

The Forward Planning team have prepared an Area Vision for Crawshawbooth, Goodshaw and Loveclough, as part of the Core Strategy, which will guide development for the next 15 - 20 years.

The aim of the area vision is to set out in broad terms how these 3 settlements could develop in future years. The vision will then act as a guide for future development and assist in the preparation of future documents.

In order to develop a deliverable vision for Crawshawbooth, Goodshaw and Loveclough, how the area has developed over the years and likely future key issues have been examined. From this context three possible indicative visions have been developed, to provide a picture of how Crawshawbooth, Goodshaw and Loveclough may look in the future.

The Area Vision is structured as follows:

- Context and Key Issues
- Area Analysis
- The Vision and Objectives
 - Options
- Conclusion and Consultation

The purpose of this consultation is to get your views on what we have said. At the back of the document, you will find a questionnaire which you can fill in, with your views and thoughts; these will then be collected and fed into further development of the Vision for Crawshawbooth, Goodshaw and Loveclough. If you think of anything else you would like to say after the Neighbourhood Forum, please send us your comments at <u>corestrategy@rossendalebc.gov.uk</u> or post them to us at Core Strategy, Forward Planning, One Stop Shop, Lord Street, Rawtenstall BB4 7LZ

Once we have incorporated your views into the Area Vision for Crawshawbooth, Goodshaw and Loveclough we will present you with the final Vision. For more information on the Core Strategy, please visit www.rossendale.gov.uk/corestrategy



Context

The area of Rossendale surrounding what is currently known as Crawshawbooth remained undeveloped until later in the medieval period. The road system in the area originally went east-west across the tops of the valleys from Burnley to Blackburn and settlements could be found at river crossing points, for instance Weir, Dean/Water and Loveclough. However, by the late 13th century the Monks of Stanlow had acquired land in the valley and developed roads to Whalley from Rochdale. These roads came from the south-west and entered the valley along Rooley Moor Road which forked leading to Waterfoot via Cowpe or Tunstead. The western Cowpe fork would pass through what is now Newchurch following Heightside Lane to Crawshawbooth whilst the eastern route would lead up the Water valley along Edgeside Lane. The roads themselves were located below almost at the top of the hills although below the ridgeline and were able to carry cart traffic. The upper sides of the valleys were used for growing hay whilst the lower valleys were left untouched and were effectively forested areas, or a swamp in the case of Rawtenstall.

It is estimated that Crawshawbooth developed as a settlement in the early 1300's as it lay along a road which acted as a collector for traffic from the "vacceries" (some form of farmsteads) on the road to Whalley. A road crossed the eastern side of the valley to the western side of the valley which went over Cribden Hill to Haslingden. There was also a fork to Rochdale along Heightside Lane via Waterfoot.

By the mid-1700's owing to its location at a cross roads a Friend's Meeting House developed which attracted people to move to the area. Around 1810 Calico Printing began in Crawshawbooth owing to the plentiful supply of clear water used both to power the operations as well as being used in the processes. By 1830 Butterworth Brooks printing works was established as a major employer and other mills was operating in the area. The Brooks family are notable for their role in building Crawshaw Hall in the mid Nineteenth Century and their role in Lancashire Society leading to Crawshawbooth gaining an Anglican church, 1890. The reason for not having built one earlier was due to the presence of a Chapel of Ease at Goodshaw. The printing presses, woollen and latterly cotton mills, much of which grew up along the eastern riverbank of the Limy Water, meant significant population growth which reached its peak around 1900. However, the start of the first world war marked the start of industrial decline.

Since 1945, Crawshawbooth has seen intermittent housing development and was briefly threatened with demolition by a road proposal which was subsequently abandoned. However, the land associated with this scheme was used in the development of houses at Reedsholme.

