often be required to be accompanied by appropriate surveys undertaken by a suitably qualified ecologist to detail whether protected species are present and to establish what measures can be implemented to avoid, mitigate or compensate for any potential harm.

The Council has prepared a “Conversion and re-use of buildings in the Countryside” SPD to provide detailed guidance for those considering converting an existing building in the countryside to another use. Proposals for the conversion of an existing building in the countryside which require planning permission will be expected to be in accordance with this SPD including any subsequent updates.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 2: Meeting Rossendale’s Housing Requirements
- 21: Supporting the Rural Economy and its Communities.

The policy should also be read alongside:

- Conversions and re-use of buildings in the Countryside SPD.

R2: Horse-related Development

Proposals for new or extensions or alterations to existing private or commercial equestrian facilities will be supported subject to the following criteria:

- In the case of indoor facilities or commercial stables, priority is given to the re-use and conversion of existing buildings or the proposal forms part of a farm diversification scheme;
- The design, siting and use of materials would not have an unacceptable impact on visual amenity or the character of the area;
- Any new buildings reflect the nature of the proposed use and are designed to meet the functional needs of horses;
- Any new or extended stables and associated infrastructure (including ménages, hard-standing, fencing and sand paddocks) is of a scale that is proportionate to the activity proposed;
- The site has adequate vehicle access and the proposal would not have an unacceptable impact on the local highway network and highway safety;
- The proposal meets appropriate national standards for horse welfare and management such as those established by the British Horse Society;
- Any floodlighting would not have an unacceptable impact on visual amenity, highway safety, residential amenity or the wildlife value of the area;
- The arrangements for the storage and disposal of manure would not have an unacceptable impact on residential amenity or result in the contamination of watercourses; and
- Provision is made for removing any equipment and re-instating the site once its use for horses is no longer required.

Justification

Equestrian development is an accepted use in rural areas which can contribute towards the provision of recreation opportunities and diversify the rural economy. By its very nature, equestrian development often requires a rural location, however poorly designed and located equestrian facilities can have an adverse impact on amenity, the highways network and the character and landscape of rural areas.

When assessing proposals for indoor facilities or commercial stables, preference will be given to locating such uses within existing buildings. To minimise the visual impact of proposals, the design, siting and scale of any new or extended stables and associated infrastructure will be expected to be appropriate to its context and should not have an adverse impact on the visual amenity of its surroundings. Proposals will normally also need to be located an adequate distance from neighbouring residential properties to reduce any impact on amenity.

Further consideration should be given to the implications of the proposals on the surrounding highway network. In particular, the siting of equestrian facilities should not create a danger to horses, riders or other road users. Stables and associated infrastructure should be sited with

safe and convenient access to the local highway network and, where possible, direct connections to the local bridleway network.

Proposals for equestrian development will also be expected to demonstrate that they would provide an adequate standard of welfare for the horses. This will include ensuring that buildings are designed to meet the functional needs of horses and demonstrating that there is sufficient land to support the number of horses that the applicant intends to keep/graze on the land.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 14: Tourism
- 21: Supporting the Rural Economy and its Communities.

R3: Farm Diversification

Proposals for farm diversification, which require planning permission, will be permitted on existing farm holdings provided that:

- They would make a positive contribution to the continued viability of the farm holding;
- They would retain or enhance the character of traditional farm buildings;
- Where possible, the proposal re-uses existing buildings of substantial and permanent construction which are structurally sound and capable of conversion without major alterations or the development is well-related to existing buildings if no suitable buildings are available for re-use;
- The agricultural diversification is subservient to the main agricultural use of the farm;
- Wherever possible, they add value to produce emanating from the farm or produced locally or contribute to the tourism economy;
- The scale and nature of the diversification proposals are appropriate for its location and would not have an unacceptable impact on residential amenity, landscape character, the enjoyment of the countryside or the purposes of the Green Belt;
- They do not require new dwellings within the rural area to support the enterprise;
- They do not create extensive areas of hardstanding, and
- The volume and type of traffic that would be generated is appropriate to the accessibility of the site and the standard of the local highway network.

Proposals will be considered against the requirements of the guidance set out in the “Conversions and re-use of buildings in the Countryside” SPD.

Justification

Although the vast majority of people in Rossendale live and work in the urban areas, large swathes of the Borough are covered by countryside and Green Belt. Whilst the Core Strategy seeks to direct the majority of new services, facilities and development to existing urban areas, it also recognises the need to protect and enhance the rural economy to ensure that it makes a positive contribution toward the wider economy of the Borough.

In order to ensure that agricultural businesses are sustainable and competitive, well-conceived proposals relating to the diversification of farm businesses will be supported where it can help ensure the long-term viability of existing farm businesses and provide rural employment opportunities.

A wide range of types of development may be appropriate for diversification including farm shops, leisure and recreation uses, tourism related development, sporting activities and equestrian uses. A careful balance is however required to ensure that the scale and character of farm diversification proposals do not conflict with wider countryside objectives, introduce new amenity concerns or have a negative impact on the natural environment or the highways network.

Existing buildings of substantial and permanent construction should be re-used, where possible, to provide any accommodation needed in association with alternative uses, provided that the character of traditional farm buildings can be retained or enhanced.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 14: Tourism
- 15: Overnight Visitor Accommodation
- 21: Supporting the Rural Economy and its Communities.

The policy should also be read alongside:

- Conversions and re-use of buildings in the Countryside SPD.

R4: Rural Workers Dwellings

Proposals for permanent residential accommodation for agricultural, forestry and other rural workers will be supported where it can be demonstrated that:

- It is essential for a dwelling to be provided on site for occupation by a worker who needs to be readily available at most times for the proper functioning of the rural enterprise;
- The need relates to a full-time worker(s), or one who is primarily employed at the rural enterprise;
- The rural enterprise concerned is well-established, economically sustainable and has a clear prospect of remaining so evidenced through a robust Business Plan;
- There are no available buildings suitable for conversion to residential use on the site or other accommodation within the local area which is suitable and available for occupation by the workers concerned;
- The dwelling achieves a high standard of design and is sited to minimise the impact on the surrounding area; and
- The dwelling is of a size and scale commensurate with the established functional requirement of the rural enterprise. Dwellings that are unduly large in relation to the needs of the rural enterprise will not be permitted.

Where the rural enterprise is not well-established, permission will be granted for a temporary dwelling which complies with all other criteria above and:

- There is clear evidence of a firm intention and ability to develop the enterprise concerned; and
- The proposed temporary accommodation is provided in a structure that can easily be dismantled or moved.

