# LDF Evidence Base

This Report summarises in detail the key findings of the three evidence base documents namely the:

- Retail and Town Centre Study
- Employment Land Study
- Strategic Flood Risk Assessment.

All these studies were commissioned last year and the Draft findings are summarised below. The Report is intended to provide an Appendix to the Cabinet Report (July 2009).

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# RETAIL & TOWN CENTRE STUDY

This Study was undertaken by Nathaniel Lichfield and Partners to inform the Core Strategy and provide guidance on how retail issues should be addressed, together with more general town centre policies. The Report, although a stand alone document, provides an Update to their previous Study carried out in 2004.

This Report has been arranged as follows:

| | |
|---|---|
| Section 1 | provides an overview of the Study, summarising each chapter. |
| Section 2 | identifies the key recommendations emerging from the Study |
| Section 3 | looks at future retail growth and how it can be accommodated |
| Section 4 | considers the provison of leisure within the Borough |
| Section 5 | summarises the findings of the Health Checks undertaken for the Town Centres as well as the smaller identified local centres. |
| Section 6: | defines Proposed Town Centre and Primary Shopping Area boundaries |

## Section 1: Overview of the Study

This section provides a brief overview of each of the Chapters in this Study.

**Chapter 2: Planning Policy Context**
The Report discusses the planning policy context, including the requirements being proposed in the consultation Draft of the relevant national planning policy statement (PPS 4) as well as the existing requirements for town centres which are addressed in PPS 6.

**Chapter 3: Household Survey**
The consultants undertook a household survey by telephone in order to assess current needs and future requirements for Rossendale's residents. The results are summarised in the Report and compared to the previous Study undertaken in 2004. Asda is still the most popular food shopping destination in the Borough though competition has increased and main food shopping patterns have changed since the study that was undertaken in 2004.

**Chapter 4 : Health Checks**
A health check was undertaken for several centres within the Borough. In most case this was compared with the health check undertaken in 2004 though two new centres were added. The Centres that were considered included: Rawtenstall, Bacup, Haslingden, Waterfoot, Whitworth, Crawshawbooth, Edenfield, Helmshore, Shawforth / Facit and Stacksteads. (please see section 5 below).

**Chapter 5 : Retail Capacity**
The scope for additional retail development based on quantitative need was assessed with the Study showing that there is no capacity for additional convenience (ie food shopping) floorspace within the Borough to 2024, taking account of the three retail proposals at New Hall Hey (Aldi), Rawtenstall Bus Depot (Lidl) and the former

Horace's Club (operator unknown). In terms of comparison goods (ie non-food) the Study estimates that no new capacity is required until 2013 if the committed and propose developments come forward (ie New Hall Hey, the Valley Centre and an estimated proportion of comparison floorspace from the three proposed / committed food stores). Please see section 3 below

**Chapter 6 : Commercial Leisure**

The Study assesses the need and potential for commercial leisure development, including cinema / multiplex, ten pin bowling, nightclubs, private health and fitness clubs and catering, pubs and bars (see section 4 below).

**Chapter 7: Sequential Sites Update**

The Sequential Sites Update chapter looks at accommodating future growth within the Borough in town centre and edge of centre locations. The table below lists the sites that were evaluated. Please refer to page 78 of the Study for details of the potential scale of development, its availability and overall development potential for all town centre uses.

**Rawtenstall**
R1: St. Mary's Chambers/ Higher Mill
R2: Rawtenstall Market
R3: Car park, St. Mary's Way
R4: Bus Depot Medium
R5: The Valley Centre
R6: Car park Kay Street
R7: JF Tomlinson
R8: Heritage Arcade
R9: Robert Street Depot

**Waterfoot**
WF1: Former More Shoes
WF2: Vacant units Burnley Rd

**Bacup**
B1: Vacant Bingo Hall
B2: Vacant Building Bank St.
B3: 18-20 Market Street
B4: Car Park Lord St. Small
B5: Vacant Public House and surrounding land
B6: Former Health Centre

**Haslingden**
H1: Vacant Works Building,
H2: Dearden House
H3: Derelict plot John Street

## Section 2: Overall Recommendations

- Rawtenstall to be defined as town centre – focus for medium and large scale retail and leisure.
- Bacup and Haslingden defined as district centres.
- Local centres to include Waterfoot (formerly shown as a Town Centre), Whitworth, Crawshawbooth, Stacksteads and Edenfield.
- Support retail in the lower order settlements where appropriate to its nature and scale.
- Define town centre, primary shopping areas and Primary and Primary frontages (see maps at Appendix 1).
- Should New Hall Hey's scheme for comparison retail, convenience floorspace and leisure uses, not be implemented in these uncertain times, then the comparison floorspace capacity created should be directed to Rawtenstall town centre.

## Section 3: Accommodating Future Growth

- No global need / capacity for additional convenience floorspace at 2013 – and likely to continue to 2024.
- High level of under-trading suggests that the recent large-format foodstore developments has led to an oversupply of convenience floorspace.
- Comparison facilities are trading satisfactorily in light of position in shopping hierarchy and their rural nature. But there is scope for existing facilities to increase future turnover efficiency.
- Limited comparison need to 2013 if current commitments and proposed developments come forward. If Rossendale increases its market share there will be a need beyond 2013.
- Vacant properties could accommodate growth but given their poor quality it is unlikely many can be re-let. NLP suggest changes to other non-retail uses may be appropriate outside Rawtenstall.
- Within Rawtenstall, described as the Borough's main shopping centre, opportunities to meet the projected comparison goods need, should be identified.