The village of Goodshaw is located at the top of a hill which was on the medieval route to Whalley and later also on the route to Haslingden. In medieval times it gained a Chapel of Ease with the right to bury but not marry. The settlement grew up around the church and chapel although with the advent of the Turnpike road in the late 1700's, traffic was diverted away from the village centre along Goodshaw Lane, to Burnley Road which is where the

housing aligned itself. There were no mills with production based on handloom weaving. This meant that there was no industrial revolution boom period such as at Crawshawbooth. The historic village was demolished in the 1960's to make way for a road scheme which was later abandoned. Owing to quirks of the legal process, whilst the houses could be Compulsorily Purchased, the church and chapel could not, and remain today.

Goodshawfold has slightly different origins in that it was in the valley bottom where there was a bridge over the river forming part of a route over the hill to Accrington. A mill developed in the settlement, latterly Hope Mill, which started first as a woollen mill and later converted to cotton. The village at Goodshawfold remains and is currently designated as a Conservation Area.

Loveclough is the smallest of the 3 settlements. It appears to have developed as a few houses around a crossing point on the medieval east-west routes across the tops, only really expanded in the late Eighteenth century. The settlement grew up as a result of the Holt family developing a mill for calico printing which depended on the plentiful supply of clean water. The mill was built on a site at the foot of Commercial Street which connected the mill to the road system - what is now Burnley Road. Little other development happened following the industrial revolution and around the turn of the millennium the site of the mill was redeveloped for housing. Part of Loveclough has also been designated as a Conservation Area.

Area Analysis and Key Issues

In order to arrive at realistic and deliverable options for the future of Crawshawbooth, Loveclough & Goodshaw, an area analyses has been undertaken, to highlight the main areas of concern and areas of opportunity. The analysis has been informed by the evidence base encompassing various studies, as well as local perception and views. The area analysis will look in turn at the areas' Strengths, Weaknesses, Opportunities and Threats, to ascertain the key issues affecting the area and the ways forward.

Strengths

The South-West of Rossendale is the entry point into the "Valley" from Manchester and is surrounded by beautiful countryside. Alongside this attribute, the area has many other strengths, including:

- A village atmosphere
- Access to Countryside
- Historic environment
- Strong attractive housing market
- Retail provision including post office and renowned butcher's shop
- Local employment generating uses
- Education Provision-Primary school
- Community facilities
- Refurbishment of library and Community centre
- Open Space/recreation provision with play areas
- Good public transport accessibility
- Low levels of crime
- Good water catchment area

The strengths need to be supported and enhanced.

Weaknesses

Although the areas of Crawshawbooth, Loveclough and Goodshaw are attractive and picturesque areas, they also have some weaknesses that need to be improved, and where possible overcome to move forward and develop in a suitably sustainable way. The main weaknesses currently constraining the area include

- Traffic congestion on Burnley Road
- Constrained employment generating sites
- Lack of parking in town centre
- Loss of historic Goodshaw Village
- Southern edge of area has indistinct boundary with Rawtenstall

These weaknesses are not insurmountable, however they do offer some considerable obstacles that need to be addressed through long term sustainable plans.

Opportunities

The weaknesses outlined above should not be viewed in isolation or as insurmountable problems, instead they should be viewed as potential opportunities, although it is accepted that some will undoubtedly remain as weaknesses and problems. Due to the areas situation and the existence of many unique characteristics and attractions, there are a number of opportunities that should be explored, including:

- Attracting Tourism to the area through improved access to the countryside, equestrian related activities, mountain biking, fisheries and heritage interest – industrial revolution, spewing duck
- Specialist small scale retail
- "City With Room to Breathe"/Green Infrastructure development
- New sustainable housing, including affordable housing
- A sustainable location for new development
- Renewable energy opportunities
- Flood prevention/attenuation
- Water harvesting

Threats

The threats which either <u>do</u> effect the area or <u>may</u> affect Crawshawbooth, Loveclough and Goodshaw in the future have to be explored, in order to ascertain their likelihood and impact upon future plans. Identifying any threats now, also means that they can be tackled from the outset and any plans can be delivered with them in mind.