Dwellings permitted under this policy will be subject to appropriate planning conditions restricting their occupancy to a person who is directly employed by the rural enterprise on a permanent basis. The removal of this condition will only be permitted when it can be demonstrated that:

- There is no longer a long-term need for the occupational dwelling in a particular area; and
- The occupational dwelling has been marketed in a manner agreed with the Local Planning Authority for a period of at least 12 months at a realistic price which takes account of planning conditions and there is no demand for the dwelling in the area.

Justification

The Core Strategy seeks to maintain Rossendale's distinctive settlement pattern and directs the greatest amount of new development to the urban area. It does not however seek to prohibit necessary development in rural areas.

The Council recognises the importance of supporting rural enterprises to develop and maintain successful businesses and it is acknowledged that there will be instances where the demands of farming, forestry, or other rural based enterprises make it essential for one or more persons engaged in this work to live at or very close to the site of their work in order to sustain the effective operation of the business.

Isolated homes in rural areas can however have implications in terms of sustainability and also have an adverse affect on the intrinsic value, beauty and open character of the countryside. Development proposals for rural worker accommodation will therefore only be permitted where there is a demonstrated need for the dwelling to support the proper functioning of the enterprise. The essential need will vary from business to business depending on each enterprise's particular requirements. Applicants may also be required to submit financial information, including a robust business plan, to demonstrate the current and likely future economically sustainability of the enterprise. Independent advice from the County Land Agent will be sought at the discretion of the Planning Authority to verify the business information provided.

In order to minimise isolated homes in the countryside and ensure the most sustainable use of resources, applicants will also be expected to demonstrate that there are no existing dwellings or buildings suitable for conversion either on site or within the local area which could fulfil the functional need. The term local area will be interpreted in relation to the identified functional need of the enterprise and will vary between circumstances.

To minimise the impact of rural worker dwellings on the character of rural areas, any rural worker dwellings will be restricted to an appropriate size and scale which will be determined

by the requirements of the enterprise to properly function rather than the needs/aspirations of the worker.

Where a proposal for a rural workers dwelling relates to a new enterprise or one that has been established for less than 3 years, permission will only normally be granted for a temporary dwelling in order to ensure that there is a firm intention and ability to develop the business concerned. Such temporary planning permissions will extend to two or three years depending on the circumstances of the enterprise.

To ensure the use of the dwelling remains related to the rural enterprise and kept available for the proper functioning of the enterprise; the Council will place occupancy conditions on any permission for a rural workers dwelling.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 21: Supporting the Rural Economy and its Communities.

ACCESSIBILITY

A1: East Lancashire Railway

The East Lancashire Railway will be protected for use as a heritage railway and for a possible commuter rail link

Justification

Policy 8 of the Core Strategy states that the East Lancashire Railway will be safeguarded as a commuter and heritage railway operation with reference to Park and Ride Proposals at Ewood Bridge, subject to further studies being undertaken. The lack of a link to the national rail network is recognised as creating a perception of relative isolation as well as contributing to the high level of car based commuting.

The ELWRAS Study is referred to in the Core Strategy paragraph 226. This concluded that development of a commuter rail link via either direct through Castleton or via a cross platform interchange with Metrolink at Bury would appear not to deliver value for money. A further study into transport options for the whole of the M66/A56 corridor is currently being undertaken on behalf of Lancashire Country Council. This is examining options across a range of transport modes including the use of the railway as a commuter route but is not due to report until later this year.

The identification of land at Ewood Bridge as a possible “Park and Ride” site was intended to encourage patronage of the route by enabling easy access for users from the Haslingden, Helmshore and Rising Bridge areas. An indicative allocation for the Park and Ride is shown; this could also be developed for employment uses should the commuter railway proposal not proceed.

The East Lancashire Railway is one of the best known Heritage Railways in the country and contributes to the Borough’s tourist economy. The Railway Company has aspirations to improve the visitor experience at Rawtenstall Station as well as supporting better links into the town centre.

Policy Links
This Policy should be read alongside the following Core Strategy Policies: <ul style="list-style-type: none">• Policy 8: Transport Proposals including Rawtenstall-Manchester Rail Link

A2: Parking

All proposals for new development will be required to meet the parking standards set out set out in the Core Strategy unless the applicant can provide an evidence based approach as to why a different level of provision would be appropriate, to the satisfaction of the Highway Authority.

Where parking is being provided to serve new development or to address specific local parking problems in older residential and business areas, the Council will expect the parking provision to:

- Be conveniently located in relation to the development it serves;

- Be safe, secure and benefit from natural surveillance;
- Be designed to ensure that the use of the parking provision would not prejudice the safe and effective operation of the highway network;
- Not dominate the street scene or detract from the character of the area;
- Incorporate secure, covered cycle parking in line with the Parking Standards set out in the Core Strategy unless otherwise agreed;
- Incorporate charging points for electric vehicles where the Council considers it appropriate to do so; and
- Where appropriate, incorporate adequate soft landscaping and permeable surfaces to avoid the over-dominance of parking and limit surface water run-off.

Proposals to redevelop existing garage colonies will only be supported where:

- The garage colony is vacant or underused and there is unlikely to be any future demand for the facility; and
- The redevelopment of the site would not result in a significant increase in on-street parking which would have an adverse impact on the street scene or highway safety.

Justification

The availability of parking can have a significant effect on people's choice of travel mode. Restricting levels of parking in new development in locations where alternative travel choices are available can help reduce car usage and promote the use of other more sustainable forms of transport. Nevertheless, the provision of inadequate car parking can exacerbate existing parking problems and can result in excessive levels of on-street parking which adversely affect local amenity and the efficiency and safety of the highways network, particularly in areas where there are limited public transport services.

Parking standards that apply to all new development, including changes of use, are set out in the Core Strategy. These standards, with the exception of those which relate to cycles, mobility impaired and motorcycles, are expressed as maximum standards. Therefore, when identifying the appropriate level of parking to be provided in new development, the Council will have regard to the accessibility of the site by all means of transport and existing parking conditions in the vicinity of the site.

The design and layout of car parking provision needs to be carefully considered to ensure that it is safe, easy to use, does not detract from the street scene and is well integrated into the overall development and/or the surrounding area. The provision of appropriate landscaping can minimise the visual impact of parked vehicles and also reduce surface water run-off. All car parking areas should however be open to natural surveillance and any landscaping should avoid compromising personal safety or facilitating car crime. Incorporating charging points for electric vehicles in new parking areas can encourage the uptake of electric vehicles and help achieve a number of associated environmental benefits, including reduced contributions to climate change and improvements to air quality.