## Section 4: Leisure Provision

- **Cinema** - Sufficient capacity for 2 cinema screens in 2008, increasing to 2.9 in 2021– but developers only interested in larger multiplexes (6 screens or more).
- **Private health & fitness –** concerned that the viability of extra facilities is marginal and dependent on increase in membership rates and / or population growth. Uncertainty over implementation of recent approval at New Hall Hey
- **Tenpin Bowling** – potential scope for upto 9 bowling lanes – but commercial operators prefer larger facilities, generally as part of wider leisure provision.

- **Bingo** – given low participation rates unlikely to accommodate large facility. But there may be scope to increase small scale / informal facilities.
- **Nightclubs –** unlikely to be viable – competition from late-night pubs and facilities in other towns**.**
- **Bars and restaurants** – A3/A5 uses in Rawtenstall are below the national average, whereas such uses are above the national average in Bacup and Waterfoot. As expected these uses are better represented in the smaller centres, apart from Crawhawbooth, where it is below average. Uncertainty over implementation of Heritage Arcade bars and restaurants scheme. NLP suggest allowing 10-15% of new floorspace for A3 to A5 uses.

## Section 5: Health Checks – Key Findings

### Rawtenstall

- No. of comparison retail units declined 2004 – 2008 (16 units = 22% decrease)
- No. of vacant units increased 2004-2008 (39 units) with 56&% of all vacancies in Valley Centre or Heritage Arcade
- Dominated by independent retailers (few national multiples eg Boots).
- More comparison national multiples would improve Centre's draw
- New Hall Hey development could have significant impact on future health of the centre.
- Parking provision has improved with Asda
- Decreased environmental quality

### Bacup

- Small decline in retail / service units 2004 – 2008 (6 units = 6 %)
- Need to prevent further decline of comparison retail units
- Vacancies, though still higher than average, are lower than in 2004 (27 to 19 units vacant in 2008)
- 2 national multiples opened (chemist & charity shop)
- Good environmental quality
- Additional food store would increase convenience offer

### Haslingden

- Retail / service expanded beyond 2004 GOAD surveyed area.
- More retail / service units in 2008 than 2004
- Natural recycling in terms of vacancies with units being reoccupied
- Vacancies still high at 18.5% (but only 2 more than 2004)
- Concern that further decline of comparison goods provision will affect vitality and viability.
- Increased diversity of uses – fewer comparison goods, more A5 (Hot Food Takeaways) and more service A1 (eg hairdressers).
- Deardengate (southern part of centre) deteriorates compared to the rest of the town, as a result of impact of vehicular traffic.

- Few national multiples and even fewer now than 2004
- Perceived threat of Tesco opening at Sykeside seems to have been limited

**Waterfoot**

- More modest compared to other centres (eg no GOAD survey)
- High no. of convenience units and A1 service (twice national average) and A3 to A5 uses (ie restaurants and cafes, drinking establishments and hot food takeaway but low numbers of comparison retail units and A2 service. Limited diversity.
- Since 2004 no. convenience retail units increased while comparison units decrease. Waterfoot provides day to day goods for small local catchment
- Vacancy rate has more than doubled – increase of 120% since 2004, primarily now on west of Burnley Rd.
- Serious concerns that there is a declining attractiveness in the centre from retailers
- Waterfoot's range, nature & number of goods, services and civic functions lags behind other centres in Rossendale.
- Consolidate retailing on smaller footprint
- Redefine as a Local Centre rather than a Town Centre

**Whitworth**

- No defined town centre boundary. NLP surveyed retail focus centred on Market St, from Co-op south to North St junction, including Methodist Church and medical centre.
- Only 1 vacancy but no. of retail / service units declined by 3 – due to conversion to non-retail units
- Despite this retail offer has improved since 2004
- Important village centre, which is vital and viable, offering reasonable range of everyday goods and services.

**Crawshawbooth**

- Increase in no. retail / service units since 2004 (ie 6 more units = 24%)
- No. of comparison goods units still low
- 1 more convenience unit now – good provision
- Big increase in A1 service – 10 units compared 4 = 150% - and now 3 x national average (32% compared to 11%)
- No A2 service sector – reflects modest size
- Vacancy rate just above national average (13% compared to 11%) and same as 2004.

**Edenfield**

- No representation of A1 / A2 service sectors now – declined from 7 units in 2004
- Vacancy above national average – 27% compared to 11% especially the north end of Market St.
- Number of units has declined by 2
- Investment is required to improve visual appearance of some units.

**Stacksteads**

- Mixed uses with residential units interspersing the retail and service uses.
- Since 2004 there has been a loss of 2 units – most likely converted to another uses
- Number of comparison goods retailers has declined but convenience has remained the same, and A1 service uses (eg hairdressers) has increased.
- Number of vacancies has decreased since 2004 (by 8 units)

**Helmshore**

- Not assessed in 2004.
- Two purpose built parades on Broadway and Broadway Crescent,
- High standard of maintenance
- Only 1 vacancy

**Shawforth / Facit**

- Not assessed in 2004.
- Two separate groups of units adjacent to Market St
- Limited range of retail and service uses and includes the Fudge Factory tourist attraction
- Variable environmental quality

## Section 6: Proposed Town Centre and Primary Shopping Area boundaries

The consultants considered the actual town centre boundaries and have drawn up boundaries based on Government Guidance provided in Planning Policy Statement 6. As well as the actual town centre boundaries, primary and secondary shopping frontages are shown and the Primary Shopping Area is defined. These terms are used in assessing planning applications.

A definition is provided below of these retail terms:

**Town Centre** includes the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. The extent of the town centre will be defined on the proposals map.