The main threats to the future of Crawshawbooth, Loveclough and Goodshaw are as follows:

- Increased retail provision in Rawtenstall
- Large scale housing development thereby losing village
- atmosphere
- Increased profile leading to increase in visitors and possibly crime
- Loss of services post office/library/school
- Loss of strategic gaps
- Poor maintenance of countryside walks
- No further development or regeneration of redundant sites
- Loss of heritage

Key Issues

Taking into consideration the Strengths, Weaknesses, Opportunities and Threats outlined above, several key issues have been identified:

- Development pressures due to the areas' idyllic surrounding and good transport links, there is pressure to develop in the area, which could lead to an erosion of the areas character and appeal;
- Traffic congestion along Burnley Road;
- Availability of car parking facilities for local residents, businesses and shoppers;
- Issues of localised flooding; and
- Potential interest in renewable energy generation in the area

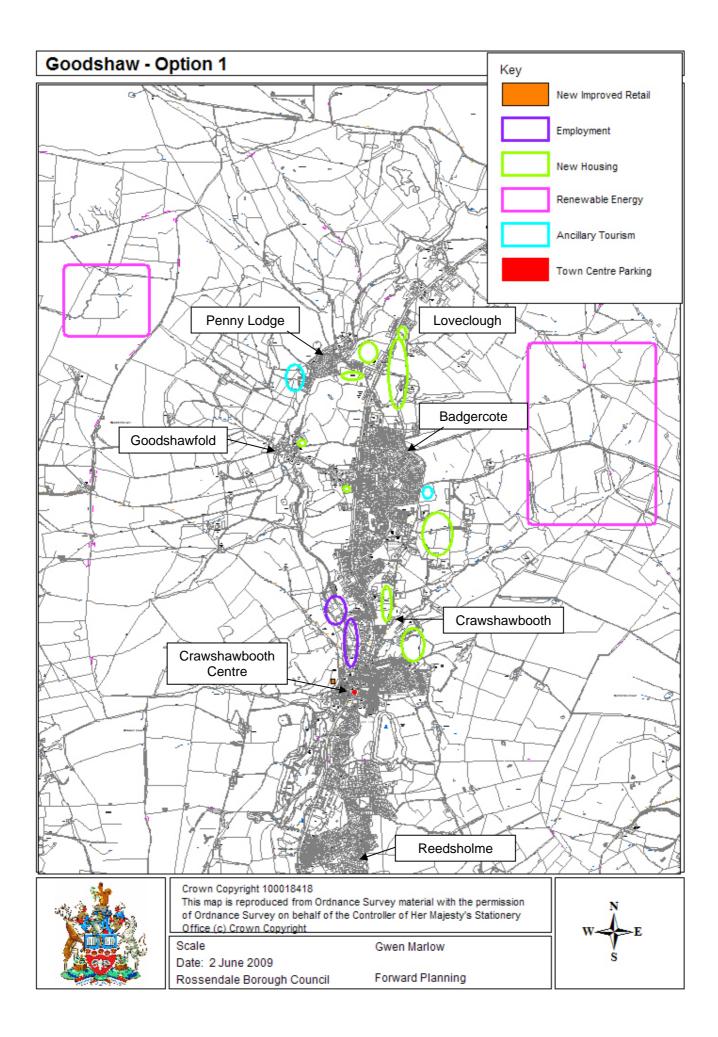
Option 1 – Managed Growth – Selective Growth Whilst Harnessing Benefits

This option provides the greatest level of growth. It does not seek the substantial enlargement of the Crawshawbooth, Goodshaw and Loveclough area, but rather recognises the opportunity to build on the strengths and successes of the area by allowing for new employment, retail, housing and tourism to reinforce the community into the future. This would be achieved by managing the amount and location of development sensitively and through harnessing the benefits through planning obligations to maintain and improve existing community facilities and access to the Countryside.