Within the Borough there are a number of garage colonies that provide valuable off-road parking for nearby residential properties. The redevelopment of these areas will however be supported where it is demonstrated that the facilities are underused, have reached the end

of their operational usefulness and that the redevelopment of the site would not have an unacceptable impact on the on-street parking, the street scene or highway safety.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 8: Transport

The policy should also be read alongside:

- Core Strategy Appendix 1: Parking Standards

A3: Walking, Cycling and Public Rights of Way

The Council will support the development and enhancement of a strategic Public Rights of Way network including enhancements to surfacing, signage and feeder routes as shown on the Policies Map. This includes:

- The “Valley of Stone Greenway” (Rawtenstall to Rochdale)
- National Cycle Route 6 (Bury-Accrington)
- Rawtenstall to Clowbridge Reservoir
- Pennine Bridleway (Mary Townley Loop)
- Irwell Sculpture Trail.

Land is allocated on the Policies Map for a Cycle Centre with associated parking at Futures Park, Bacup and for the existing Lee Quarry “Adrenaline Gateway” mountain biking facility.

Reference	Site name	Area
A1	Trailhead Centre, Futures Park	0.77 ha
A2	Lee Quarry, Bacup	48.97 ha

The Council will support the development and enhancement of the wider pedestrian and cycle network by:

- Ensuring development proposals do not have an adverse impact on the existing network of footpaths and cycleways;
- Only permitting development which would reduce, sever or adversely affect the use, amenity or safety of a Public Right of Way (PROW), or prejudice the planned development of the network, if acceptable provision is made to mitigate those effects, or divert or replace the right of way before the development commences. Any replacement or diverted PROW must be no less convenient or safe than the facility being replaced;
- Ensuring development proposals make adequate provision for safe and convenient access for pedestrians, cyclists and those with limited or impaired mobility; and
- Facilitating access to the network of footpaths and cycleways by requiring new development adjacent to existing pedestrian or cycle routes to provide direct, safe and secure links to these routes where possible.

Where developments are directly related to the Public Rights of Way network contributions may be sought for their enhancement.

Justification

The Borough's public footpaths and cycleways are a valued recreational resource which form an essential component of Rossendale's Green Infrastructure network resource and play an important role in linking the urban areas to the nearby countryside. They also perform an important role in improving physical and emotional health. Although Rossendale has the densest public rights of way network in Lancashire, much of the network is in a poor condition and there is an identified need develop, extend, upgrade and improve access to the network.

The strategic Public Rights of Way network is particularly important in Rossendale. It is an essential asset within the Borough's tourism offer and a valued resource for local communities. Proposals which support the development and enhancement of this strategic network will therefore be encouraged and supported. The Pennine Bridleway forms part of a national trail for horse riders and other users. National Cycle Route 6 is part of a national route but suffers from a number of gaps and sections are in poor condition. The "Valley of Stone Greenway" forms a strategic cycling corridor and will integrate with the proposed Trailhead Centre serving the established "Adrenaline Gateway" mountain biking facility at Lee Quarry near Bacup. This facility will incorporate a cycle maintenance and cleansing area; shop; showers; café, etc as well as visitor parking and will re-inforce the strategic role of the Cycle Route and Lee Quarry.

The wider network of footpaths and cycleways also has a vital role in providing access from the existing urban area into the surrounding countryside, encouraging sustainable travel options and contributing towards the creation of healthy communities. Proposals for development will therefore be expected to support the development and enhancement of the wider network of footpaths and cycleways. Development proposals which affect recognised Public Rights of Way should, in the first instance, seek to incorporate existing routes satisfactorily within the proposal. Where this is not possible, the Council will expect proposals to provide adequate alternative arrangements through the appropriate diversion of existing routes. The Council will also seek to ensure that development proposals make appropriate provision for pedestrians and cyclists within the development and also, where practicable, provide links to the wider footpath and cycle network.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 9: Accessibility
- 14: Tourism
- 17: Rossendale's Green Infrastructure

RETAIL AND TOWN CENTRE USES

The Retail hierarchy for Rossendale is set out in Policy 11 of the adopted Core Strategy and defines all centres, apart from Neighbourhood Centres which are to be defined in the Local Plan Part 2.

TC1: Town Centres and Retail Areas

Neighbourhood Centre boundaries are identified on the Policies Map for:

- Edenfield
- Stacksteads
- Helmshore
- Crawshawbooth

Development proposals will be expected to maintain or strengthen the retail offer and vitality and viability of town, district, local and neighbourhood centres.

Proposals that require planning permission which would result in the loss of A1 uses in all levels of retail centre as defined in Core Strategy Policy 11 will only be supported where:

- It would make a positive contribution to the vitality and viability of the relevant centre;
- It would not result in a significant break in retail frontage or lead to the loss of retail floorspace at a scale that would be harmful to the shopping function of the centre or which would reduce the ability of local communities to meet their day-to-day needs within the centre;
- It is compatible with a retail area and would maintain an active frontage and be immediately accessible to the public from the street; and
- There would be no significant adverse impacts on the character of the area, the amenity of local residents, road safety, car parking or traffic flows.

Justification

Rossendale has a defined hierarchy of town, district, local and neighbourhood centres which make an important contribution to the local economy and play a vital role for local communities by reducing the need for residents to travel to meet their day to day convenience shopping and service needs.

The Core Strategy defines a hierarchy of centres in Rossendale and seeks to protect the vitality and viability of these centres by ensuring that they remain the focus for main town centre uses with an appropriate range of services, including retail, leisure, offices, tourism, arts and cultural facilities. The Core Strategy also defines the boundary of these centres and identifies the extent of the Primary Shopping Area.

The Town and Country Planning (General Permitted Development Order) 2015 (and any subsequent amendments) enables some retail units to change to certain non-retail uses without the need to apply for planning permission. However, although non-retail uses have a significant role to play within centres, it is important to ensure that such uses do not detract from the primary retail function of the centres, or result in the loss of local shops to the

detriment of local residents. As a result, proposals which require planning permission which would result in the loss of a site in retail use within a defined retail centre will only be supported by the Council where they would not have an unacceptable impact on the retail offer or the vitality and viability of the town, district, local and neighbourhood centre and the proposed use is compatible with a retail area and would not have an unacceptable impact on the character of the centre, amenity or the safety and functioning of the highways network.

The Council will identify additional neighbourhood centres in locations where there is an appropriate sized concentration of local shops and services which provide important facilities that enable local residents to meet their needs locally. These neighbourhood centres are identified on the Proposals Map.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 11: Retail and other Town Centre Uses
- 13: Protecting Key Local Retail and other Services
- 23: Promoting High Quality Design and Spaces

TC2: Hot Food Takeaways

The development of hot food takeaways (use class A5) will be considered against the latest guidance published by the Council, currently the “Interim Statement on Hot Food Takeaways”.