**Primary Shopping Area** is the defined area where retail development is to be concentrated (generally comprising the primary and those secondary frontages which are contiguous and closely related to the primary shopping frontage). The extent of the primary shopping area should be defined on the proposals map. Smaller centres may not have areas of predominantly leisure, business and other main town centre uses adjacent to the primary shopping area, therefore the town centre may not extend beyond the primary shopping area.

**Primary frontages** are likely to include a high proportion of retail uses.

**Secondary frontage**s provide greater opportunities for a diversity of uses.

**Key to Maps**

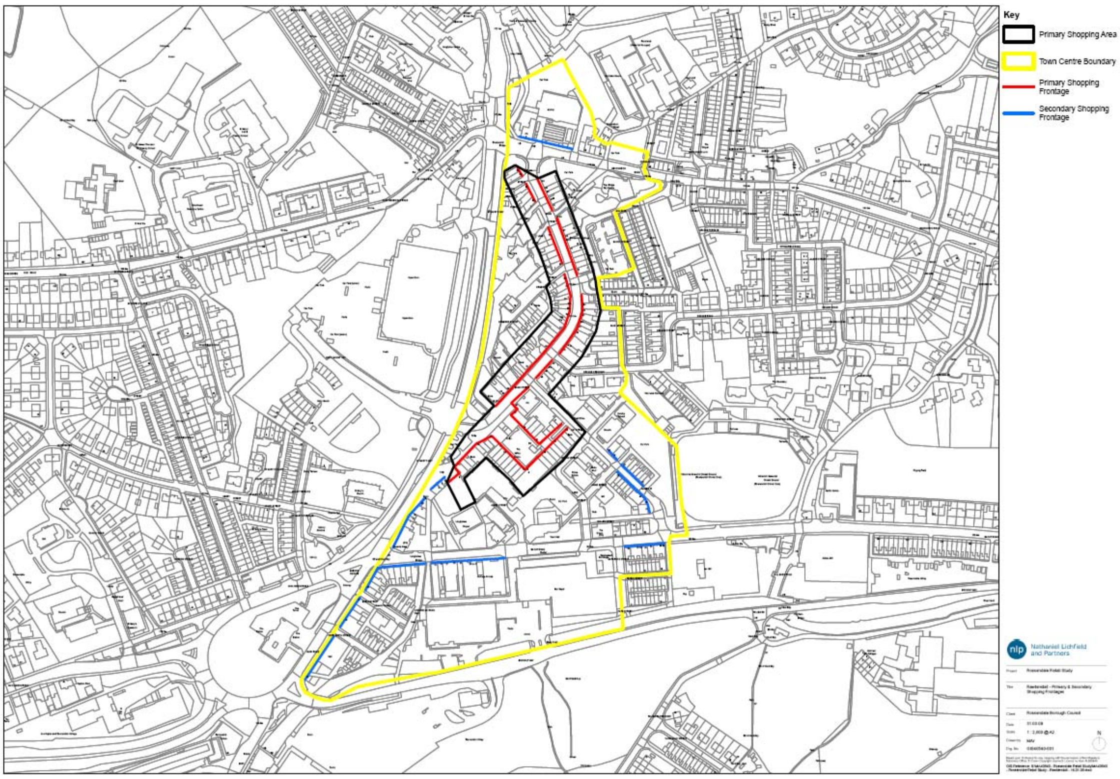
Primary Shopping Area

District Centre Boundary

Primary Shopping Frontage

Secondary Shopping Frontage

**Rawtenstall**

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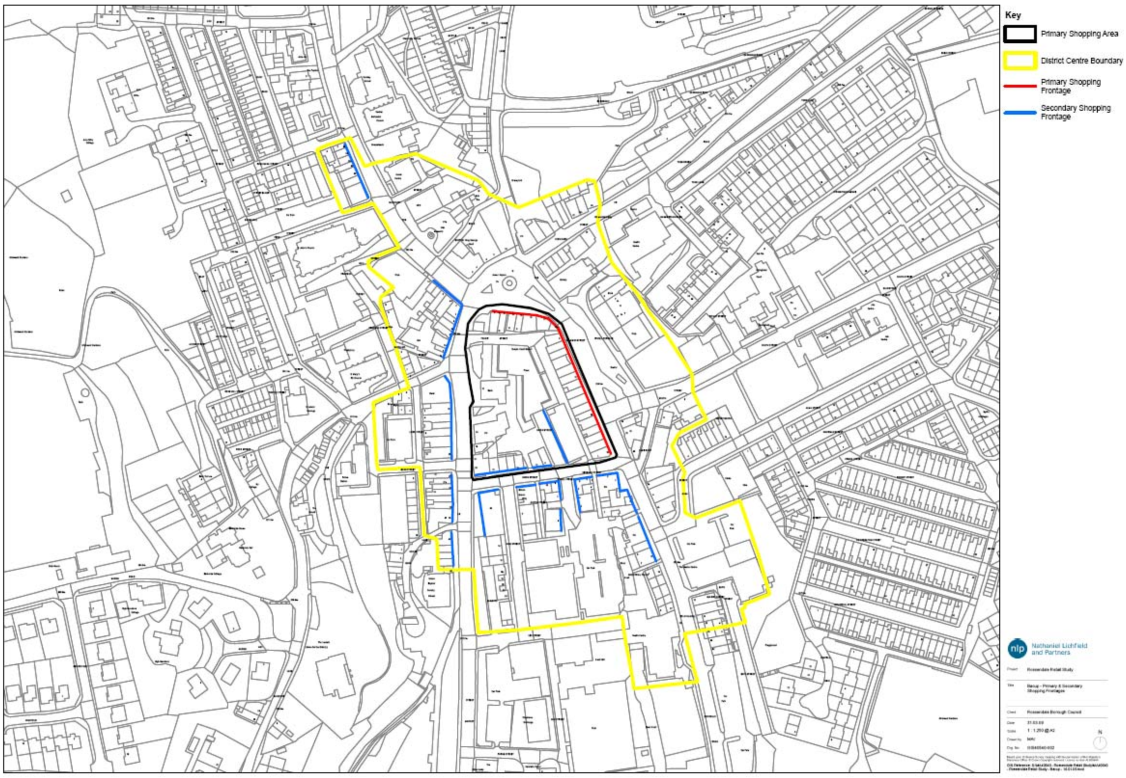
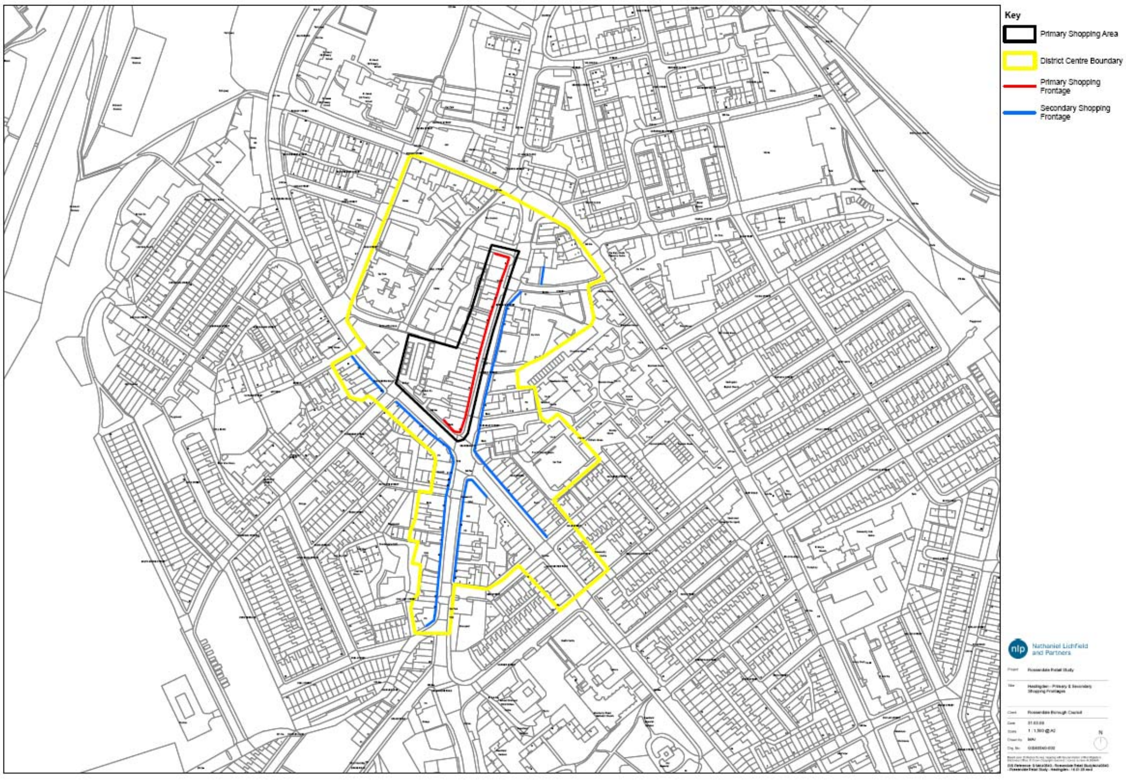
|---|---|---|---|
| **Responsible Section/Team** | Forward Planning | **Page** | 8 of 21 |
| **Responsible Author** | Anne Storah | **Version** | 2 |
| **Date last amended** | 08.07.09 | **Due for review** | |

