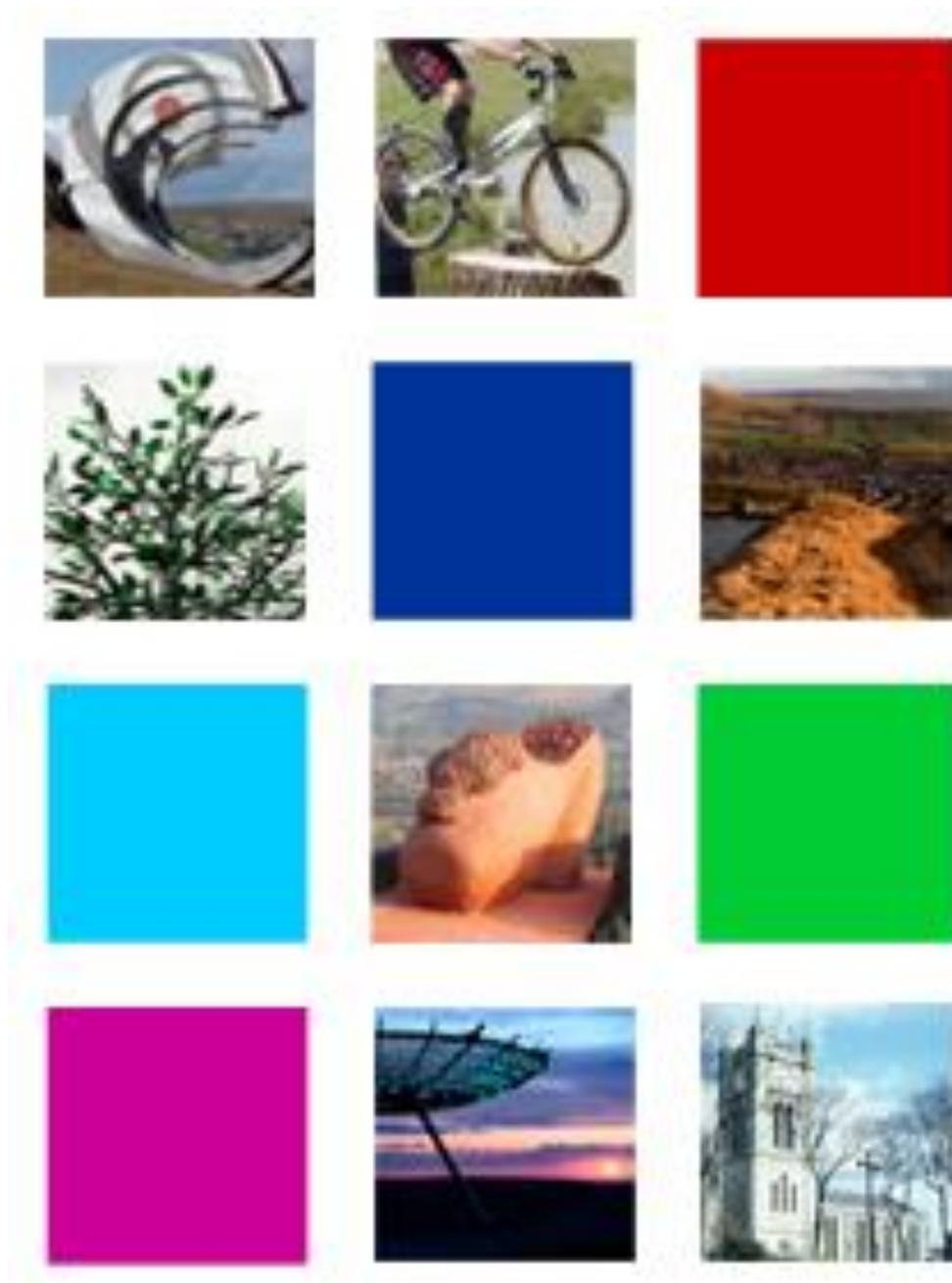


Authority Monitoring Report (AMR) 2012/2013

(Formerly Annual Monitoring Report)

Produced by Forward Planning October 2013



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Introduction

Welcome to the Authority Monitoring Report (AMR) formerly named Annual Monitoring Report. This document covers events and facts for the period from 1st April 2012 up to 31st March 2013. The Core Strategy (Local Plan Part 1) was found “sound” after its Examination in Public and was formally adopted by the Council on 8th November 2011. The adopted Core Strategy contains targets and indicators for each Policy including the Area Visions. In order to provide users of this document with as much information as possible and to provide a baseline for future monitoring we have structured this document in line with the Core Strategy targets.

In a number of cases the target triggers are based on a three year rolling average starting from the year when the Plan was adopted (2011/12). This document represents the second year of monitoring. However, it is possible to provide some information on most of the targets and over subsequent years the data record will become more complete.

Every effort has been made to ensure the accuracy of the information; however, due to the changes in monitoring procedures some figures have been rounded up or down or may not be available at this time.

The Localism Act 2011 legislates that Authority Monitoring Reports have to be produced at least annually. However in a change to previous Regulations they do not have to be submitted to the Secretary of State and the date of production is not specified. Rossendale Borough Council intends to produce future Authority Monitoring Reports in the summer of each year, as soon as possible after the financial year has finished. This will ensure that documents are more up to date when produced.

The Town and Country Planning (Local Planning) (England) Regulations 2012 came into operation at the start of April 2012. This includes guidance on the preparation of Authority Monitoring Reports which is set out in Paragraph 34 of the Regulations and has been reflected in this document.

We hope that you like the format and find it useful. We would really appreciate any feedback you have about the structure and how the information is set out. Please send any comments you have to Forward Planning at forwardplanning@rossendalebc.gov.uk or ring 01706 252417.

Executive Summary, Policy changes and Core Output Indicators

Rossendale like the rest of the UK has continued to experience the impact of the recession. There is relatively little that the Council can do directly to alter these trends but it can help create a positive environment where appropriate development is encouraged. The introduction of more “trend based” targets and indicators through the Core Strategy will help provide a more rounded picture of what is being achieved in the future.

For many years Local Planning Authorities have been obliged to produce an Annual Monitoring Report, setting out progress on their Local Development Scheme (LDS). This had to be submitted to the Secretary of State on or before 31st December every year. The Localism Act (2011) is now in force, and has meant that Local Planning Authorities no longer need to specify a date or submit their AMR to the Secretary of State. It also changes the name of the document to the “Authority” Monitoring Report rather than “Annual” Monitoring report. In the spirit of localism, the Act allows the local authority to decide when to produce the document but this must be not less than yearly. The information must be made publically available, including on the Council’s website.

National Planning changes

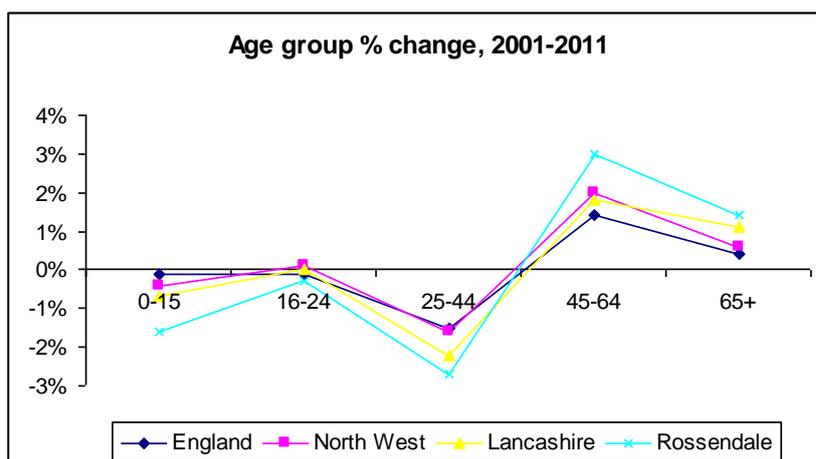
The Localism Act gives Local Planning Authorities discretion on what they have to report on. There is no longer a requirement to report on national targets. The Town and Country Planning (Local Planning) (England) Regulations 2012 however set out the minimum content of AMR’s which includes progress on documents within the LDS; identification of any policies that are not being successfully implemented and reporting on progress on numerical policies (e.g. housing, employment).

The National Planning Policy Framework (NPPF) came into operation at the start of the review period. This provides a very concise national policy approach compared to previous Planning Policy Statements (PPS) with a strong “pro-growth” focus. The Government also sponsored appointed Lord Taylor of Goss to review outstanding guidance that was not repealed by NPPF. A number of wider policy announcements were also made or implemented by the Government in 2012-13 with the expressed intention of simplifying the planning system and facilitating development.

The 2011 Census

Initial releases of information from the 2011 Census have now been published. These indicate that the population of the Borough grew from 65 700 in 2001 to 67 982 in 2011, an increase of 3.6%. The number of new households increased at a more rapid rate of 7.3% from 27 113 to 29 100. Population expansion has been uneven across the Borough with the greatest rates of growth in Goodshaw and Irwell (Eastern Bacup) Wards which saw population expansion of 10.9% and 9.6% respectively. In contrast the population of five wards declined, the greatest being -1.9% in Longholme (Rawtenstall).

Figure 1: Population Change by Age Group 2001-2011



Source: 2011 and 2001 census (nomisweb)

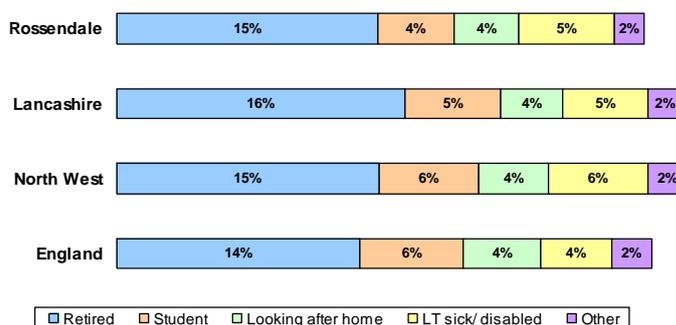
Analysis of the population structure shows that Rossendale has a higher percentage of the 0-14 age group than Lancashire as a whole. However looking at the slightly larger 0-19 age banding, there has been an overall decline of 7% in young people as a share of the total population but an increase of 12% in retired people. Worsley ward (central/northern Haslingden) has by far the youngest population profile while Facit and Shawforth has the greatest proportion of older people, with Helmshore having the greatest number of retired people (1 058).