- 1. Allocation of land for new housing
- 2. Identification of sites which can be redeveloped/regenerated
- 3. Identification of sites for renewable energy generation
- 4. New eco-settlement at Goodshaw on footprint of former village facing into an open space, reflecting the historic layout of the site whilst promoting the highest levels of sustainability best practice e.g. life time homes/ Code for Sustainable homes
- 5. Capturing planning contributions from new development to sustain and enhance existing community facilities such as the community centre, school, library and open space/ play equipment as well as to reinforce existing transport links
- 6. Continued protection of heritage assets
- 7. Maintenance of strategic gap between settlements and between the settlements and Rawtenstall
- 8. Encourage small scale ancillary development to facilitate improved access to the countryside
- 9. Identify sites within or close to the village centre to enable visitor parking as part of an integrated strategy to encourage visitors to the area including improved public transport facilities and cycle parking and walking
- 10. Look for opportunities to improve access to the existing employment generating sites
- 11. Identify sites for small scale employment generating development to encourage people to be able to work closer to home including live/work units
- 12. Promotion of improved and new retail provision
- 13. Rainwater harvesting opportunities to be encouraged

This vision for Crawshawbooth, Loveclough & Goodshaw, is illustrated conceptually overleaf.

It should be noted that the diagram is for illustration purposes only and does not aim to allocate land or show exact boundaries or locations.



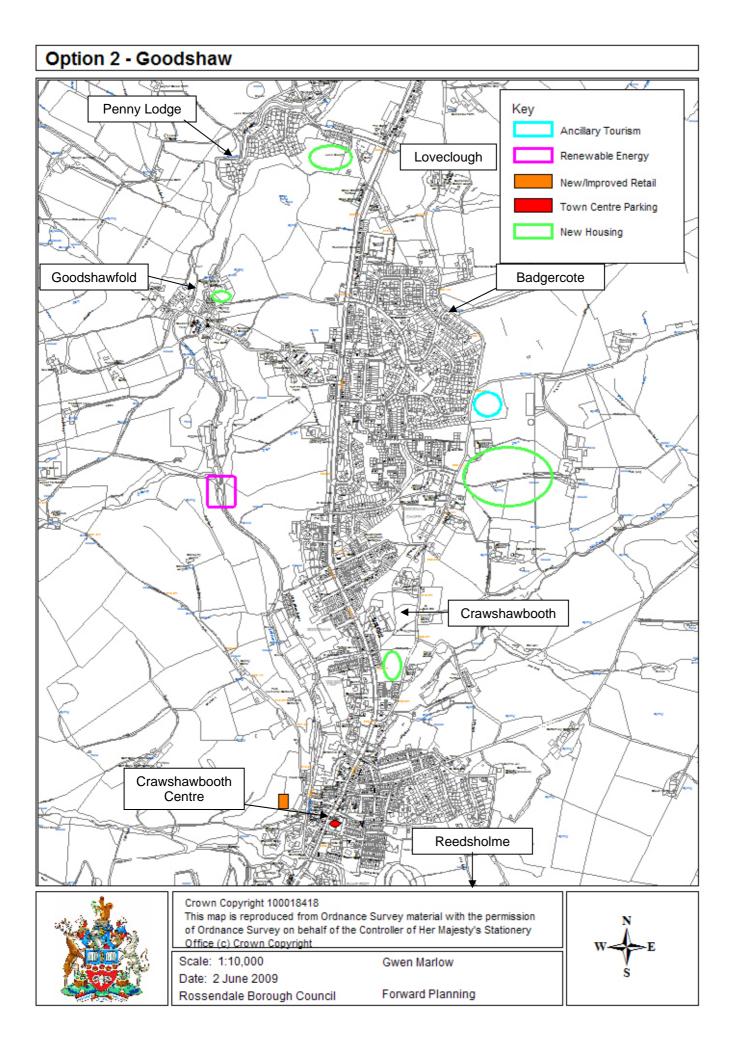
Option 2 – Limited Growth – Restricted Levels of Development Reduced Benefits to be Harnessed

This option provides a lower level of growth than Option 1. The benefits which could be captured through regeneration of sites, planning obligations and increase in people using local services are considerably reduced.