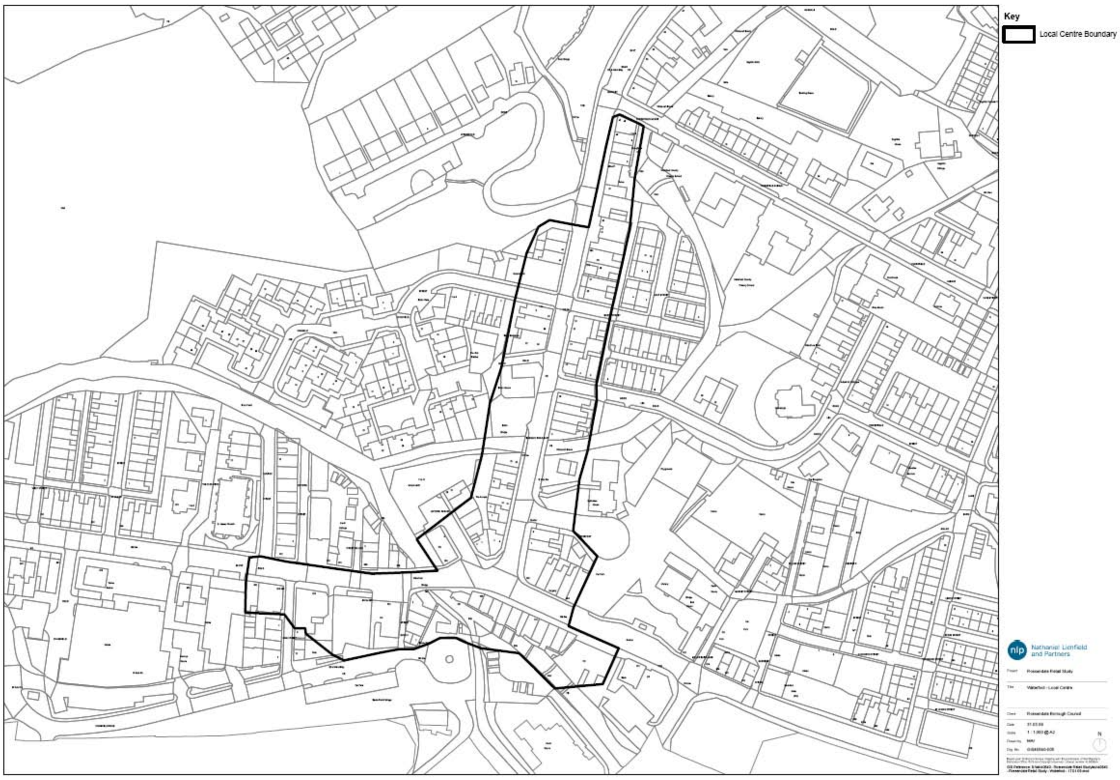
## Bacup




## Haslingden



## Waterfoot (Proposed Local Centre)




## Whitworth (Proposed Local Centre)

# EMPLOYMENT LAND STUDY

This Study has been undertaken by Nathaniel Lichfield and Partners to inform the employment policies of the Core Strategy and provide an estimate of how much land is needed for employment purposes throughout the plan period of 15 years. This Report provides an update to the previous Study carried out in 2004 by King Sturge.

This Study has been based on the Government's guidance for undertaking employment land reviews (issued in 2004) which contains three stages:

Stage 1 Taking stock of the existing position
Stage 2 Create a picture of future requirements to 2024
Stage 3 Identify a nee portfolio of sites.

The Report completed to date has considered the first two stages. The portfolio of sites will follow in the next few months.

The Report factors in the current economic down turn.

Each chapter of the Report identifies relevant key issues, which are summarised over the next few pages.

## Chapter 2: Economic Overview

Rossendale is a mainly rural area with no major economic centres and no large firms. It has a relatively small economy which has undergone recent employment contraction. The relatively strong growth in business, finance and other centres has not offset the decline in the manufacturing base and the transport and communications sectors.

**Strengths and opportunities include:**

- reasonable transport accessibility to the M62 and the M65 corridors by virtue of the A56 which passes through the Borough
- strong recent growth in business, financial and other service activities
- low workplace wage levels (a strength from a potential employer's point of view)
- reasonable housing costs combined with proximity to attractive countryside
- improving rates of business start-up in recent years.

**Weaknesses and threats identified include:**

- its small local economy with recent employment contraction giving a smaller base from which to generate growth
- proximity to the much larger economy of Greater Manchester
- poor accessibility in the east of the Borough
- lack of any large town or flagship business location
- the small number of local jobs forcing many residents to commute elsewhere relatively few residents with higher level skills
- over-representation in contracting sectors such as manufacturing
- rapid recent increases in unemployment

- low levels of inward investment and relocations from elsewhere.

## Chapter 3 : Current Stock of Employment Space

This section provides an overview of the current stock of employment space in the Borough, as well as recent trends in and changes to that supply. It examines the amount of such space likely to come forward in Rossendale in the future, as well as losses to the current stock. In addition, the current supply of employment space in adjoining Boroughs is reviewed along with major B class development proposals (ie the traditional employment uses) in the surrounding area that could affect demand in Rossendale.

The chapter concludes that Rossendale has a low number of employment premises and a lower level of employment floorspace than neighbouring Boroughs, partly due to its small population and no major urban centres.

Some 95% of its current stock is made up of manufacturing and warehousing premises with a very low proportion of office space, fairly typical for Boroughs in this area. The Borough contains a reasonable range of industrial sites and areas but few office sites. The stock of employment premises is dated, particularly among factory and office premises.

Similarly to surrounding districts, Rossendale has experienced a small net loss in employment floorspace. The large losses in factory space have only partially been offset by gains in offices and warehousing.

There is 10,000 $m^2$ of permitted employment floorspace in the pipeline (mainly B1 and B2 – business and general industrial uses), and much of this is provided in small sites or extensions to existing facilities and a few office sites.

There has been some moderate new employment space completed but average losses of employment spaces have exceeded gains of new space.

There are several proposals in neighbouring boroughs which may compete with Rossendale for future employment development. E.g. Kingsway Business Park (Rochdale) Hyndburn strategic investment site and the large Manchester economy.

## Chapter 4 : Rossendale Commercial Property Market

This section describes current property market conditions, including recent trends in demand for and supply of industrial and office premises, and the factors affecting these. These findings are based on discussions with a number of property agents and various economic development and business organisations active in the area.

The commercial property market is localised. Rossendale's main attractions for firms are its relatively low cost land and rents compared with other parts of East Lancashire and particularly Greater Manchester; its reasonable links to the M65 and

M66 motorways, particularly around Rawtenstall and to the west of the Borough; and low wage costs. Perceived drawbacks include a less attractive image than some other East Lancashire Boroughs; poor public transport connections; the remote location of eastern parts of the Borough; and its limited skilled labour supply.

The A56 / M66 corridor and accessible locations around Rawtenstall and Haslingden is where demand for employment space is greatest, and where the better quality accommodation is located in general terms. There is a significant amount of older stock in Rossendale, particularly in the Rawtenstall to Bacup corridor and in areas to the east of the Borough, which no longer meets modern requirements.

The Borough continues to have a strong manufacturing base, despite a decline in traditional industries, and demand for industrial premises generally remained strong until the recent downturn.

A gap in provision has been identified for small scale, modern office and industrial units, which offer an alternative from the multi-tenanted stock that has historically dominated the market in Rossendale. A lack of good quality grow-on accommodation for existing local businesses has also been identified although the demand for this recently has fallen off due to the economic recession.