The development of hot food takeaways will not be permitted on sites located within 250 metres of a school entrance, youth-centred facility or a park boundary.

Justification

Hot food takeaways represent a popular service for local communities and can be an important complementary use in town, district, local and neighbourhood centres. Nevertheless, in comparison to retail uses, they have a greater potential to create disturbance and detract from residential amenity and environmental quality. An over-concentration of such establishments can also have an unacceptable impact on defined retail centres and adversely affect their attractiveness to shoppers. Consequently, the impact of a hot food takeaway, by itself or cumulatively, on amenity and the character, role and function of an area will be an important material consideration when determining such proposals.

Hot food takeaways can also produce a higher degree of noise and disturbance than other kinds of retail use. The levels of vehicular traffic generated by such uses can also result in additional amenity and safety problems, particularly if inadequate arrangements are made for access, servicing and parking. Many of the disturbances generated, such as noise generated by the activities of the trader and patrons, can be difficult to control. It is therefore important for hot food take away establishments to be located where they would not adversely affect residential amenity. Hot food takeaways will also be required to incorporate effective system for the extraction and dispersal of cooking odours and conditions may be imposed to restrict the opening hours of these uses.

The Council has prepared an Interim Statement on Hot Food Takeaways to provide additional guidance on the development of hot food takeaways. Proposals for the hot food takeaways will be expected to be in accordance with this Interim Statement or any successor guidance prepared by the Council.

Although hot food takeaways do not directly cause obesity, the majority of premises offer food which is nutritionally poor, which can contribute to obesity. Therefore to reduce the opportunities for consumption, proposals for hot food takeaways in close proximity to school entrances, youth-centred facility and parks will normally be resisted.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 11: Retail and other Town Centre Uses
- 13: Protecting Key Local Retail and other Services
- 16: Preserving and Enhancing Rossendale’s Built Environment
- 23: Promoting High Quality Design and Spaces

The policy should also be read alongside:

- Interim Statement on Hot Food Takeaways

TC3: Shop Fronts

The Council will seek the retention of shop fronts and commercial frontages with features of architectural or historic interest (including those in Conservation Areas) unless the replacement or significant alteration of these shop fronts would preserve or enhance the character of the heritage asset and the wider area. Proposals for new shop fronts and commercial frontages should reflect the character of the area.

All proposals will be assessed against the policies set out in the “Shop Front Design” SPD including any subsequent updates.

Justification

The Council recognise the importance of ensuring that the Borough's retail and historic areas remain attractive both to local residents and investors.

Shop and commercial frontages are an important feature of the retail environment and can have a considerable impact on the general appearance of centres, affecting perceptions of their overall attractiveness both as a place to shop and invest. Care and sensitivity is therefore required when creating new shop fronts or making alterations to existing shop fronts to ensure that the proposed shop front, including any associated blinds, canopies and security features, has a positive impact on the quality of a centre.

When proposing a new shop front or commercial frontage it is important to ensure that they make a positive contribution to the character of the area. The design of shop fronts or commercial frontages should not be viewed in isolation but in the wider context of the streetscape setting in which it stands. Proposals should also respond positively to the architectural setting provided by the host building and, wherever possible, should take

account of interesting intrinsic details of the premises and retain original features which make a positive contribution to the appearance of the building.

Although shop owners are entitled to take measures to protect their premises against vandalism or theft, certain types of security fitting can have a detrimental effect on the appearance of individual businesses and the attractiveness of a centre. Solid, faceless metal shutters or grilles in particular can have an adverse impact on the vitality of a centre and convey the impression that an area is susceptible to crime. External metal shuttering can also be a vulnerable target for graffiti and fly posting and is difficult to incorporate visually into traditional shop fronts.

The Council has prepared a “Shop Front Design” SPD which provides detailed guidance on the design of new shop fronts and the improvement of existing frontages. Proposals for new shop fronts and commercial frontages or for significant alterations to existing frontages will be expected to be in accordance with this SPD including any subsequent updates.

Design principles relating to shop fronts are equally applicable to restaurants, bars, and other buildings with uses containing a shop like frontage.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 11: Retail and other Town Centre Uses
- 13: Protecting Key Local Retail and other Services
- 16: Preserving and Enhancing Rossendale’s Built Environment
- 23: Promoting High Quality Design and Spaces

The policy should also be read alongside:

- Shop Front Design SPD

ENVIRONMENT

EN1: Landscape Character and Quality

The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment and take opportunities for improving the distinctive qualities of the area and the way it functions.

Development proposals which are in scale and keeping with the landscape character and which are appropriate to its surroundings in terms of siting, design, density, materials, external appearance and landscaping will be supported.

In order to protect and enhance the character and quality of the landscape, development proposals should:

- Respond positively to the visual inter-relationship between the settlements and the surrounding hillsides and follow the contours of the site;
- Not have an unacceptable impact on skylines and roofscapes;
- Be built to a density which respects the character of the surrounding area with only low density development likely to be acceptable in areas abutting the Enclosed Upland or Moorland Fringe Landscape Character Areas;
- Retain existing watercourses, trees and green infrastructure features that make a positive contribution to the character of the area;
- Incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations;
- Retain and, where possible, enhance key views; and
- Retain and restore dry stone walls, vaccary stone flag walls and other boundary treatments which are particularly characteristic of Rossendale.

Development proposals should incorporate a high quality of landscape design, implementation and management as an integral part of the new development. Landscaping schemes should provide an appropriate landscape setting for the development and respect the character and distinctiveness of the local landscape.

Justification

One of Rossendale's most significant features is its dramatic and attractive landscape. In particular, the visual interrelationship between existing settlements and the steep sided valleys and hillsides provide an essential element of the Borough's senses of place. There are also a wide range of important views, natural and manmade features which make an important contribution to the character of the Borough. Considerable work has been undertaken on detailed definition of local landscape characteristics. This has been especially informed by the Julie Martin/LUC study "South Pennines Wind Energy Landscape Study" (2014) and supplemented by Penny Bennett Associates (2015) looking at wider development impacts.