Looking ahead, latest mid-year population estimates (mid 2012) published by Office of National Statistics calculate the population of the Borough has grown to 68 366 since the 2011 Census, an increase of 0.5%. ONS anticipate that the population of the Borough will increase by 7.1% between 2011-2021 with household formation being slightly lower at 6.8%.

Rossendale ranks just outside the worst 50 authorities in the country for residents classifying themselves as having long term health problems and disabilities. 20% of the population identified themselves within this category. Representation of ethnic communities is relatively low at 6.2% but has witnessed a substantial increase since 2001. There is a low representation of people from such communities in the east of the District, particularly in Whitworth, but a high proportion in Worsley Ward (Haslingden) where nearly 20% of the population classify themselves as having a BME background.

64% of the population are economically active, with Goodshaw and Eden (Edenfield) having the highest participation rates at 71% and 70% respectively. In comparison Irwell, Stacksteads and Longholme wards have participation rates of less than 60%, which is below the national average and reflects the fact that they have the highest rates of Long term sick/disabled residents. 64% of the economically active population are employed which is higher than the Lancashire average of 61% and the national average of 62%.

Figure 2: Breakdown of Population not Economically Active



Source: 2011 and 2001 census (nomisweb)

According to the 2011 Census 25% of the population are qualified to Level 4 (Degree level) while 24% have no qualification at all. 22% of the population have no access to a car (slightly lower than national/Lancashire figures) while 35% have two or more vehicles which is slightly higher than figures for Lancashire and the North West.

43.6% of the housing stock is terraced. When compared with both national and regional figures the statistics indicate Rossendale has a significantly higher level of terraced stock and a much lower number of semi-detached homes. Both types of housing are however declining as an overall percentage of the housing stock. Nationally and regionally the main sector of new house building since 2001 has been in flats and apartments. There has been some expansion in this sector locally (0.9% growth) but in Rossendale it has been detached properties which have witnessed particular growth, increasing by 1.4% over the period. Nevertheless as a proportion of the total housing stock, detached housing remains slightly under-represented compared to other parts of Lancashire.

Trends in housing tenure over the period 2001-2011 have mirrored the overall national trend with a decline in home ownership (-6% though better than the national fall of -8%) with levels of social renting also declining slightly. The gap in provision appears to have been taken up by the private rented sector.

Figure 3: Housing Tenure

2011 tenure	Owned	Shared	Social rented	Private rented	Living rent free
Rossendale	69.7%	0.3%	14.6%	14.1%	1.3%
Lancashire	71.0%	0.5%	12.1%	15.1%	1.3%
North West	64.5%	0.5%	18.3%	15.4%	1.3%
England	63.3%	0.8%	17.7%	16.8%	1.3%

Source: 2011 and 2001 census (nomisweb)

Headlines from 2012/13 monitoring

The main focus of the Monitoring Report is about progress towards targets set out in the Core Strategy. Among the main headlines are:

- Housing** – 135 new houses were constructed in the monitoring period (1 April 2012 to 31 March 2013). Although the number of dwellings delivered this year is higher than the number built in 2011/2012, the figure falls below the Core Strategy Housing Trajectory target of 170. Over the coming year there is a more challenging target of 256 dwellings that reflects both the increasing Core Strategy trajectory and the level of past delivery. 73% of new housing was constructed on previously developed land in 2012/2013, exceeding the target. The majority of new housing development took place in Bacup, Whitworth and Haslingden followed by Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth. A slightly lower proportion of housing than planned was delivered in Rawtenstall and a small proportion was delivered in other smaller and more isolated settlements. The greatest demand is for one bedroom and four bedroom properties. 22 affordable dwellings were provided.
- Employment** – There has been a loss of employment land over the past 12 months, with 2.6 ha lost as a result primarily of commencing the Morrison’s supermarket in Bacup and the approval granted for residential development at Facit Mill, Whitworth.
- Town and Local Centres**- The demolition of the Valley Centre in Rawtenstall followed by landscaping to create a temporary open space was completed in time for Christmas 2012. Several events have taken place on the site including a Christmas Market and the Rawtenstall Annual Fair. There has been some operator interest in developing a supermarket in Whitworth town centre, and the redevelopment of the Lee Mill site to a Morrison’s supermarket in Bacup, just outside the town centre boundary, has commenced.

Production of Local Plan Part 2 *Lives and Landscape Document* is underway and has involved consideration of the existing Urban Boundary and Green Belt within the Borough and consultation on proposed Boundary Changes between October 2012 and January 2013. The ongoing preparation of the document will involve consultation at each stage with stakeholders, including the established forums, general public, businesses, developers, land-owners, neighbouring authorities, statutory agencies etc. The comments received will inform the Pre-Submission Publication version, which will be subject to a six week statutory consultation. This is not programmed to occur until the end of 2015.

While now not formally part of the LDS, Supplementary Planning Documents (SPD’s) have an important complementary role in planning policy. The Shopfront Design Guidance SPD was subject to consultation in November and December 2011 with adoption in May 2012. Work on Rawtenstall SPD has been awaiting feedback from an Architectural Competition with a preferred bidder due to be selected in October 2013.

National Core Output Indicators

The Council is no longer required to report on National Core Output Indicators. However, as the Indicators provide a useful summary of development trends it has been decided to retain them within this document for information purposes. *The figures in the following Tables are based on actual completions rather than planning approvals as used through the rest of the document.*

Business Development and Town Centres

BD1: How much employment floorspace was delivered in 2011/2012?	B1a: 612.91 m ² B1b: 0 m ² B1c: 1371 m ² B2: 44 m ² B8: 1550.48 m ²	
BD2: Total Amount of Employment Floorspace on Previously-Developed Land	All 3578.39m ² of floorspace was delivered on previously-developed land in 2012/2013.	
BD3: How much employment land is available for the future?	B1a: } B1b: } 10.34 hectares. A more accurate breakdown of available B1c: } employment land will be undertaken as part of the Site B2: } Allocations and Development Management DPD. B8: } 7.11 hectares Total Amount of Land Available: 16.1 hectares (i.e 18.7 – 2.6ha = 16.1ha)	
BD4: How much floorspace was delivered in a) town centres and b) across the entire Borough?	A1 (Gross): 0 m ² A2 (Gross): 0 m ² A3 (Gross): 0 m ² B1a (Gross): 0 m ² D2 (Gross): 0 m ² Sui Generis: 265.52 m ² Total (Gross): 265.52 m ²	A1 (Net): 53.10 m ² A2 (Net): 792.90 m ² A3 (Net): 0 m ² B1a (Net): 612.91 m ² D2 (Net): 780 m ² Sui Generis: 1544.52 m ² Total (Net): 3783.43 m ²

Housing

H1: Plan Period and Housing Targets	The Core Strategy DPD was adopted in November 2011 and covers the period 2011-2026. During this time 3,700 new houses will be built.				
H2(a): How much housing (net) has been built in the last 5 years?	Over the past 5 years, 555 new houses have been built as set out below:				
	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
	54	173	74	119	135
H2(b): How many houses (net) were built in the 2012/2013 financial year?	Between 1 st April 2012 and 31 st March 2013, a total of 135 new houses were built.				
H2(c) How many houses (net) will be built between 2011 and 2026?	Between 2011 and 2026, 3,700 new houses will be built equating to 247 a year. However due to the on-going effects of the recession it is unlikely that houses will be built at a constant rate throughout the period and as such the Housing Trajectory on page 25 illustrates how much housing is anticipated to come forward each year up to 2026.				
H2(d) Managed Delivery Target					
H3: How much housing (gross) was built on previously-developed land during 2012/2013?	99 out of 135 new houses were built on previously-developed land, equating to 73%.				
H4: How many Gypsy and/or Traveller sites/pitches were approved in 2012/2013?	No applications were received for new Gypsy and Traveller pitches during 2012/2013.				