- 1. Some small scale allocation of land for new housing
- 2. Identification of reduced number of sites to be redeveloped/regenerated
- 3. Possibility of identifying sites for renewable energy generation
- 4. Possible new eco-settlement at Goodshaw on footprint of former village facing into an open space, reflecting the historic layout of the site whilst promoting the highest levels of sustainability best practice e.g. life time homes/ Code for Sustainable homes
- 5. Much reduced capturing of planning contributions which would go to priority needs such as maintaining open spaces
- 6. Continued protection of heritage assets
- 7. Maintenance of strategic gap between settlements and between the settlements and Rawtenstall
- 8. Limited small scale ancillary development to facilitate improved access to the countryside
- 9. Possibility of identifying a site within or close to the town centre to enable visitor parking as part of an integrated strategy to encourage visitors to the area including improved public transport facilities and cycle parking and walking
- 10. Seek to maintain and where possible improve access to the existing employment generating sites
- 11. Possibility of identifying sites for small scale employment generating development to encourage people to be able to work closer to home
- 12. Seek to maintain existing retail provision and where possible encourage additional small scale retail provision
- 13. Rainwater harvesting opportunities to be encouraged

This vision for Crawshawbooth, Loveclough & Goodshaw, is illustrated conceptually overleaf.

It should be noted that the diagram is for illustration purposes only and does not aim to allocate land or show exact boundaries or locations.



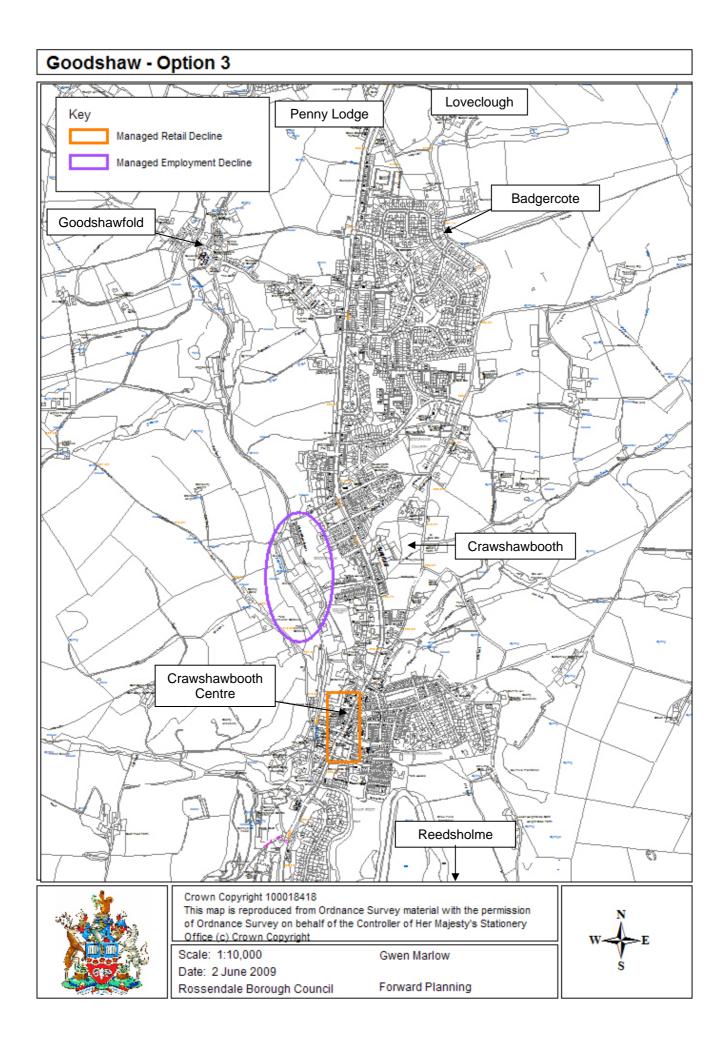
Option 3 – No Planned Growth – Windfall Sites