Due to the topography of Rossendale and current infrastructure constraints, there is considered to be only limited potential to identify new employment sites for development, particularly in areas where demand for space is greatest. In the light of this, the general market view is that better use must be made of existing sites in order to support future growth.

## Chapter 5: Review of Current Employment Sites & Allocations

This section assesses the characteristics and quality of provision of employment sites within the Borough and assesses their suitability to meet future employment development needs.

Overall, the Borough contains a range of industrial sites of differing quality and type. The Borough contains relatively few office developments and these tend to be clustered in and around the service centre of Rawtenstall.

The Borough’s historic heritage is reflected in the high proportion of mill buildings found across the Borough, many of which are unable to meet modern employment requirements and therefore remain vacant or under-utilised.

The better scoring sites are generally located along the A55/M66 corridor or in Rawtenstall. There is the potential to further capitalise on the accessibility of these areas through the upgrading of existing employment sites and by new employment development.

Areas in the east and north of the Borough generally served a more localised demand and these areas have a high proportion of older industrial estates.

## Chapter 6: Economic Potential and Growth Sectors

This section considers the future economic growth potential of Rossendale and the scope for various economic sectors to grow within it in the period up to 2026. This analysis reflects the findings of the Borough's strengths, weaknesses and opportunities and threats identified earlier in this report, as well as recent economic and investment trends within Rossendale and the region. It also considers discussions with consultees and relevant economic and planning policies.

The table following assesses sectors with growth potential in Rossendale eg finance / business services etc.

| Sector | Current Representation | Future Growth Potential |
|---|---|---|
| Financial Services | Low | Low |
| Business Services | Low | Low / Moderate |
| Distribution | Moderate | Low |
| General Manufacturing | High | Low |
| Advanced Manufacturing / Engineering | Moderate | Low |
| ICT | Low | Low / Moderate |
| Environmental Technologies / Energy | Low | Low |
| Healthcare / Biotechnology | Low | Low |
| Creative Industries / Media | Low | Low |
| Construction | High | Low |
| Tourism-related Sectors | Low / Moderate | Moderate |
| Retail / Leisure | Low / Moderate | Moderate |
| Hotels / Catering | Low / Moderate | Low/Moderate |

Rossendale appears likely to remain reliant on its industrial sectors, although these are likely to face continuing decline in employment and space needs, even if they continue to be more resilient than the regional trend. Consolidation and modest growth in manufacturing will rely on greater specialisation and higher value, higher technology products while only low growth in locally based distribution appears likely

Some modest growth in its service sector appears possible, whilst promotion of the Borough as an 'Adrenaline Gateway' could generate some niche opportunities for enterprises related to outdoor pursuits, as well as the visitor economy more generally.

The Borough's relative remoteness, small population, lack of a clear image as a business location and competition from surrounding areas suggest that attraction of large-scale office and industrial relocations is unlikely. In addition, there are no obvious factors, within or around Rossendale, that appear likely to produce a step change in Rossendale's current economic prospects.

A balance is needed between encouraging more indigenous growth within Rossendale and trying to increase the current very low amount of inward investment and relocations. The aim would be to broaden the area's economic base and create a range of employment opportunities for local residents in different sectors and at a range of skill levels.

This suggests the need for greater emphasis on making provision for small and start-up businesses, and encouraging business local start-ups as well as facilitating expansion by established firms. Despite modest demand in Rossendale at present, there is some evidence that making available good, competitively priced sites/premises can stimulate demand and attract firms from nearby areas.

## Chapter 7 : Future Employment Space Projections

This section assesses the amount of additional employment space likely to be required in Rossendale Borough up to 2026. It also considers the types of space required.

### Growth Scenarios

#### Scenario 1: Severe recession

This scenario factors in revised unemployment and GDP growth projections to present a more pessimistic view of economic growth in the Borough in the short to medium term. Under this scenario, growth contracts by 3% in 2009, with unemployment reaching levels of 10% in 2010/11. This scenario still assumes business as usual in the long term.

#### Scenario 2: Long term depression in Business Services

This scenario moderates the forecast growth in the Business Services sector in the long term. This assumes that the current 'credit crunch' fundamentally alters the long term growth and access to finance of certain sectors of the economy, specifically Business Services.

#### Scenario 3: Reducing Out Commuting

Rossendale has relatively high levels of out-commuting, with around 13,935 (47%) of residents of working commuting elsewhere for work, a figure much higher than many of the nearby Districts. Reducing this high level of out-commuting could contribute significantly towards facilitating sustainable communities in the Borough.

This goal could be achieved through a combination of improved job opportunities in the Borough and increased penalties for car travel (e.g. higher fuel costs and severe congestion on the M60 into the regional centre), which could encourage more residents to work locally. However, Rossendale is unable to achieve this on its own. This aspirational scenario was modelled assuming levels of out-commuting from Rossendale could be reduced from 47% to 35%. This reduction would bring it in line with out-commuting rates for a number of authorities nearby including Calderdale (25.5%), Kirklees (29.6%) Pendle (36%) and Blackburn (29%). This increased level of employment locally is in the order of 3,500 additional employees.

At a basic level, excluding qualitative issues at this stage, comparing estimated demand with supply implies that for most scenarios there is a reasonably close match between the demand / supply balance, should the undeveloped sites come forward for development and are suitable and developable for the uses required. Under the aspirational ‘reducing out-commuting’ scenario, however, there would be a shortfall of around 15.4 hectares.

| | **Baseline** | **Scenario 1 Severe Recession** | **Scenario 2 Business Services Depressed** | **Scenario 3 Reducing Out-Commuting** |
|---|---|---|---|---|
| **Requirement for B-class space (net)** | -5.4 | -5.7 | -8.1 | 7.5 |
| **Requirement for B-class space (gross)** | **21.15** | **20.85** | **18.45** | **34.05** |
| **Committed supply of employment space** | 18.69 | 18.69 | 18.69 | 18.69 |
| **Surplus / (Shortfall)** | (-2.46) | (-2.16) | 0.24 | (-15.36) |

The lower growth scenarios would appear to have merit, given that even in the boom years Rossendale was achieving relatively low rates of take up, with losses exceeding take up.