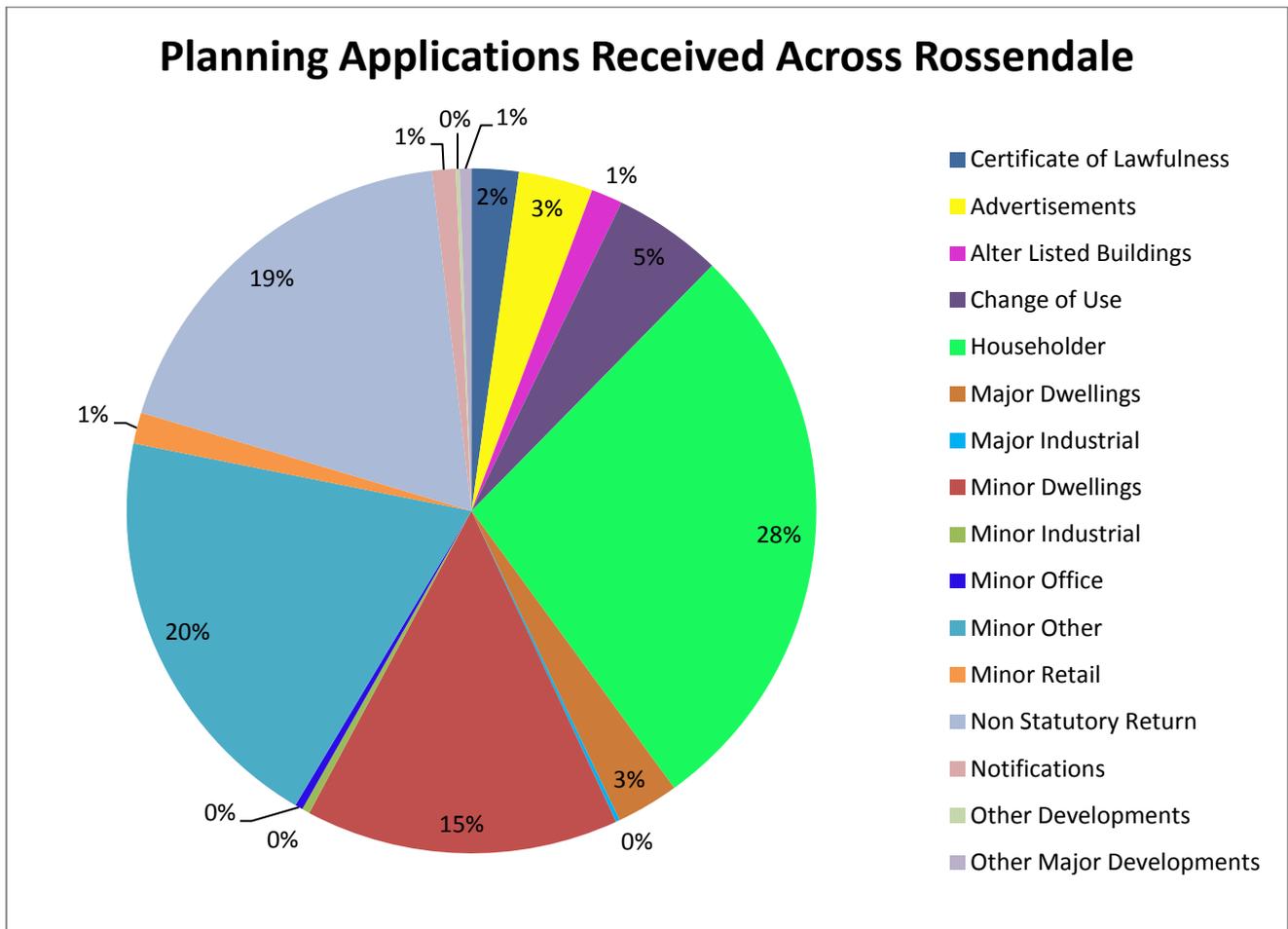
H5: How much affordable housing (gross) was built in 2012/2013	22 affordable units were delivered in 2012/2013.		
H6: What was the quality of new housing built in 2012/2013 according to the Building for Life Assessments?	A Building for Life assessment for Rossendale Hospital was the only such piece of work carried out during 2012/2013.		
Environmental QualityE1: How many planning permissions were granted contrary to advice from the Environment Agency on flooding or water quality grounds.	<p>No planning permissions were granted contrary to advice from the Environment Agency.</p> <p>The Environment Agency objected to no planning applications on water quality grounds over this period, but to three planning applications on flood risk grounds. Of the three applications which raised an objection, two were withdrawn by the applicant. The Environment Agency on the third application withdrew their application and the residential scheme was subsequently granted planning permission.</p>		
E2: Have there been any losses or additions to areas of biodiversity importance?	The responsibility for monitoring and reporting this indicator now lies with upper tier local authorities, rather than with individual districts. 51ha out of the 55ha of designated Sites of Special Scientific Interest (SSSI) is in favourable condition. Only 26.57% of the 60 Biological Heritage Sites/Local Geological Sites are in positive condition but this is slightly better than the Lancashire average.		
E3: How much renewable energy was approved and generated?	Renewable Energy Generation	Number of Applications	Amount of Power (kW)
	Planning Permissions Granted (including one appeal consent)	6	420
	Planning Permissions Refused (one subsequently approved on appeal)	5	440
	Permissions by energy type		
		Number of Schemes	Amount of Power (kW)
	Solar	0	0
	Wind	6	420
	Biomass	0	0
	Other	0	0
Total	6	420	

Overview

Between 1st April 2012 and 31st March 2013 over 545 applications were received for a whole range of different types of development and planning consents.

The pie chart below illustrates the proportion of applications received for each of the types of planning permission (see table below for definitions of the types of applications listed).

Figure 4: Planning Application Analysis



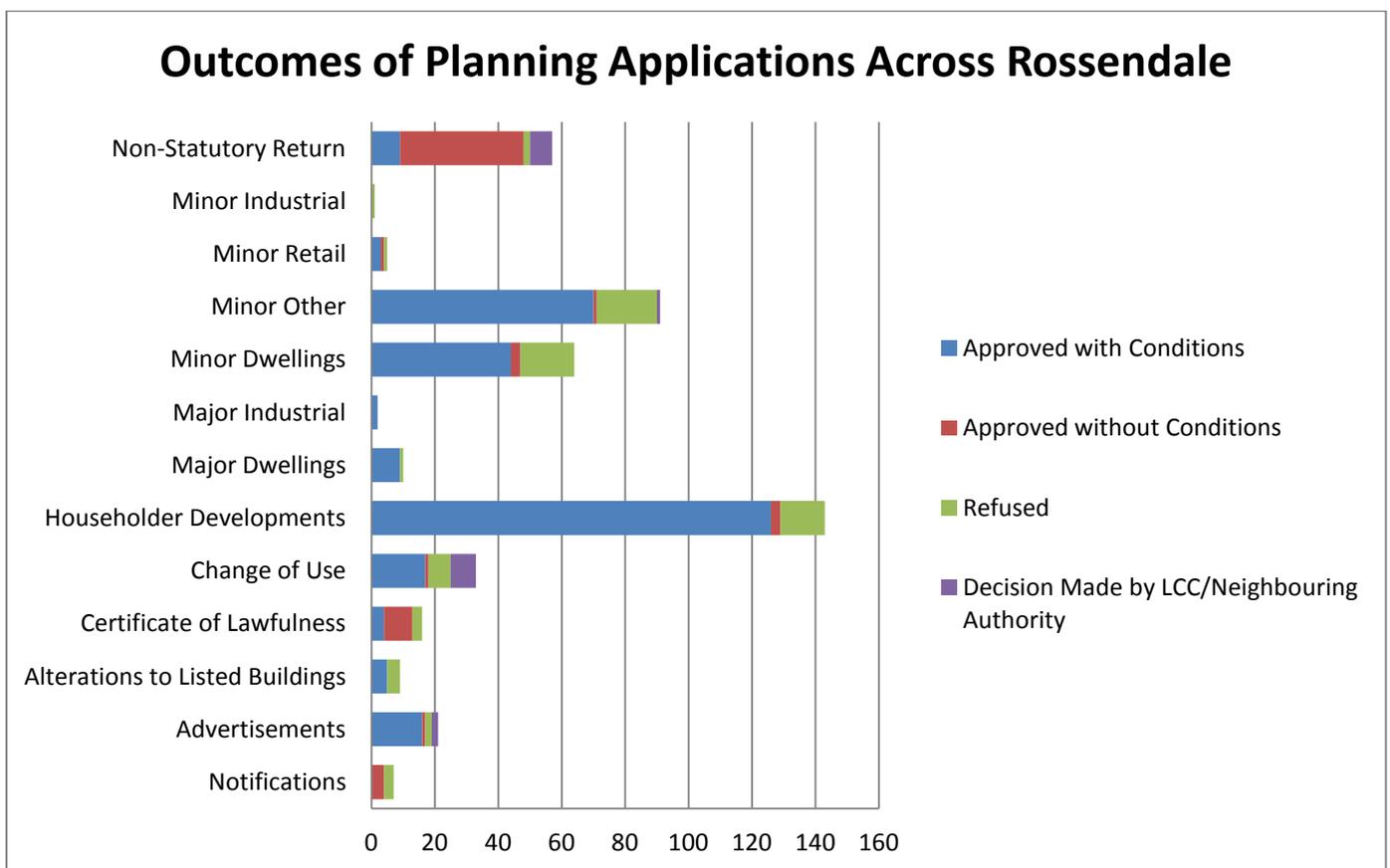
Over a quarter of the applications received were for householder developments, while a significant number of applications were submitted for non-statutory returns such as discharging conditions attached to existing planning permissions.

Definition of Types of Applications	
Notifications	Notification of works that do not require planning permission i.e. Agricultural buildings or demolitions, telecoms etc
Advertisements	Shop signs and other advertisements large enough to need planning consent
Alterations to Listed Buildings	Changes to a Listed Building
Certificate of Lawfulness	Confirmation that existing or proposed developed is lawful and does not require planning permission

Change of Use	Change from a shop to an office, house to shop etc
Householder Developments	Extensions to houses, conservatories etc
Major Dwellings	More than 10 houses
Other Major Development	Any development over 1000 square metres that would not be classed as industrial, office or retail i.e. Theatre, car show room etc
Minor Dwellings	Less than 10 houses
Minor Industrial	Industrial development of less than 1000 square metres
Minor Office	Office development of less than 1000 square metres
Minor Other	Extensions to non-residential properties, minor engineering works etc
Minor Retail	Retail development of less than 1000 square metres
Mixed-Use	Development combining any mix of housing, office, industry, retail etc
Non-Statutory Return	Discharge of conditions etc
Other Developments	Any type of development not covered in the other categories

In terms of how the applications were determined, the graph below illustrates the decisions that were made in relation to each of the categories.

Figure 5: Planning Application Outcomes



As can be seen from the chart above the majority of applications were householder or minor, and most of these were approved, generally (but not always) with conditions attached that need to be discharged (such as approval of landscaping details etc). Applications for the discharge of conditions are included in the 'non-satutory returns'. The figures are comparable to those reported in last year's Annual Monitoring Report.

Chapter 1: Progress According to the Adopted Planning Policy Timetable (LDS)

Figure 6: Local Development Scheme and Proposals Map Timetable

Site Allocation proposals *	Development Management Policies *	Draft Plan	Publication	Submission to Planning Inspectorate	Examination in Public	Inspector's Report	Adoption by Council
Late July 2014	Oct/Nov 2014	Jun/July 2015	Nov/Dec 2015	March 2016	July 2016	Nov 2016	Jan 2017

* An option is that the Site Allocations and Development Management Policy consultations in 2014 may be combined in order to create a first Draft Plan consultation.