The Council will ensure that the diversity, quality and distinctiveness of the landscape is protected and enhanced by ensuring that the design, scale, materials and location of new development is appropriate to its landscape setting. There are a diverse range of landscapes

within the Borough and certain landscapes, such as Enclosed Upland and Moorland Fringes, are particularly sensitive to development. The Council will however expect development proposals in all parts of the Borough to respond positively to the landscape and retain existing features that make a positive contribution to the character of the area. Proposals should also incorporate high quality landscaping as an integral part of the development. Development proposals will therefore be expected, where appropriate, to be accompanied by a detailed landscaping scheme which indicates both the landscape features to be retained and the proposals for new planting, including schedules of plants, noting species, plant sizes and proposed numbers and planting densities where appropriate.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 1: General Development Locations and Principles
- 16: Preserving and Enhancing Rossendale's Built Environment
- 17: Rossendale's Green Infrastructure
- 18: Biodiversity, Geodiversity and Landscape Conservation
- 23: Promoting High Quality Design and Spaces
- 24: Planning Application Requirements

EN2: Biodiversity, Geodiversity and Ecological Networks

Development proposals that have potential to affect a national or locally-designated site shown on the Policies Map or protected habitats or species will be expected to be accompanied by relevant surveys and assessments detailing likely impacts, proposals to avoid harm and where possible enhance biodiversity, and where necessary appropriate mitigation and compensatory measures.

Development proposals should protect areas of biodiversity and ecological networks and where possible enhance sites and linkages. Any unavoidable adverse effects should be minimised and mitigated against, and where this cannot be achieved, compensated for with a net gain for biodiversity demonstrated.

Key components of Ecological Networks have been identified on the Policies Map. Opportunities to enhance these and the linkages between them will be supported with development proposals affecting them expected to identify how this is being addressed. A Supplementary Planning Document (SPD) will be produced setting out more fully the components and role of Ecological Networks.

The design and layout of new development should retain and enhance existing features of biodiversity value within the site. Ecological networks should be conserved, enhanced and expanded. Development proposals will be expected to demonstrate how ecological networks are incorporated within the scheme.

Where appropriate, development should incorporate habitat features of value to wildlife within the development (including within building design).

Justification

All local authorities have a duty under the Natural Environment and Rural Communities Act 2006 to have due regard to the conservation of biodiversity. The duty aims to make biodiversity conservation an integral part of policy and decision making.

Rossendale has a rich natural environment with a wealth of biodiversity. The Borough contains three Sites of Special Scientific Interest (SSSI) which are considered to be of national importance and are afforded protection under the Wildlife and Countryside Act (1981) due to the significance of the wildlife and geological features within them. The Borough also has 52 Biological or Geological Heritage Sites which are considered to be of local importance to biodiversity, areas of priority habitat, including blanket bog, upland oak woodland and wet woodland, and numerous protected species.

The protection and enhancement of these areas designated or otherwise recognised for their biodiversity importance is paramount and the Council will seek to ensure that all development does not have an adverse impact on biodiversity.

Individual designated sites are selected for their wildlife value but in practice their value is maximised by the ability of species to move between them. Ecological Networks comprise of designated sites, “stepping stones” and corridors with different degrees of proximity. Damaging any element of the network therefore has “knock-on” effects on other parts of the system; conversely, enhancements to individual parts will enhance its performance. The Policies Map shows Ecological Networks for Grassland; Woodland and Heath/Wetland species.

Where there is reason to believe that development proposals will affect the biodiversity value of a site of national or local importance, impact upon a protected species or important habitat or have an adverse impact on an ecological network, the level of impact should be determined through a detailed ecological assessment undertaken by a suitably qualified ecologist and submitted with the application.

Where negative impacts are identified, a detailed mitigation strategy should be prepared to demonstrate how these impacts will be prevented, minimised or compensated for and to identify measures to secure enhancements. Compensation measures may involve off-site measures to balance losses within the development site or to offset residual effects on affected wildlife sites. The Council will require the implementation of measures that achieve a net gain of biodiversity. Mitigation or compensation measures will normally be secured via planning conditions or through a legal agreement.

Although new development has the potential to adversely affect biodiversity, it is recognised that, in most instances, it can also present opportunities to contribute towards delivering a step change increase in biodiversity resources through sustainable design and the creation or restoration of priority habitats. Development proposals should therefore incorporate appropriate measures to increase the biodiversity value of the site, such as the enhancement of existing or creation of new habitats within the development.

The Policies Map shows the primary components of the Ecological Network. The different elements of the networks; how they function and how they can be best protected and enhanced will be set out in a Supplementary Planning Document (SPD).

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 17: Rossendale's Green Infrastructure
- 18: Biodiversity, Geodiversity and Landscape Conservation

EN3: Green Infrastructure

Development proposals will be expected to support the protection, management, enhancement and connection of the Green Infrastructure network, as identified on the Policies Map.

Proposals which enhance the integrity and connectivity of the Green Infrastructure network will be supported. Development proposals which would result in the loss of Green Infrastructure will only be permitted if:

- The loss resulting from the proposed development would be replaced by equivalent or better provision; and
- The proposals would not have an unacceptable impact on amenity, surface water run-off, nature conservation or the integrity of the Green Infrastructure network.

Where practicable and appropriate, new green infrastructure assets incorporated into development proposals should be designed and located to integrate into the existing Green Infrastructure network and should maximise the range of green infrastructure functions and benefits achieved.

Justification

Green Infrastructure is a wide-ranging term which comprises of a diverse range of green spaces and features, including open spaces, parks and gardens, allotments, rivers, woodland and street trees and planting. Rossendale's Green Infrastructure network provides numerous social, economic, and environmental benefits and makes a key contribution to the character of the Borough. The creation of new Green Infrastructure, such as tree planting, is particularly important for promoting climate change adaptation and to facilitate benefits such as urban cooling.

Although individual green spaces and features are of value in their own right, networks of continuous Green Infrastructure have the potential to provide greater benefit to people and wildlife than isolated pockets of open space. In particular, a well connected network of multi-functional of Green Infrastructure can facilitate active travel on foot or bicycle, connect people with the open countryside and assist with the movement of wildlife.

The Council will seek to safeguard the integrity and connectivity of the Green Infrastructure network and, wherever practicable, will encourage new provision to connect to the existing Green Infrastructure network and be designed to maximise the range of Green Infrastructure functions and benefits achieved.

Development proposals which would result in the loss of Green Infrastructure will be resisted by the Council unless it has been demonstrated that the Green Infrastructure lost would be

replaced by an equivalent or better provision and the loss of Green Infrastructure would not have an unacceptable impact on amenity, surface water run-off, nature conservation or the integrity of the Green Infrastructure network.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 1: General Development Locations and Principles
- 17: Rossendale's Green Infrastructure
- 18: Biodiversity, Geodiversity and Landscape Conservation
- 19: Climate Change and Low and Zero Carbon Sources of Energy.