In quantitative terms, there is potentially an adequate supply of employment land to meet future needs to 2026 if the more conservative scenarios relating to future employment growth potential are realised.

Qualitative factors and the need to make adequate provision with sufficient developer choice in different parts of the Borough suggest a need for de-allocations of certain allocated sites and a need for new replacement sites in some areas.

The preferred growth forecast, Scenario 1 Severe Recession, suggests a need for -5.7ha (net), equating to 20.85ha (gross) once potential losses of employment land have been incorporated. The current employment land supply equates to 18.69ha. Consequently, there is a modest shortfall of employment land in quantitative terms. Consequently, there may be further scope for new allocations to provide modern, good quality industrial space under 464sqm (5,000 sqft) in the A56/M66 and Bacup / Waterfoot / Stacksteads sub-areas, with potential new allocations of 1-2ha (in the medium to long term) and 2ha respectively. These should be focused upon serving the local market. There is minimal need for large distribution units in the Borough. At the same time it would be beneficial to complement any new provision by seeking to upgrade the stock of employment space generally. There is scope to upgrade older industrial areas through re-cladding, gradual redevelopment of individual sites, sub-division of larger units to provide more modern space suited to market needs.

There may be potential for new small scale high quality office allocations comprising high quality small scale business accommodation under 94sqm (1,000 sqft) on a new allocation under 1ha in size in the Rawtenstall sub-area (particularly if the Rossendale Business Park at New Hall Hey not proceeding as planned). This should feature a ladder of accommodation to help develop the embryonic local office market and retain expanding businesses. There should also be further provision for expansion land at Futures Park, Bacup.

Much of the B1c/ B2 (ie light industry and general industrial) development over the next 10 years in the Bacup / Waterfoot / Stacksteads and Whitworth sub-areas are likely to comprise recycling or replacement of existing stock, therefore the net gain of stock may not be significant. It is suggested that the priority should be on improving the quality of the existing stock and reducing vacancy levels through refurbishing or sub-divided existing units. In the medium to long term, however, to overcome negative perceptions of these areas and to avoid a general stagnation in supply there may still be a need for a very limited provision of small general industrial space in the Bacup / Waterfoot / Stacksteads sub-area.

Given the judgements involved in producing these estimates of future employment space needs against a background of limited data availability and severe economic recession, it will be important to monitor these estimates against future development levels and demand to identify whether further review is necessary. This will require monitoring of take-up of employment land for the different sub-areas involved.

Sites recommended for de-allocation or for release from existing employment use, along with the identification and appraisal of potential new employment sites, are to be discussed in Stage 3 of the Rossendale Employment Land Review.

Applying an annual leakage rate of 1.475 ha per annum to the net projections would result in indicative total gross land requirements to 2026 as follows:

- Scenario 1: baseline 21.15ha
- Scenario 2: severe recession 20.85ha
- Scenario3: long term depression in business services 18.45ha
- Scenario 4: reduced out-commuting 34.05ha.

# STRATEGIC FLOOD RISK APPRAISAL

Scott Wilson were appointed to undertake a Level 1 Strategic Flood Risk Assessment for Rossendale. A steering group was established to oversee this study, comprising Council staff as well as members of the Environment Agency.

Strategic Flood Risk Assessments (SFRAs) are one of the documents to be used as the evidence base for planning decisions and the preparation of the Local Development Framework and are a component of the essential Sustainability Appraisal process.

The catchment of the River Irwell is the main hydrological influence of the study area, encompassing the River Irwell, River Spodden, River Ogden, Greave Clough, Whitewell Brook, Cowpe Brook and Limey Water. However, a small part of the study area also falls within the catchment of the River Ribble.

In order to present the best available flood information, SFRA Flood Zones were derived using a variety of existing sources of data. The result is a single map for each Flood Zone using a variety of data. All SFRA Flood Zones are based on information provided by the Environment Agency and prescribed methodologies in Government guidance on flood risk (PPS25).

**Flood Zone 1** refers to all areas that are considered to be at low risk of fluvial flooding (ie flooding from streams and rivers). Flood Zone 1 consists of all areas that fall outside of Flood Zone 2 and Flood Zone 3a and Flood Zone 3b. Whilst fluvial flooding is not a major concern in these areas, the risk of flooding from other sources, such as surface water, groundwater, sewers and artificial sources may still be an issue.

**Flood Zone 2** is the extreme flood event outline. This is the flood outline for the 0.1% annual probability (1in 1000 year flood event) and is based upon a combination of broad scale modelling provided by the EA and detailed modeling using computers.

**Flood Zone 3a** is the outline for the 1% annual probability (1 in 100 year) flood event and is the part of Flood Zone 3 that is outside Flood Zone 3b (the functional floodplain) and is based upon broad scale and detailed modelling. Flood Zone 3a has been determined with an allowance for climate change.

**Flood Zone 3b** is the area of land falling within the 5% annual probability (1 in 20 year) floodplain (or 4%, which is 1 in 25 year ) or land that is designed to flood within an extreme event and is termed functional floodplain.