DPD Preparation Stages and alignment with Town and Country Planning (Local Planning) (England) Regulations 2013	
Public Participation (Regulation 18)	Examination in Public (Regulations 23 & 24)
Publication of the DPD and Representations (Regulations 19 & 20)	Inspectors Report (Regulation 25)
Submission of the DPD (Regulation 22)	Adoption (Regulation 26)

The table above shows the timetable for the preparation of the Site Allocations and Development Management DPD and associated revisions to the Proposals Map, through to adoption at the start of 2017. The timetable has been changed significantly since the last Monitoring Report to more accurately reflect delivery risks and to ensure a more robust approach is taken. It was evident that reductions in staffing levels, the extent of work required and the need to update the evidence base would mean that it would be unrealistic to adopt the Plan by the start of 2015 as originally envisaged.

The Council may undertake a Community Infrastructure Levy Charging Schedule but no final decision has been made on this. If so, it is intended to progress this document to publication, submission and examination alongside the Site Allocations and Development Management DPD.

A phased consultation on proposed Green Belt and Urban Boundary changes was undertaken in late 2012/early 2013. This attracted over 480 responses which were published in February 2013.

Work with neighbouring authorities has been on going as part of the “Duty to co-operate” requirement of the Localism Act. This has included inviting partners to consultation forums on boundary changes; regular attendance at the Pennine Lancashire Planners Group to discuss sub-regional issues; attending consultation events organised by neighbouring authorities on their Local Plans and associated Evidence Base documents; engagement with Lancashire County Council on the preparation of the East Lancashire Transport Masterplan; co-ordination of the South Pennine Renewable Energy Group including commissioning of guidance on Sub 60 metre wind turbines; and working on issues relating to “Allowable Solutions”.

Chapter 2: Area Vision Areas

The Core Strategy identifies six areas within Rossendale which have individual identities, strengths and weaknesses. To maximise the potential of each area and preserve their characters, a vision and policy has been created for each area to guide future development.

This section reports on the progress made over the plan period (2011-2026) in working towards achieving the vision for each area. These are assessed against targets which were established at the outset of the Core Strategy.

In addition to the targets in the Area Vision Policies this section will also set out what has happened over the past 12 months in each of the areas. This will enable members of the public and organisations to monitor and assess how an area is developing as a whole, looking at all the relevant factors that could affect the delivery of the vision.

It is intended to show not only changes in the last 12 months for an area but also the cumulative changes taking place since the start of the Core Strategy in 2011.

AVP1: Whitworth, Facit and Shawforth

“To promote Whitworth as a prime location of choice to live and work, capitalising on the area’s assets and facilities, and ensuring that Whitworth’s leisure and tourism potential is sensitively realised to support the tourism offer available in the east of Rossendale.”

Whitworth is one of the main settlement areas in Rossendale and the vision (above) in the Core Strategy sets out how the area will grow and develop up to 2026 to meet the needs and demands of its communities, businesses and visitors.

Planning applications received over the period 2012/13 have included the approval of 39 affordable units on the site of the red brick Facit Mill building. An application has been submitted, although as yet not determined, for the Former Albert Mill / Sunnyside Works on Market Street. An approval has also been submitted for a single store retail unit (372m²) in Whitworth Town Centre, on the site of the former Lords Caterers. Also of interest, permission has also been granted (on appeal) for the change of use of Mercedes House in Shawforth to a school for emotionally difficult children. Development is continuing on the residential scheme (for 85 dwellings) on the Orama Mill site.

Target	Creation of multi-user bridleway linking Facit Quarry to Lee Quarry by April 2012
Progress towards Target	The route and the funding have been identified but there are ongoing problems with one landowner which has meant that the project has not been developed as originally planned. The County Land Agent is trying to resolve the outstanding issues and alternative routes are also being investigated.
Trigger to Implement Contingencies	1. Funding not confirmed by April 2011 2. Contractor not in place by June 2011 3. Work completed by April 2012
Trigger Met	Yes.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sources of funding 3. Discuss solutions to other identified constraints which are delaying progress with various stakeholders e.g. land owners, LCC, etc.
Target	Extension of multiuser bridleway from Whitworth to Rochdale by 2016
Progress towards Target	The project has been identified as a priority at the Rossendale Cycling Forum and the route identified in principle, as part of a larger cycleway route stretching from Rochdale Town Centre to Rawtenstall Railway Station. Detailed designs for improvements have been prepared by John Grimshaw, who has national expertise on such topics. Rochdale MBC have identified Section 106 funding for improvements within their area while Lancashire CC have committed funding to provide a “bypass” around an obstruction to the route at Facit .
Trigger to Implement Contingencies	1. Funding not confirmed by April 2014 2. Contractor not in place by June 2014 3. Work completed April 2016
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sources of funding 3. Discuss solutions to other identified constraints which are delaying progress with various stakeholders e.g. land owners, contractor, LCC, etc.

AVP2: Bacup, Stacksteads, Britannia and Weir

“Bacup will be the hub of the Valley’s emerging tourism industry, building on its rich built and natural heritage supported by complementary developments and opportunities within Stacksteads, Britannia and Weir. The area’s distinct sense of place is to be retained and enhanced, with vacant sites and buildings to be occupied and open spaces retained. Local people will have a variety of employment and residential opportunities to choose from, supported by appropriate training and educational facilities.”

Bacup is one of the main settlement areas in Rossendale and the vision (above) in the Core Strategy sets out how the area will grow and develop up to 2026 to meet the needs and demands of its communities, businesses and visitors.

In the main planning applications that were received over the 2012/13 period in Bacup tended to be for minor dwellings (up to 10 houses) rather than large residential schemes. This included the approval to convert the Former Police station on Bank Street to five dwellings. Building work on the site of the Former Acre Mill, which had been started a number of years ago, but not progressed, has now got underway with a Registered Provider to deliver 38 dwellings for Great Places. Work has also started on Rockcliffe Road for a mix of 82 affordable and market houses. Other significant applications that commenced during this period include the construction of the Morrison’s supermarket (approved in 2011), and the change of use at Stubblelee to a vocational learning centre (approved early 2012).

The table below sets out progress in relation to the specific targets identified for Bacup, Stacksteads, Britannia and Weir in the Core Strategy DPD.

Target	Opening of new supermarket in Bacup by April 2013
Progress towards Target	A planning application was submitted and approved by the Council for the development of a supermarket in 2011/2012. Construction has started on site and the supermarket is expected to open for business in early August 2013.
Trigger to Implement Contingencies	1. Planning permission not resolved by October 2011 2. Work to commence on site by April 2012
Trigger Met	Yes – work has commenced and the supermarket is expected to open in summer 2013.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc) 2. Dialogue with developer, English Heritage, Rossendale BC Regeneration, Regenerate, LEP, etc over grant funding and incentive schemes
Target	Cycle links between Lee Quarry and Bacup Town Centre to be improved to encourage cyclists to visit the town centre. Ongoing but work to start by April 2012
Progress towards Target	Work is being progressed as part of a larger project to create a cycle link between Rawtenstall and Bacup / Britannia, led by Rossendale Cycle Forum. Potential corridors have been identified, and detailed designs prepared by John Grimshaw Associates as part of the broader “Valley of Stone” Project. Identification of options continues but is likely that development of the route will be iterative as funding and development opportunities become available.
Trigger to Implement Contingencies	1. Funding not in place by October 2011.
Trigger Met	Yes – funding options currently being explored.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sources of funding 3. Discuss solutions to other identified constraints which are delaying progress with various stakeholders e.g. land owners, LCC Highways etc.

AVP3: Waterfoot, Lumb, Cowpe and Water

“Waterfoot will have a distinct and vibrant local centre acting as a small retail niche supporting local businesses. The area will support the wider tourism and leisure opportunities and facilities within Rossendale with appropriately located facilities and services. This will in turn be supported by improved access to the countryside. The majority of previously-developed sites and buildings will have been developed for functional and sustainable uses, contributing to the atmosphere and community spirit of the area. Some additional employment and housing development will act to support the local economy and provide people with a choice of employment and residential opportunities.”

Waterfoot forms a substantial part of the main urban corridor in Rossendale and the vision (above) in the Core Strategy sets out how the area will grow and develop up to 2026 to meet the needs and demands of its communities, businesses and visitors.

The vast majority of development proposed in Waterfoot has been minor in scale. Conversion of the Glen Valley Guest house into specialist accommodation was controversial with local residents as was pre-application discussion about a scheme for the demolition and replacement of Myholme House in the centre of the town.

Target	Reduction in the number of empty units in Waterfoot town centre to no more than 12% by end of Plan period (from 21.2% as of Nov 2008)
Progress towards Target	A Town Centre Health Check was undertaken in early 2012 and of the 62 retail premises within the Primary Shopping Area only 20.9% of the units were vacant, of which 8% were being actively marketed. This showed a reduction in vacancy levels of 0.3% since 2008. Although only a small reduction, this is a positive outcome despite the challenging economic backdrop.
Trigger to Implement Contingencies	No decrease in the number of vacant units over fixed 3 year periods
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of Town Centre boundary 3. Review of policy 4. Dialogue with commercial property agents/regeneration over rents and suitability of potential units within Waterfoot town centre.

AVP4: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

“Rawtenstall will be a place where people will want to live, visit and shop. The Valley Centre and its surroundings will be a revitalised heart for the town complemented by high quality small shops on Bank Street and a thriving market. A new commuter rail link to Manchester, attractive walking routes from the station to the town centre and a new bus facility will all contribute to better transport links. New Hall Hey will be developed as a high quality retail and office location.

Housing will be focussed on Rawtenstall with no major development in Crawshawbooth, Goodshaw and Loveclough. The integrity of existing open spaces will be maintained. The Village Centre of Crawshawbooth will continue to offer a range of local services served by enhanced parking facilities. Walking and cycling improvements in Crawshawbooth, Goodshaw and Loveclough will offer improved countryside access.”