EN4: Greenlands

Development proposals which would result in the loss of Greenlands shown on the Policies Map will only be permitted where:

- It would not result in the severance of key green links connecting local communities with the countryside and other recreational features; and
- The proposal would satisfy the criteria in Policies EN2 and EN3 relating to the loss of Ecological Networks and Green Infrastructure.

Justification

Greenlands are important areas of greenspace both within and adjacent to towns and villages. These spaces provide important amenity and recreation space for local communities and, in many instances, also function as a key green link connecting local communities with the countryside and providing an open, green setting to the settlement. Greenlands can also provide valuable habitats that make an important contribution to the Borough's ecological network.

The Council will therefore seek to ensure that Greenlands continue to perform these valuable functions. Proposals which would impact on these areas will only be supported where they would not undermine the character, function and value of these areas and where the proposals comply with the criteria in Policy EN2 relating to the loss of Ecological Networks and Green Infrastructure.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 17: Rossendale's Green Infrastructure
- 18: Biodiversity, Geodiversity and Landscape Conservation

EN5: Environmental Protection

Development which has the potential, either individually or cumulatively, to result in pollution that has an unacceptable impact on health, amenity, biodiversity, air or water quality will only be permitted if the risk of pollution is effectively prevented or reduced and mitigated to an acceptable level by:

- Undertaking assessments and/or detailed site investigations of land which is or may be affected by contamination and implementing appropriate remediation measures to ensure the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area;
- Ensuring developments are sensitively designed, managed and operated to reduce exposure to noise and noise generation having regard to the location of the development, existing levels of background noise and the hours of operation;
- Assessing the impacts of new development on surface water and groundwater quality and implementing suitable measures to control the risk of these being adversely affected;
- Incorporating appropriate measures to prevent light pollution through the design and siting of the development and by controlling the level of illumination, glare, and spillage of light including through the use of developing technologies such as LED; and
- Undertaking Air Quality Assessments to the satisfaction of the Council for proposals which have the potential to have a significant adverse impact on air quality, particularly within or adjacent to an Air Quality Management Area (AQMA) shown on the Policies Map, and implementing measures such as Travel Plans, dust suppression techniques and the incorporation of electric car charging points to both mitigate the effects of the development on air quality and to ensure that the users of the development are not significantly adversely affected by the air quality within that AQMA.

Development will not be permitted if the risk of pollution cannot be prevented or if mitigation cannot be provided to an appropriate standard with an acceptable design.

New development proposals for sensitive uses, such as housing or schools, located near to existing noise, odour or light generating uses will be expected to demonstrate that the proposal is compatible with the surrounding uses and that an acceptable standard of amenity would be provided for the occupiers of the development, for example through the use of mitigation measures to reduce the exposure of the occupants to pollution, the design of the building and its orientation and layout.

Justification

Excessive levels of air, land, noise, light and water pollution have the potential to have an adverse impact on environmental quality, biodiversity and health and wellbeing. It is therefore essential to ensure that all forms of pollution are considered, controlled and mitigated against as part of the development process. Proposals for potentially polluting development will be expected to be accompanied by detailed surveys to evaluate the level of risk and to identify appropriate measures to satisfactorily mitigate any risk of pollution. Applicants should also consider the impact of existing sources of pollution when locating new development. New development that is sensitive to pollution will not be appropriate where existing sources of pollution cannot be satisfactorily mitigated, or where it would prejudice the viability of other important land uses by reasons of its sensitivity to pollution.

Due to the industrial heritage of the Rossendale, parts of the borough have a legacy of contaminated land and buildings. This can present a risk to users of land, cause damage to

buildings and structures, and impact on local ecology and water courses. When development is proposed on or adjacent to land that is known or suspected to be contaminated, or where development is proposed that would be sensitive to contamination, proposals will be expected to be accompanied by an appropriate level of supporting information. This would normally consist of a desk-based study as a minimum but further information, such as a preliminary site investigation, may also be sought before planning permission is granted. Where required, developers will be expected to prepare and implement appropriate measures to ensure that the site is remediated to a standard that is suitable for the proposed use and which addresses all unacceptable risks.

All development will generate a degree of noise but it is important to ensure the proposals do not result in excessive levels of noise, particularly when they are located in close proximity to sensitive uses. Although proposals that generate noise can have an adverse affect in all parts of the Borough, their impacts are likely to be particularly severe in rural and tranquil areas noise where the ambient noise levels are lower compared to urban areas. Proposals will be expected to minimise the effect of noise by separating conflicting developments and/or by incorporating appropriate measures to reduce noise at source, such as the use of noise barriers, sound insulation, the provision of off-site landscaped buffers or limiting the hours of operation.

Under the Water Framework Directive, the Council has a statutory duty to improve the condition of water bodies within the Borough. Potentially polluting development which is adjacent to underground or surface water bodies will therefore be expected to be accompanied by an appropriate scheme of mitigation to ensure that any potential impacts can be satisfactorily mitigated.

Light pollution occurs when the night sky, important views or properties close to development sites become unduly lit by excessive or poorly directed lighting. Proposals which have the potential to result in light pollution will be expected to incorporate appropriate measures to minimise light spillage. LED lighting in particular is energy efficient and particularly suitable for reducing light spillage. The reduction of light pollution should not however compromise crime prevention and public safety.

Air pollution in Rossendale arises principally from three sources - transport, industry and buildings. The largest contributor to air pollution in the Borough is transport and Air Quality Management Areas (AQMAs) have been designated in parts of the Borough due to concentrations of key air-borne pollutants exceeding national targets. Proposals for major development, particularly within or adjacent to AQMAs, will therefore be required to demonstrate that the development would not result in adverse impacts upon air quality. Travel Plans can be an important mechanism for managing the traffic impacts of major developments.

Policy Links

The Policy should be read alongside the following Core Strategy Policy:

- 24: Planning Application Requirements.

EN6: Wind Turbine Areas of Search

Indicative Areas of Search for Wind Turbines have been identified on the Policies Map. These will be subject to further investigation with any final boundaries and development principles set out in a Supplementary Planning Document

Justification

The National Planning Policy Framework indicates that Planning Authorities should consider identifying Areas suitable for Renewable Energy in their Local Plans. The June 2015 Ministerial Statement on Wind Energy emphasises that local authorities should only consider granting planning permission for wind turbines where they have been allocated within Local Plans and community support.