This Option differs from the earlier two as it envisages no growth and any sites that do come forward would be addressed on an individual basis. Development benefits would be primarily those captured through planning obligations towards the maintenance of open space and provision of affordable housing.

- 1. No new allocation of land for new housing
- 2. No identification of sites which can be redeveloped/regenerated
- 3. No identification of sites for renewable energy generation
- 4. No planned eco-settlement at Goodshaw development allowed to come forward incrementally
- 5. Capturing of planning contributions only on windfall sites towards maintaining open spaces and affordable housing
- 6. Continued protection of heritage assets
- 7. Maintenance of strategic gap between settlements and between the settlements and Rawtenstall
- 8. No small scale ancillary development to facilitate improved access to the countryside
- No identification of a site/s within or close to the town centre to enable visitor parking – parking to continue as at present - no improvement to public transport facilities and cycle parking and walking
- 10. Allow managed decline of the existing employment generating sites and allow redevelopment of sites on an ad hoc basis
- 11. No identification of sites for small scale employment generation
- 12. Allow managed decline of existing retail provision

This vision for Crawshawbooth, Loveclough & Goodshaw, is illustrated conceptually overleaf.

It should be noted that the diagram is for illustration purposes only and does not aim to allocate land or show exact boundaries or locations.



Conclusion of Options and Consultation

The area analysis identified five key issues which have been pulled through into the development of the four options for Crawshawbooth, Loveclough & Goodshaw.

The three options are as follows:

Option 1: Managed Growth – Selective Growth Whilst Harnessing

Benefits This option provides the greatest level of growth. It does not seek the substantial enlargement of the Crawshawbooth, Goodshaw and Loveclough area, but rather recognises the opportunity to build on the strengths and successes of the area by allowing for new employment, retail, housing and tourism to reinforce the community into the future. This would be achieved by managing the amount and location of development sensitively and through harnessing the benefits through planning obligations to maintain and improve existing community facilities and access to the countryside.

Option 2: Limited Growth – Restricted Levels of Development Reduced Benefits to be Harnessed

This option provides a lower level of growth than Option 1. The benefits which could be captured through regeneration of sites, planning obligations and increase in people using local services are considerably reduced.

Option 3: No Planned Growth – Windfall Sites

This option differs from the earlier two as it envisages no growth and any sites that do come forward would be addressed on an individual basis. Development benefits would be primarily those captured through planning obligations towards the maintenance of open space and provision of affordable housing.

These options will be consulted upon and developed further, taking into consideration your comments and views. If you have any comments concerning this area vision, please fill out the attached questionnaire. The preferred option will be developed in the coming months and will also be subject to consultation. For more information, please visit www.rossendale.gov.uk/corestrategy

Responsible Section/ Team	Forward Planning	Version	3
Responsible Author	Adrian Harding/Adrian Smith	Due for Review	TBC
Date Last Amended	01/06/2009	Date Agreed at JCC/ Cabinet	N/A



- Feedback & Questionnaire -

Your views and opinions on the Area Vision for Crawshawbooth, Goodshaw and Loveclough would be welcomed, and it would be appreciated if you could take a few minutes to fill out this questionnaire. There is also space for you to tell us your views, if they have not been covered by the questions. If you have any difficulty in filling out the questionnaire and require assistance please contact us on 01706 252417.

1. Do you agree with the Key Issues set out in the vision?

Yes No No If no, please specify what you would add or change: (Use extra sheet if necessary)

Is any one of the settlements more important than the other?