Rawtenstall is the main settlement in Rossendale, while Crawshawbooth, Goodshaw and Loveclough form the residential area to the north of the town and the vision (above) in the Core Strategy sets out how the area will grow and develop up to 2026 to meet the needs and demands of its communities, businesses and visitors.

The proposal to demolish the hospital and construct 139 new homes on the site is directly related to the implementation of AVP4 and Policy 1 (Planning Reference 2012/0162). Extensive assessment was undertaken regarding the viability of retaining the existing buildings and incorporating an element of mixed use. However it did not prove feasible to deliver anything other than housing on a cleared site.

Other significant developments included permission for an additional 12 houses at East Parade/Higher Mill Street (Planning Reference 2012/0210) and 26 apartments at Holly Mount House near the Asda store (Planning Reference 2012/0397).

Target	Hospital site to be developed by 2017
Progress towards Target	Rosendale Hospital completely closed to the public in September 2010. A planning application for 139 housing units also involving demolition of all existing buildings on site was submitted by Taylor Wimpey and approved in November 2012 subject to conclusion of a satisfactory Section 106 Agreement.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. No discussions with developer/owner about scheme detail including mixed use opportunities by 2012 2. Development/design not proposed by 2013 1. Application not submitted by 2014 in accordance with the Site Allocations DPD 2. Application not approved by 2015 3. Development not completed by 2017
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) include viability assessment 2. Work with development land owner to produce a viable and suitable scheme (e.g. negotiating amount and type of non-residential mixed use site and negotiate S 106s). 3. Work with developer/land owner to alleviate constraints (e.g. amount of site to be developed [area] amount/parts of original workhouse to be retained) in accordance with PPG2
Target	Bus Station and Public Realm improvements to be completed by 2015
Progress towards Target	Demolition of the former Valley Centre was completed in mid 2012 and a new area of temporary Open Space created which has been utilised for a number of events. Development of a new bus station is recognised as a priority. Lancashire County Council has identified £3.5 million for the scheme. Sites for a bus station within the former Valley Centre site have been examined but a final decision on the exact layout and a subsequent planning application cannot be submitted until an Architectural Competition is finalised (expected in late 2013)
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Redevelopment of Rawtenstall Bus Station and Public Realm improvements not an identified specific project in LTP3 by 2012 2. Application not submitted in 2013 3. Application not approved by end of 2013 4. Redevelopment not complete by 2015
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with LCC to facilitate and enable development (e.g. assistance with funding and resources) 3. Work with LCC to alleviate constraints (e.g. demolition and relocation of business etc) 4. Assist with the production of a public realm improvement plan 5. Develop Master Plan/development brief to guide future proposals and assist with securing funding.
Target	New Hall Hey development to be completed by 2016
Progress towards Target	The New Hall Hey development has seen no visible progress. The structures on site are completed but remain unoccupied though discussions are on-going by the site administrators with interested parties. There has been no progress toward submission of details for the parts of the site that only have outline permission.
Trigger to Implement	<ol style="list-style-type: none"> 1. No discussions with owners and developer about the scheme details including funding by 2013

Contingencies	2. Initial phases not complete by 2015 3. Redevelopment not complete by 2015
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with developer and owners to facilitate and enable development (e.g. recognition of S106 and conditions) 3. Work with owner/developer to alleviate constraints (e.g. indicative phasing) 4. Assist with marketing the site and proactive talks

The Supplementary Planning Document (SPD) for Rawtenstall Town Centre has not progressed further due to the decision of the Joint Venture Partnership between the Council/Barnfield Construction initiating an Architectural Competition for the site. In the longer term it is still envisaged that retail use will be returned to a large part of the land.

The New Hall Hey development has continued to be affected by the general malaise in the retail sector with the administrator negotiating with a number of interested parties about potentially occupying the vacant units.

AVP5: South West Rossendale

“The rural character and nature of individual settlements within the area will have grown and developed into better linked and sustainable communities. The area will support the wider tourism and leisure opportunities within Rossendale with appropriately located facilities and services. This will in turn be supported by improved access to the countryside and the conservation of local heritage.

The majority of previously-developed sites and buildings will have been developed for necessary and sustainable uses, contributing to the atmosphere and community spirit of the area. Some additional employment and housing development will act to support the local economy and provide local people with a choice of employment and residential opportunities.”

South-West Rossendale is a collection of small settlements and villages surrounded and separated by Green Belt and countryside and the vision (above) in the Core Strategy sets out how the area will grow and develop up to 2026 to meet the needs and demands of its communities, businesses and visitors.

Work commenced on construction of 74 new dwellings at Holmefield House, Helmshore (Planning Reference 2011/0046) which was permitted on appeal a few days before the start of the Monitoring year.

The table below sets out progress on the target identified for South-West Rossendale in the Core Strategy DPD.

Target	Completion of the national cycle route from Stubbins to Helmshore by 2015
Progress towards Target	Lancashire County Council requested that the cycle route be shown on the area vision diagram although the scheme has not yet been implemented. The route is owned and managed in part by Lancashire County Council and Rail Paths, which is a subsidiary of Sustrans. An outline design for the route is in place. Discussions are ongoing between the Council, partners and Lancashire County Council through the Rossendale Cycle Forum to progress this scheme however funding is currently limited.
Trigger to Implement Contingencies	1. Route not included in LTP 3 by 2011 2. Route not in LCC’s Implementation Strategy for Rossendale (September 2011) 3. No contractor appointed by April 2014
Trigger Met	Yes – however discussions with LCC are ongoing regarding implementation and potential alternative sources of funding.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) Include viability assessment 2. Identify alternative sources of funding 3. Discuss solutions to other identified constraints which are delaying progress with various stakeholders e.g. land owners, LCC etc.

AVP6: Haslingden and Rising Bridge

“Haslingden and Rising Bridge will be attractive places to live and work for all sections of the community. New housing and employment development will be encouraged within the urban boundary and should be primarily on previously developed land. In the countryside improved access and management will help to contribute to resident’s enjoyment of the area.

Haslingden Centre will be rejuvenated with reduced numbers of vacancies and a broad range of shops. Deardengate will be made more attractive for users including improved public space works.”

Haslingden is one of the main settlement areas in Rossendale and the vision (above) in the Core Strategy sets out how the area will grow and develop up to 2026 to meet the needs and demands of its communities, businesses and visitors.

Planning applications have been received and approved for alterations to commercial properties including a one and a half storey extension at Solomon Commercials, on Knowsley Road Industrial Estate (Planning Ref. 2012/0102) and the change of use of a first floor staff canteen to factory shop at Grane Road Mill, Grane Road (Planning Ref. 2012/0384).

The table below sets out progress in relation to the specific targets identified for Haslingden and Rising Bridge in the Core Strategy DPD.

Target	Reduction in the number of empty buildings in Haslingden town centre to no more than 12% over the plan period (from 18.5% as of 2008).
Progress towards Target	<p>A Town Centre Health Check was completed in 2011/2012 and of the 120 retail premises within the Town Centre only 10% of the units were vacant, of which 7% were being actively marketed.</p> <p>This shows a reduction in vacancy levels of 8.5% since 2008.</p> <p>This is a significant reduction almost halving the amount of vacant premises and is a very positive outcome despite the challenging economic backdrop.</p>
Trigger to Implement Contingencies	1. No decrease in the number of vacant units over fixed 3 year periods
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of Town Centre boundary 3. Review of policy 4. Dialogue with commercial property agents/regeneration over rents and suitability of potential units within Haslingden town centre

Chapter 2: Topic Planning Policies

This section will report on the progress made over the plan period (2011-2026) in working towards achieving the aim of each of the planning policies. These policies are assessed against targets which were established at the outset of the Core Strategy.

Each policy is dealt with in turn and will set out what progress has been made towards achieving each of the relevant targets set out in the Core Strategy and what has happened over the past 12 months. Cumulative changes taking place since the adoption of the Core Strategy in September 2011 are also shown.

This report will enable members of the public and organisations to monitor and assess how the area is developing as a whole, looking at all the relevant factors that could affect the delivery of the policy and the overall Core Strategy vision.

Policy 1: General Development Locations and Principles

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

The main emphasis is placed on developing within the urban area and guidance is provided on how any changes to the urban and Green Belt boundaries should be undertaken.

Target	95% of all new housing units, excluding Major Developed Sites in Green Belt, to be built within the urban boundary defined in the Site Allocations DPD over plan period up to 2026		
Progress towards Target	The majority of new housing delivered this year was inside the urban boundary (96%), exceeding the Core Strategy target. The cumulative two year figure for (2011/2012 & 2012/2013) is below the target at 87% however this figure remains above the trigger.		
	It is anticipated that the amount of residential development taking place within the urban boundary will continue to increase as schemes currently within the boundary are delivered over the coming years and changes to the boundary are made to accommodate development and take account of changes since the boundary was adopted in 1995.		
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)
	77%	96%	87%
Trigger to Implement Contingencies	85% or less of housing numbers in the urban boundary over a rolling 3 year period		
Trigger Met	No.		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 3. Work with developers/landowners of sites to bring sites forward faster (e.g. via development phasing, affordable phasing and completion notice) 4. Consider commencing a review of the Policy 		
Target	95% of all new retail and office floorspace delivered within the urban boundary defined in the Site Allocations DPD over the plan period up to 2026		
Progress towards Target	Stubbins saw the completion of 53.1 m ² of new retail (A1) floorspace (from B1 office), and one permission was granted for a factory shop (140m ²), outside of the Primary Shopping Area, but within the urban boundary. This has yet to start. Work commenced too on the Morrison's supermarket in Bacup, with the demolition of Lee Mill, however, the additional floorspace created is not to be included in the 2012/13 period as the scheme was not completed within this monitoring period,		
	In respect of office development 792.9m ² of additional A2 floorspace was completed (100% in the urban boundary), but no additional floorspace was approved. In respect of B1(a) office no additional floorspace was completed, although 51m ² were approved in Haslingden, within the Urban Boundary.		
	Hence 100% of all new retail / office floorspace was delivered within the urban boundary over this period.		
	The Council is committed to increasing the amount of retail and office floorspace delivered within the urban boundary and is currently working with partners and developers through the Lives & Landscapes DPD (Site Allocations) to identify future sites and development opportunities to ensure that this target is met.		
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)