Rosendale has a very good wind resource which makes it attractive to wind energy developers. Accordingly the Council together with neighbouring authorities commissioned the “South Pennines Wind Energy Landscape Study” to identify the landscape sensitivity of different areas to wind turbines (Julie Martin Associates and Land Use Consultants (2014)). This builds on an earlier Study by Julie Martin Associates dating from 2010. The Studies are strategic in nature and do not remove the need for individual site assessments

The land identified on the Policies Map as an “Area of Search” is classified as “Enclosed Uplands”. Overall this is the area of the Borough with the greatest capacity to accommodate a limited amount of new development. However, the Study indicates that the “Enclosed Uplands” are sensitive to “large” and “very large” wind farms” and to turbines of over 60 metres in height and that wider cumulative impacts need to be taken into account.

Landscape capacity is only one issue that requires consideration in defining Wind Energy “Areas of Search”. Other important issues that require further consideration include hydrogeology; ecology and ornithology; noise and shadow flicker impacts and effects on aircraft radar.

Given the need to undertake further research the Areas proposed are only indicative. It will therefore be necessary to undertake further assessment to inform production of a Supplementary Planning Document (SPD) on the topic. The findings of this additional work may lead to significant reduction in the “Area of Search” or may not ultimately support allocations.

All planning applications in this area will be required to meet the criteria in Policies 19 and 20 of the Core Strategy and those set out in Policy EN7 of this Plan.

Policy Links

This Policy should be read alongside the following Core Strategy Policies:

- Policy 19: Climate Change and Low and Zero Carbon Sources of Energy
- Policy 20: Wind Energy

EN7: Wind Farms and Individual Turbines

Proposals for wind farms and individual turbines will be supported provided that:

- The scale, height and siting of the turbine(s) is appropriate to the area taking into account:
 - The perceived vertical height and horizontal expanse of the topography;
 - The degree of openness of the landscape;
 - The scale of adjacent landscape features, buildings and walls;
 - The proximity to designated and non-designated built heritage assets;
 - The proximity to distinctive landforms, such as a ridgeline, knoll or rock outcrop, which makes a key contribution to local landscape character;
 - The presence of existing settlement or field patterns; and
 - The opportunities to screen or reduce the visual impact of the development;
- It would not result in the loss of, or significantly detract from, key views of scenic landmarks or landscape features;
- The design, colour, layout and arrangement of turbines are appropriate to their setting;
- The proposal would not result in unacceptable visual clutter in combination with other existing structures with cumulative impacts fully assessed to the satisfaction of the Council;
- There would be no unacceptable harm to neighbour amenity, protected species or the use of public rights of way or bridleways or a severe impact on highway safety;
- Shadow and Reflective Flicker impacts on buildings and Public Rights of Way are fully assessed with a precautionary approach taken to mitigation;
- The scheme would not result in unacceptable noise impacts on residential properties and other sensitive users;
- The impact on geology, including former mine workings, peat and hydrogeology is fully appraised and issues identified addressed;
- Impacts on designated species and ecological assets are avoided or minimised;
- The proposal would not have an unacceptable impact on the setting of a settlement or any designated heritage assets;
- The impact on recreational assets is assessed and impacts on key routes such as the Pennine Bridleway and Rossendale Way are avoided or if this is not possible, mitigated;
- The scale, siting and design of any ancillary structures and access tracks are appropriate to the character of the area and the landscape setting;
- The submission contains a Construction Management Plan and proposals for managing the de-commissioning and removal of the turbines and the restoration of the site;
- Any landscape features removed or altered to enable the erection of the turbine are reinstated and the design, materials and scale of any new fencing or walling needed is appropriate to the character of the local area; and
- The submission is accompanied by proposals for Community Benefit Funds and their management that at least meet latest Industry good practice.

Applicants will be expected to take into account the latest Good Practice guidance produced by or on behalf of the Council on assessing the Landscape Impacts of Wind Turbines.

Justification

National planning policy promotes a move to a low-carbon economy, and recognises that even small-scale projects can make a valuable contribution to reducing greenhouse gas emissions.

There is a wide-range of renewable energy technologies policies that can support this transition to a low-carbon economy and the Council will support appropriate proposals which help increase the use and supply of renewable and low-carbon energy.

Wind energy is one such form of renewable energy which can make an important contribution to the overall energy mix. Rossendale is an attractive area for wind energy development due to its significant wind resource and there are a growing number of planning applications for wind turbines in the Borough, ranging from individual turbines to large scale commercial wind farms.

Although wind energy developments can make an important contribution to reducing greenhouse gas emissions, inappropriately sited and designed wind turbines can, either individually or cumulatively, have a number of adverse impacts, particularly on visual and residential amenity, biodiversity, landscape character and environmental quality. Proposals can also adversely affect the use of Public Rights of Way and other recreational assets, impact on geology and have a negative impact on the setting of heritage assets. It is therefore essential that such proposals are carefully managed.

The Council, together with neighbouring authorities, has commissioned guidance on the landscape impacts of wind turbines. Applicants will be expected to reflect the recommendations of this or subsequent guidance within their assessments. The latest documents are the “South Pennines Wind Energy Landscape Study” (2014) and the “Landscape Guidance for wind turbines up to 60m in the South and West Pennines” (2013).

The Core Strategy contains policies that will be used to assess all proposals for wind energy development and proposals for new wind farms and individual turbines will be expected to comply with the provisions of this policy in addition to the criteria in the Core Strategy.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 19: Climate Change and Low and Zero Carbon Sources of Energy
- 20: Wind Energy.

EN8: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality

Development proposals will be expected to consider and address flood risk from all sources. Planning permission will only be granted for proposals which would not be subject to unacceptable flood risk or materially increase the risks elsewhere.

All development proposals will be required to manage surface water as part of the development and should seek to maximise the use of permeable surfaces/areas of soft landscaping, and the use of Green Infrastructure as potential sources of storage for surface water run-off. New development should not increase on-site or off-site surface water run-off rates and, where practicable, should seek to reduce surface water run-off.

Proposals for major development as identified by the Town and Country Planning (Development Management Procedure) (England) Order 2015 and subsequent amendments will be expected to incorporate Sustainable Drainage Systems (SuDS) which manage any surface water run-off arising from the development and minimise the risk of flooding on the development site and in the surrounding area. The proposed drainage measures should fully integrate with the design of the development and priority should be given to SuDS techniques which make a positive contribution to amenity, biodiversity and water quality. Alternatives to SuDS will only be permitted where it is demonstrated that SuDS are impractical or there are other exceptional circumstances.

Proposals for minor development will be encouraged to incorporate SuDS as appropriate.

New development which incorporates SuDS will be subject to appropriate approval, conditions and/or legal agreement(s) to secure the implementation of SuDS and appropriate management and maintenance measures.