Yes 🗌 No 🗌				
If yes, please specify why: (Use extra sheet if necessary)				

2. How important do you consider the following Key Issues: (Tick as appropriate)

Key Issue	Not Important	Slightly Important	Important	Very Important	Extremely Important
Parking					
Development Pressure					
Localised Flooding					
Traffic Congestion					

Are there any other issues that you think should be considered?

3. Please tick which types of services and facilities you would like to see in Crawshawbooth, Goodshaw and Loveclough in the future: (Tick as appropriate)

Offices
Tourism
Transport
Open Space
Renewable Energy

Shops
Health
Leisure
Public Realm

n	

Industry
Education
Recreation
Civic Presence

4. How important are the issues below in the future development of Crawshawbooth, Goodshaw and Loveclough:

Issue	Not	Slightly	Important	Very	Extremely
	Important	Important		Important	Important
Heritage					
Conservation					
Level of new					
Development					
New Rail Link					
from					
Rawtenstall					
Retail Provision					
Parking					
Pubs and					
Restaurants					
Renewable					
Energy					
Additional					
Employment					
Retain Local					
jobs					
Countryside					
Access					
Vibrant Village					
Centre					
Housing					
Provision					
Better bus					
Links					
Cycling					
Walking					

Derelict Buildings			
Design			
Health Facilities			
Community Facilities			
Sport and Leisure			

- 5. Do you think Rawtenstall is the key service centre in Rossendale? Yes No
- 6. How well are Crawshawbooth, Goodshaw and Loveclough linked to other settlements?

Settlement	Very Badly	Badly	ОК	Good	Very Good
Rawtenstall					
Haslingden					
Bacup					
Whitworth					
Manchester					
Bury					
Burnley					
Rochdale					
Waterfoot					
Edenfield					

7. Do you think a rail link from Manchester to Rawtenstall would be a good thing for the town and the rest of the Borough?

Yes	

No 🗌

8. Would you use the train for commuting or leisure purposes?

Yes	
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9. Would you use the train for commuting or leisure purposes if there was a park and ride scheme?

Yes

No 🗌

10. What do you like about Option 1? (Significant Sustainable Growth in All Sectors)

11. What do you dislike about Option 1?

12.

What do you like about Option 2? (Major Business and Retail Growth and Development)

13. What do you dislike about Option 2?

14. What do you like about Option 3? (Limited Growth and Development)

15. What do you dislike about Option 3?

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tion 1 🗌	Option 2	Option 3	None 🗌
ase specify v awshawbooth	vhy this is your prefe , Goodshaw and Lov	rred option for an Ar /eclough:	ea Vision for

17. Please use this space to let us know of any other points you would like to make us aware of, or any ideas on alternative options.

Optional Section

Name:

Address:

Email:

Interest in Crawshawbooth,	Goodshaw	and Loveclough:	(Please tick	as
appropriate)				

Local Resident	Local Business	Councillor]
Planner	Developer	Local Employee	
Land Owner	Other		

Thank you for taking the time to complete this questionnaire. P.T.O.

Please complete this questionnaire by 9th July 2009 and return to:

Core Strategy Forward Planning One Stop Shop Lord Street Rawtenstall Rossendale BB4 7LZ

Alternatively, the questionnaire can be viewed and filled out electronically at <u>www.rossendale.gov.uk/corestrategy</u>

If you prefer this method, please send the completed electronic version to corestrategy@rossendalebc.gov.uk

All the Area Visions and Core Strategy documents currently out to consultation are available on the Councils consultation pages at <u>www.rossendale.gov.uk/consultation/corestrategy</u> You can comment on the document via the online consultation system, however you will need to register to use this facility on the website and may receive updates from time to time, if you select that you are interested in any particular area of the Council's remit.

If you have difficulties in completing either the paper or electronic versions, please contact the Forward Planning team on 01706 252417.