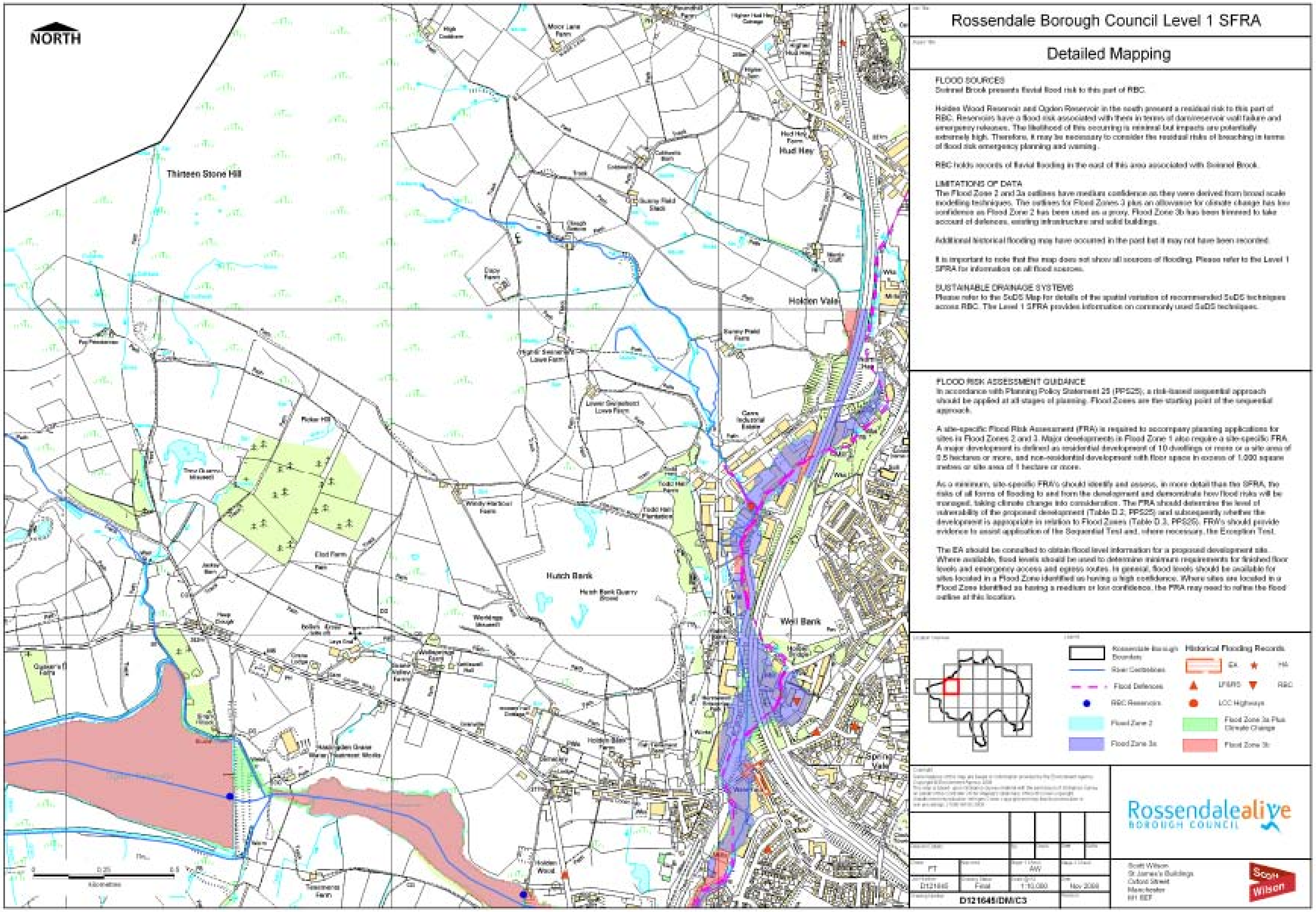
The SFRA Flood Zones have determined that 2.6% of the administrative area of RBC falls within Flood Zones 2 and 3. The SFRA Flood Zones also show that the areas that are potentially at risk of flooding are along narrow strips of land immediately adjacent to watercourses, which is due to the well defined channels of the watercourses, their general steepness and relatively small sizes.

Urban locations within the study area that are potentially affected by flooding include parts of Bacup, Haslingden, Rawtenstall and Whitworth. In addition, there are numerous smaller settlements in the study area that have areas at risk of fluvial flooding.

Catchment Flood Management Plans have identified an increased level of flood risk to the study area over the next 25 to 100 years as a result of climate change. Firstly, as a result of wetter and warmer winters, an increase in large fluvial flood events is likely to affect the larger rivers and watercourses in the study area. Secondly, extreme rainfall events are likely to become more frequent leading to a greater storm intensity and duration. This is likely to lead to a great deal more runoff causing surface water flooding and overwhelming of the urban sewer networks in particular.

To attempt to counteract this increase in runoff in local areas, the use of Sustainable Drainage Systems (SuDS) is becoming more important. In addition to the more usual attenuation and infiltration systems, providing more ‘green’ spaces within the urban environment can also help to reduce runoff and also increase wildlife habitat. These areas can sometimes be most effective when placed alongside development in water corridors (e.g. along canals and watercourses). As part of the Level 1 SFRA, a SuDS map was produced to identify which particular SuDS techniques could be adopted for future developments.

Detailed maps at a scale of 1:10,000 were produced covering the entire RBC administrative area. These assessments present available flood risk information and are accompanied by a narrative. The purpose of the detailed maps is to identify where future strategic level development sites could potentially be located. In addition, the maps can be used to identify the requirements for, and also inform, site-specific FRAs for future development. Guidance on undertaking site-specific FRAs is provided in the report. An example of the maps is shown overleaf.

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