All development should be served by separate surface water and foul wastewater drainage. Development proposals which discharge surface water runoff to foul drainage connections or combined sewers will only be permitted if it has been demonstrated that:

- Separate surface water drainage is not available and cannot be practicably provided;
- Sufficient capacity exists in the foul or combined sewer; and
- The proposal would not exacerbate the risk of flooding or result in a deterioration in water quality.

Justification

Approximately 2.6% of Rossendale is considered to be at a medium or high risk flooding from rivers. This is confined mainly to narrow strips of land immediately adjacent to watercourses and includes parts of Bacup, Haslingden, Rawtenstall and Whitworth.

The damp climate of Rossendale combined with its topography means that there are also locally significant problems with surface water run-off in parts of the Borough and the Strategic Flood Risk Assessment identified numerous historical flood events attributed to surface water flooding.

Surface water flooding occurs where the ground and rivers can no longer absorb rainfall and when man-made drainage systems have insufficient capacity to deal with the volume of rainfall. Surface water run-off is a significant issue in Rossendale that needs to be carefully addressed. Typically this type of flooding occurs very quickly in extreme weather so is difficult to predict and warn against. Climate change is however expected to result in more short-duration, high intensity rainfall and therefore surface water flooding is likely to become an increasing problem. New development, particularly if it results in the loss of permeable surfaces, can also increase the risk of surface water flooding.

New development should not be at an unacceptable risk of flooding or exacerbate the risk of flooding elsewhere. In accordance with the NPPF, this will be achieved through requiring

site specific Flood Risk Assessments be carried out for developments proposed in flood risk areas and through the application of the Sequential and Exception Tests.

The Council will also expect development to incorporate SuDS to manage surface water run-off. SuDS are a range of techniques to manage surface water as close to its source as possible. They aim to reduce the total amount, flow and rate of surface water run-off and mimic natural systems for draining surface water by allowing as much water as possible to evaporate into the air or soak into the ground. Any residual surface water is conveyed to the nearest drain or watercourse at a rate which does not increase the risk of flooding downstream.

Appropriately designed, constructed and maintained SuDS can mitigate many adverse effects associated with conventional drainage systems, including the risk of surface water flooding and related sewer surcharging. SuDS can also provide opportunities to enhance local biodiversity and amenity, and have a positive impact on water quality.

The selection of SuDS measures must be appropriate to the site and the nature of the proposed development. Local geology, areas of sensitive groundwater supplies and the pollution potential of certain uses may constrain the types of SuDS that can be employed on particular sites. However, this does not mean that SuDS should not be implemented as there is still likely to be certain SuDS techniques that are appropriate.

To minimise the risk of sewer flooding development proposals which discharge surface water runoff to foul drainage connections or combined sewers will only be supported where there is no alternative available and the proposal would not exacerbate the risk of flooding or have a harmful impact on water quality.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 1: General Development Locations and Principles
- 17: Rossendale's Green Infrastructure
- 18: Biodiversity, Geodiversity and Landscape Conservation
- 19: Climate Change and Low and Zero Carbon Sources of Energy
- 24: Planning Application Requirements.

EN9: Trees, Hedgerows and Woodlands

Existing trees, hedgerows and woodlands should be protected and positively incorporated within new development.

Development proposals which would result in the loss of or harm to trees covered by a Tree Preservation Order or trees, hedgerows or woodlands of significant biodiversity or amenity value will only be permitted if:

- There are sound arboricultural reasons that justify their removal; or
- The benefits of the development outweighs the harm resulting from the loss of (or harm to) the trees, hedgerows and woodlands concerned.

The Council will resist the loss of mature trees unless it can be demonstrated that this is essential to the development and can be appropriately compensated elsewhere. Loss of woodland identified as being of ecological value in Policy EN2 “Biodiversity, Geodiversity and Ecological Networks” will also be resisted and opportunities to protect and enhance the ecological value of the woodland will be sought.

Where the loss of trees or hedgerows is permitted as part of a development, replacement trees or hedges of an appropriate number, size and species should be planted. New planting should be an integral part of the design of new developments, using native species wherever possible. Where applicants can demonstrate that re-planting cannot be implemented on site the Council will expect a net gain in tree cover to be achieved in a location elsewhere within the Borough.

Development and planting schemes must be designed so as to avoid the potential for future conflict between buildings and trees, hedgerows or woodlands. Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.

Works to trees covered by a Tree Preservation Order or trees situated within a Conservation Area must ensure the long term health and amenity value of the trees is not harmed. Works must comply with current arboricultural best practice, guidelines and legislation. The Council will consider the use of Tree Preservation Orders where appropriate to protect individual trees or groups of trees that are considered worthy of protection.

Justification

Trees, hedgerows and woodlands are essential components of the landscape, enhancing visual amenity, the quality of the environment and providing habitat for wildlife. They also provide a wide range of other important benefits, including absorbing carbon dioxide, filtering and reducing harmful airborne pollution and reducing surface water run-off.

Development commonly threatens the survival of trees, hedgerows and woodlands. The protection of these features from damage and/or loss is therefore essential for enabling the preservation of their amenity value and the maintenance of the other benefits they provide.

Any development proposals which have implications for existing trees or hedgerows must be accompanied by an Arboricultural Assessment which sets out the potential impacts and implications of the development proposal on these trees and/or hedgerows. The assessment must also include measures to protect trees and hedgerows during construction and provide appropriate mitigation measures.

The retention of existing trees and hedgerows of amenity value can assist in providing context to a development and ensure that the proposals respect the character and value of the surrounding landscape and townscape. Wherever possible, development proposals should therefore incorporate existing and notable features within their proposals. Where necessary the Council will use Tree Preservation Orders in order to ensure the retention of significant trees. Trees that are being retained will be expected to be protected during the construction works in accordance with BS: 5837 (2012) ‘Trees in relation to design, demolition and construction’ and any subsequent revisions.

The Council will permit the removal of trees, hedgerows and woodlands of biodiversity or amenity value where it is adequately demonstrated that there are sound arboricultural reasons that justify their removal or where the benefits of the proposal outweigh the harm resulting from the loss of the trees, hedgerows and woodlands concerned. The Council will however expect the loss of trees, hedgerows and woodlands to be adequately compensated for through appropriate replacement planting. The number of trees replanted should be of an appropriate species and diameter with a replacement programme for any trees that become diseased or die within the first five years of being planted. Any replacement planting should complement existing features and should not be located where it would conflict with the use of nearby buildings.

Policy Links

The Policy should be read alongside the following Core Strategy Policies:

- 1: General Development Locations and Principles
- 17: Rossendale's Green Infrastructure
- 18: Biodiversity, Geodiversity and Landscape Conservation
- 19: Climate Change and Low and Zero Carbon Sources of Energy
- 24: Planning Application Requirements.