			2012/2013)
	25%	100%	62.5%
Trigger to Implement Contingencies	85% or less of retail and office floorspace delivered in the urban boundary over a rolling 3 year period		
Trigger Met	No.		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 3. Work with developers/landowners of sites to bring sites forward faster (e.g. via development phasing, affordable phasing and completion notice) 4. Consider commencing a review of the Policy 		
Target	40% of all retail and office floorspace to be provided in Rawtenstall		
Progress towards Target	<p>No new retail floorspace was provided within Rawtenstall town centre. The Valley Centre, which had been entirely vacant, was demolished, resulting in a loss of 5700m² of retail floorspace. The open space provided on this site is intended to be temporary, replaced with more typical retail and commercial businesses when the economy improves.</p> <p>Some office floorspace was provided at Crawshawbooth (A2), which is within the Rawtenstall Area Vision Area (792.9m²).</p> <p>The Council is committed to increasing the amount of retail and office floorspace delivered within Rawtenstall and is currently working with partners and developers through the Joint Venture scheme with Together Housing and Barnfield Construction as well as the Lives & Landscapes DPD (Site Allocations) to identify future sites and development opportunities to ensure that this target is met.</p>		
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)
	25%	100%	62.5%
Trigger to Implement Contingencies	Less than 10% or more than 50% of overall retail and/or office floorspace provided in Rawtenstall over a 3 year rolling period.		
Trigger Met	No.		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to encourage development in the area including assisting with access to funding and resources. 3. Work with partners to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 4. Consider a review of the Policy 		
Target	30% of all new residential development to be built in Rawtenstall over the plan period to 2026		
Progress towards Target	<p>At 27% of total development built across the Borough, the level of new residential development built in Rawtenstall this year is slightly below the target. The figure is significantly higher compared to the percentage of new residential development built in Rawtenstall the previous year however which contributes to the lower percentage over the cumulative two year period. The Council will continue to work closely with partners and developers through the Lives & Landscapes DPD (Site Allocations) to identify future housing sites and increase the amount of housing built in Rawtenstall.</p> <p>Although development is progressing on several housing sites in Rawtenstall, some of this development is progressing at a slower rate than expected because of the current economic climate. It is anticipated that building rates will improve over the next few years and a major planning application is being progressed for the redevelopment of the Rossendale Hospital Site for housing which will increase levels of housing delivery in Rawtenstall.</p>		

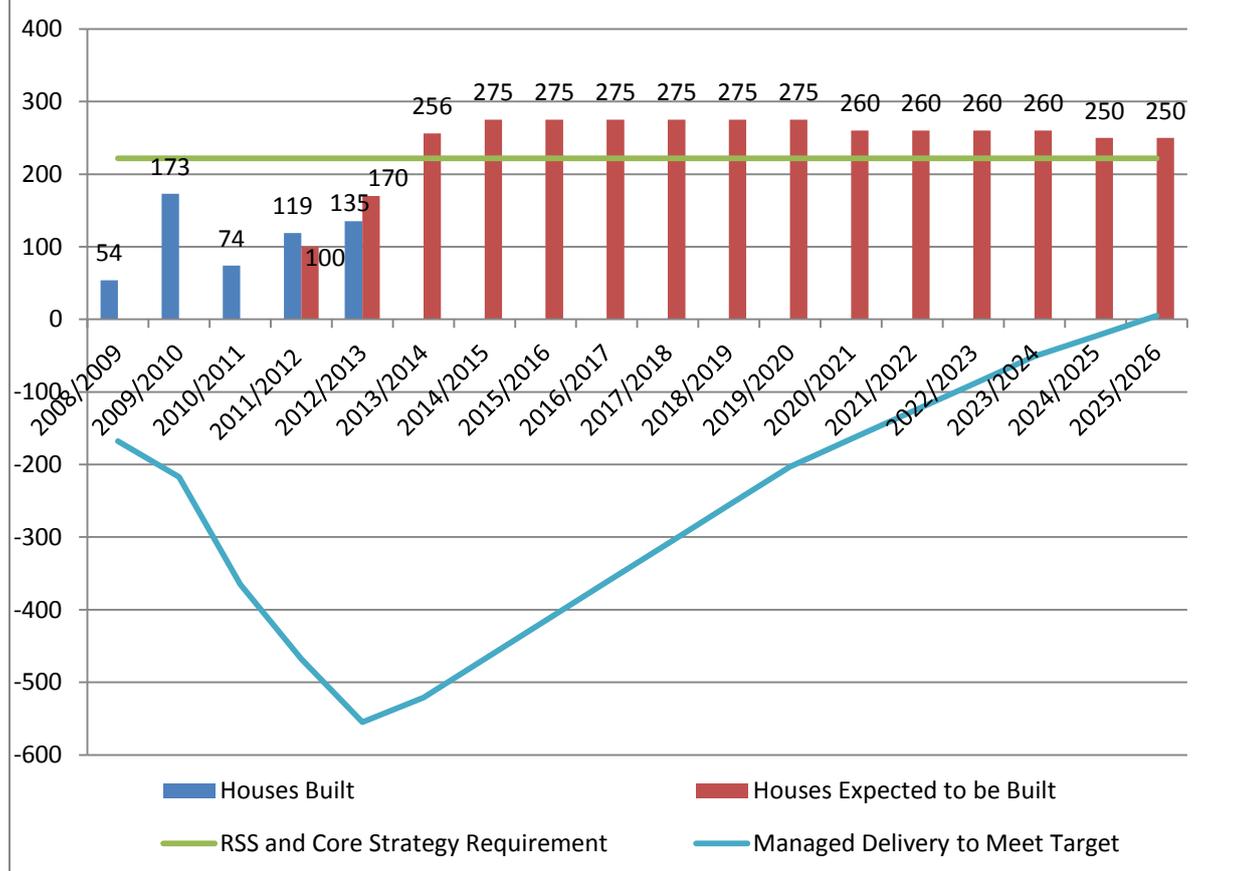
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)
	2%	27%	15%
Trigger to Implement Contingencies	Less than 10% or more than 50% of all new residential development delivered in Rawtenstall over a 3 year rolling period.		
Trigger Met	No.		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners, including Rossendale BC, to encourage development in the area including assisting with access to funding and resources. 3. Work with partners to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit 4. Consider a review of the Policy 		

Policy 2: Meeting Rossendale's Housing Requirement

This policy identifies the amount of land that is required for housing in the Borough. It sets out that this should be primarily located on previously developed land, particularly in Bacup, Haslingden and Whitworth and be in sustainable locations.

The housing trajectory shows how the target of delivering 3,700 new houses in Rossendale by 2026 is expected to be delivered. It is monitored annually to reflect actual housing delivery rates. As levels of housing delivered in 2012/2013 were below expected levels of delivery, the housing trajectory has been revised since last year's Annual Monitoring Report to incorporate slightly higher targets for 2013/2014 and in the medium term (between 2014/2015 and 2019/2020) to enable the shortfall to be addressed. Numbers of new houses expected to be delivered in the latter years of the plan period (from 2020/2021 onwards) have been kept lower to ensure that unnecessary pressure is not placed on resources towards the end of the plan period, and to encourage delivery earlier in the plan period, albeit bearing in mind the impacts of the economic down turn.

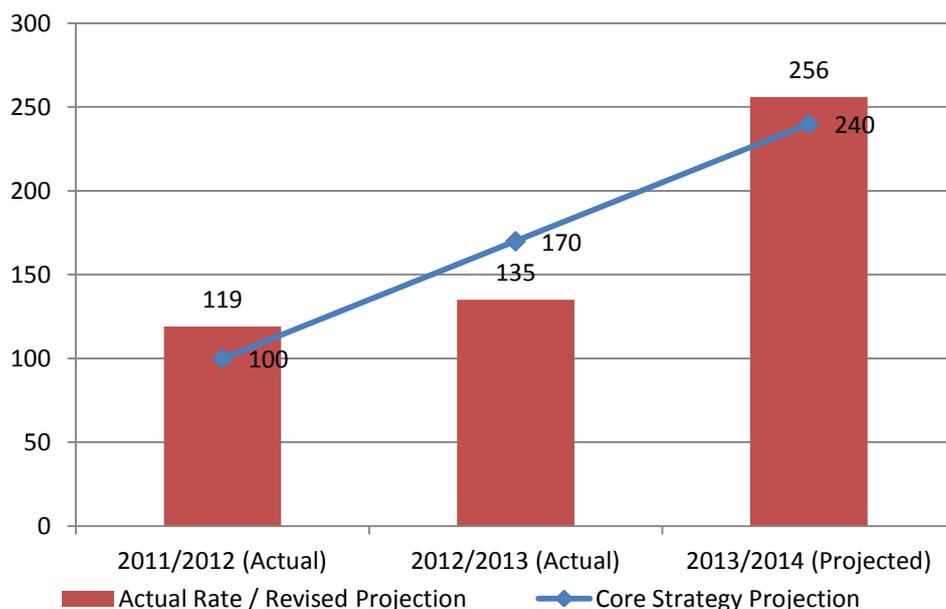
Fig. 7 - Housing Trajectory 2012/2013



To achieve the target of 3,700 new houses in Rossendale by 2026, the rate of delivery is monitored over rolling three year periods. The Core Strategy projected target for the current three year period from 2011/2012 to 2013/2014 is 510 dwellings. As this is the second monitoring report since the Core Strategy was adopted, information is available on the rate of delivery over the previous two years (2011/2012 and 2012/2013) and projected rates are used for 2013/2014.

Target	Deliver a minimum of 3,700 new houses over the plan period to 2026.
Progress towards Target	Figure 8 shows that 135 dwellings were delivered in 2012/2013; although this figure exceeds the number of dwellings delivered last year, it falls below the Core Strategy target of 170 dwellings and represents a shortfall of 35 dwellings or 21%. Although the delivery target was exceeded in 2011/2012, the shortfall of housing delivered in 2012/2013 and the increased Core Strategy target for 2013/2014 means that there is currently a cumulative two year shortfall of 16 dwellings (6%). It will therefore be necessary to build 256 dwellings in 2013/2014, rather than the 240 dwellings which were projected to be built in 2013/2014, to meet the three year delivery target of 510 dwellings.
Trigger to Implement Contingencies	Shortfall of 20% of cumulative 3 year target according to the housing trajectory in Policy 2
Trigger Met	The shortfall over the cumulative two year period does not meet the trigger.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Bring forward sites identified for later phases in the plan period if appropriate 3. Work with Key Partners, developers and landowners to facilitate and enable development (e.g. access to finance, including Grants, negotiating S106s and contributions). 4. Consider a review of Policy

Figure 8 – 3 Year Housing Delivery (2011/2012 – 2013/2014)



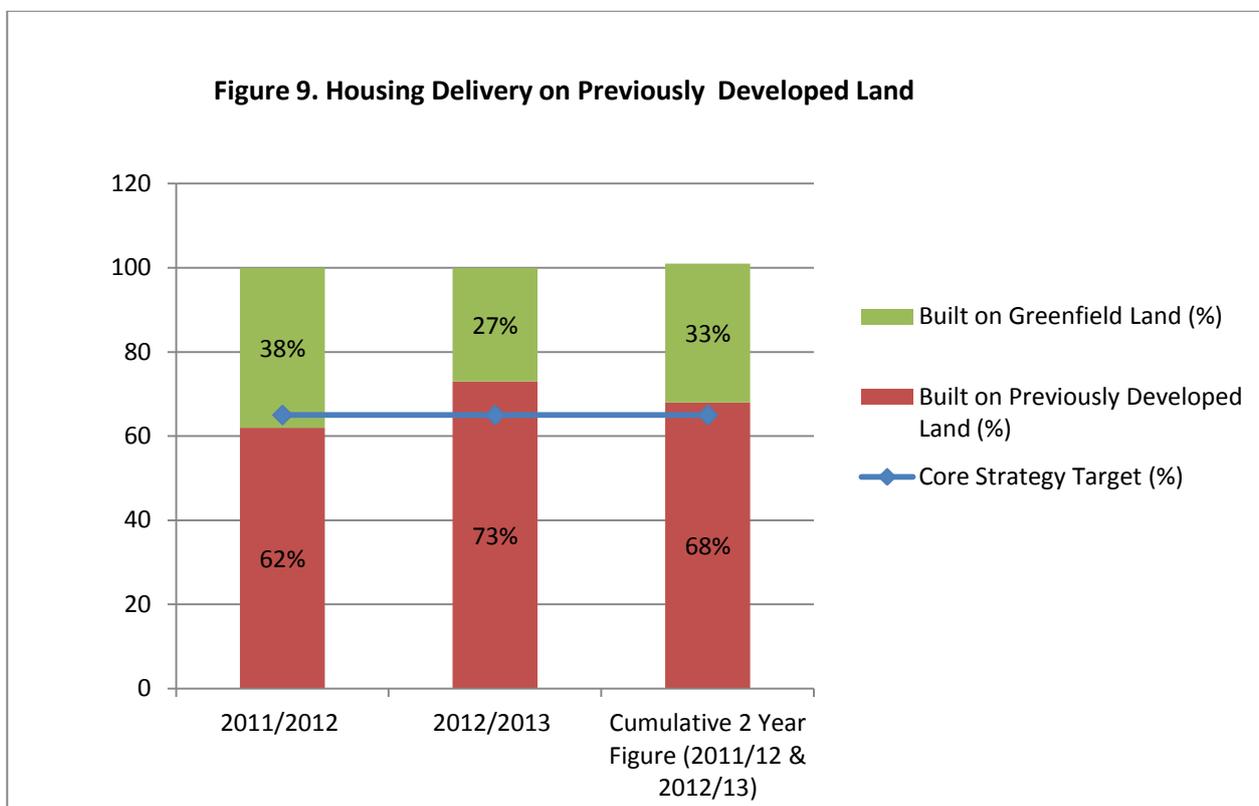
Target	Deliver the right type, size and tenure (affordable or open market) of housing to meet identified needs and demands in line with the latest assessment where appropriate by 2026.
Progress towards Target	<p>Housing need and demand is set out in the Council’s 2008 Strategic Housing Market Assessment, undertaken by Fordhams. According to the report, there is an overall requirement of 335 dwellings per year in Rossendale. The largest shortfall identified in the SHMA is in owner-occupied housing with four or more bedrooms and there is a shortfall of one and two bedroom dwellings in the private rented sector. In the social rented sector, there is demand for three and four bedroom properties. However, the introduction of the “bedroom tax” through the Welfare Reform Act 2013 is likely to increase the demand for one bedroom social rented properties. The report also estimates a need of 327 affordable homes each year over the plan period (which includes aspirational demand).</p> <p>The Council has recently issued an Invitation to Tender to review the Strategic Housing Market Assessment which will provide updated information on housing need and demand in Rossendale.</p> <p>Four bedroom properties are still being delivered however numbers of one bedroom properties continue to be low; this is partly due to a nation-wide slump in demand for apartments as well as the recession. The Council is working closely with Registered Providers and other developers to increase the provision of one bedroom properties. 22 affordable dwellings were completed in 2012/2013, and further information on affordable housing is provided in this report under policy 4.</p> <p>The Council is working with partners and developers to identify potential sites and schemes which could meet this need and will progress such proposals through the Lives & Landscapes DPD (Site Allocations) and the planning application process.</p>
Trigger to Implement Contingencies	80% or less of new housing meeting an identified house type, size or tenure need over a rolling 3 year target.
Trigger Met	Further information will be available when the revised Strategic Housing Market Assessment is available; this is expected to be in spring 2014.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or

	<p>assessment(s) and decide whether to take action</p> <ol style="list-style-type: none"> 2. Work with key partners, developers and landowners to encourage development to meet needs 3. Identify suitable sites to deliver particular types, sizes and tenures of housing and work with partners to submit applications 4. Reduce/restrict proposals that do not meet an identified need/demand if appropriate 5. Consider a review of the Policy
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Rossendale has a large amount of vacant previously-developed land and buildings requiring regeneration and redevelopment. The Core Strategy seeks to bring back into use vacant and under-used land and buildings and as such it will maintain the commitment to deliver 65% of all new housing on previously-developed land.

Target	65% of all new housing completed on PDL over the plan period to 2026		
Progress towards Target	In 2012/2013, almost three-quarters of all new housing (73%) was completed on previously developed land exceeding both the target and trigger (see Figure 9). Although the figure was slightly lower in 2011/2012, the cumulative percentage of dwellings built on previously-developed land over the two year period was 68% which also exceeds both the target and trigger.		
	Exceeding the previously-developed land target early in the plan period is beneficial as it enables the Council to better understand how much Greenfield land will need to be released as part of the Lives & Landscapes DPD (Site Allocations) Development Plan Document.		
	Delivery on Previously-Developed Land		
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)
	62%	73%	68%
Trigger to Implement Contingencies	50% or less of new housing built on PDL over a rolling 3 year period		
Trigger Met	No.		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 		

Figure 9. Housing Delivery on Previously Developed Land



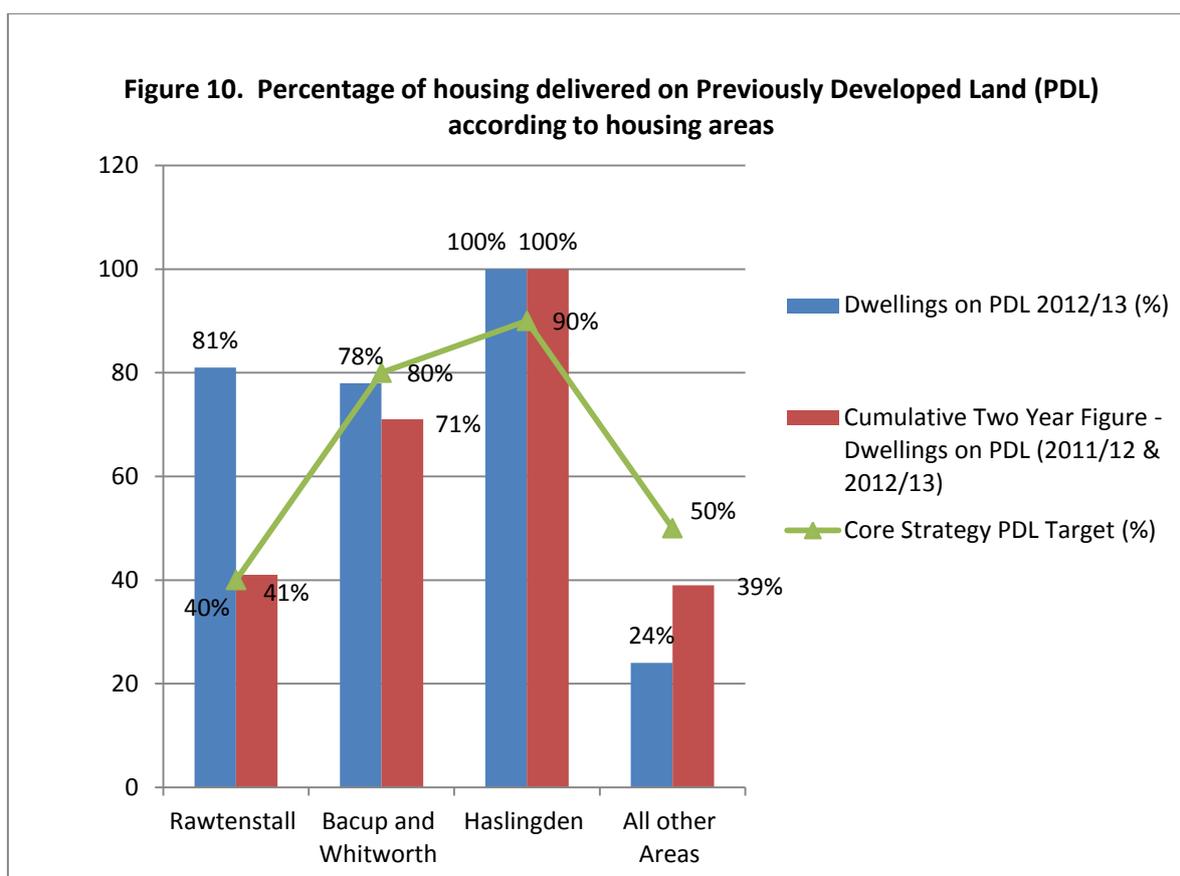
The percentage of new dwellings completed on previously-developed land (PDL) by housing area are shown in Figure 10 and discussed below. Areas where there are large amounts of available and suitable previously-developed land such as Bacup, Haslingden and Whitworth have higher targets compared to areas such as Rawtenstall.

Overall, the percentages of dwellings completed on previously-developed land by area are above target for the cumulative two year period (2011/2012 and 2012/2013) in Haslingden and Rawtenstall but below target for other areas of the borough, including Bacup and Whitworth.

Target	40% of all new dwellings completed in Rawtenstall on PDL over the plan period up to 2026		
Progress towards Target	In 2012/2013, the majority of dwellings (81%) completed in Rawtenstall were on previously-developed land which significantly exceeds the target, see Figure 10. Because no houses were built on previously developed land in 2011/12 the cumulative two year period (2011/2012 and 2012/2013) drops significantly to 41%, but remains above the target and the trigger.		
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)
	0%	81%	41%
Trigger to Implement Contingencies	30% or less of all new housing built on PDL over a 3 year rolling period (e.g. 1110/15 x 3 = 222, 30% = 67)		
Trigger Met	No.		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 		
Target	80% of all new dwellings completed in Bacup and Whitworth on PDL over the plan period up to 2026		
Progress	In 2012/2013, 78% of new dwellings were completed in Bacup and Whitworth on		

towards Target	previously-developed land. The figure drops slightly to 71% over the cumulative two year period.		
	While these figures are below the target, they remain just above the triggers. The Council is committed to increasing the amount of housing built on previously-developed land in Bacup and Whitworth and is currently working with partners and developers through the Lives & Landscapes DPD (Site Allocations) to identify future housing sites to ensure that this target is met.		
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)
	63%	78%	71%
Trigger to Implement Contingencies	70% or less of all new housing built on PDL over a 3 year rolling period (e.g. 1850/15 x 3 = 370, 370/3 = 123 x 2 = 246, 70% = 173)		
Trigger Met	No.		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 		
Target	90% of all new dwellings completed in Haslingden on PDL over the plan period up to 2026		
Progress towards Target	100% of all housing in Haslingden was built on previously-developed land in both 2012/2013 and over the cumulative two year period.		
	The Council will continue to maintain the high percentage of housing built on previously-developed land in Haslingden through continuing to work with partners and developers through the Lives & Landscapes DPD (Site Allocations) to identify future housing sites.		
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)
	100%	100%	100%
Trigger to Implement Contingencies	80% or less of all new housing built on PDL over a 3 year rolling period (e.g. 1850/15 x 3 = 370, 370/3 = 123, 80% = 97)		
Trigger Met	No.		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 		
Target	50% of all new dwellings completed in all other areas on PDL over the plan period up to 2026		
Progress towards Target	In 2012/2013 24% of housing built outside of Rawtenstall, Bacup, Whitworth and Haslingden took place on previously-developed land, this figure rises to 39% over the cumulative two year period.		
	These figures fall below the target and triggers. The Council is committed to increasing the amount of housing built on previously-developed land in these areas and is currently working with partners and developers through the Lives & Landscapes DPD (Site Allocations) to identify future housing sites to ensure that this target is met.		
	2011/2012	2012/2013	Cumulative 2 Year Period (2011/2012 & 2012/2013)

	53%	24%	39%
Trigger to Implement Contingencies	40% or less of all new housing built on PDL over a 3 year rolling period (e.g. 740/15 = 49 x 3 = 148, 40% = 59)		
Trigger Met	Yes for both 2012/2013 and for the cumulative two year period (2011/2012 and 2012/2013).		
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 		



Higher density developments (50+ dwellings per hectare) are encouraged in sustainable locations, such as within Rawtenstall, Bacup and Haslingden and Whitworth, with a minimum density of 30 dwellings per hectare in other areas of the Borough.

Figures 11 and 12 shows the percentage of residential development built in Rawtenstall, Bacup and Haslingden and Whitworth in 2012/2013 and over the cumulative two year period (2011/2012 and 2012/2013) at densities of greater and less than the target of 50 dwellings per hectare. Figures 12 and 13 shows the percentage of residential development built in all other areas in 2012/2013 and over the cumulative two year period (2011/2012 and 2012/2013) at densities of greater and less than the target of 30 dwellings per hectare.

Overall the densities of residential development completed in Rossendale in 2012/2013 and over the two year period (2011/2012 and 2012/2013) significantly underperform against the Core Strategy targets, particularly for Rawtenstall, Bacup, Haslingden and Whitworth. It may be necessary to review policies in relation to residential density.

Target	70% of all new residential development in Rawtenstall, Bacup, Haslingden and Whitworth to be built at 50 dwellings per hectare
Progress towards Target	In 2012/2013 only 1% of dwellings built in Rawtenstall, Bacup, Haslingden and Whitworth were built at 50 dwellings per hectare. Although the cumulative two year figure is slightly higher at 13%, this figure also falls well below the target and trigger. The results are significantly underperforming against the target despite the Council working with partners and developers to encourage higher density housing developments. It may be necessary to review this policy or investigate why high densities are not being achieved, and consider how this can be resolved.
Trigger to Implement Contingencies	55% or less of all new development built at 50 dwellings per hectare over a rolling 3 year period (e.g. $2960/15 = 197 \times 3 = 592$, 55% = 325)
Trigger Met	Yes for both 2012/2013 and for the cumulative two year period (2011/2012 and 2012/2013).
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with Partners to develop and deliver higher density housing developments 3. Reduce/restrict proposals for less than 50/30 dwellings per hectare if appropriate 4. Consider a review of the Policy

Figure 11: Density of residential development in Rawtenstall, Bacup, Haslingden and Whitworth (2011/2012 and 2012/13)

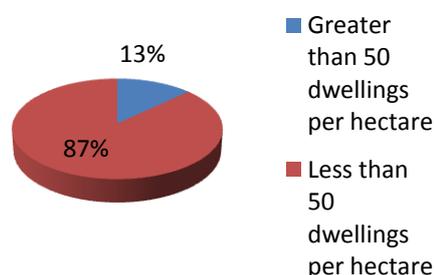
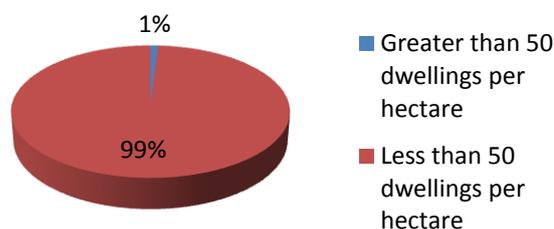


Figure 12: Density of residential development in Rawtenstall, Bacup, Haslingden and Whitworth (2012/2013)



Target	85% of all new residential development in all other areas to be built at 30 dwellings per hectare
Progress towards Target	For areas outside Rawtenstall, Bacup, Haslingden and Whitworth, the density of new residential development being built at 30 dwellings per ha or above was 30% in 2012/2013. Although the cumulative two year figure rises to 54%, this figure also falls well below the target and trigger. The results are significantly underperforming against the target despite the Council working with partners and developers to encourage higher density housing developments.
Trigger to Implement Contingencies	70% or less of all new residential development built at 30 dwellings per hectare over a rolling 3 year period (e.g. $740/15 = 49 \times 3 = 148$, 70% = 104)
Trigger Met	Yes for both 2012/2013 and for the cumulative two year period (2011/2012 and 2012/2013).
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with Partners to develop and deliver higher density housing developments 3. Reduce/restrict proposals for less than 50/30 dwellings per hectare if appropriate 4. Consider a review of the Policy

Figure 13: Density of residential development in all other areas (2012/2013)

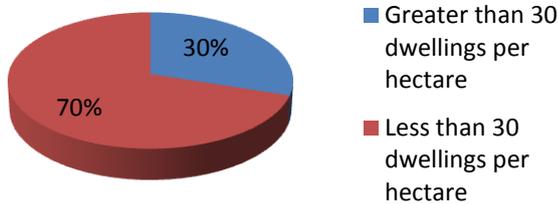
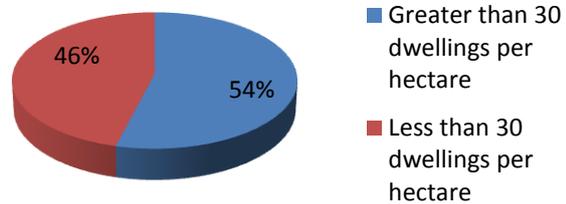


Figure 14: Density of residential development in all other areas (2011/2012 and 2012/2013)



Policy 3: Distribution of Additional Housing

The distribution of the Borough’s housing requirement is set out in this policy. Approximately 30% will be built in Rawtenstall, approximately 50% will be built in Bacup, Haslingden and Whitworth, approximately 20% will be built in Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth with minimal numbers of additional houses in other smaller and more isolated settlements.

Target	All new housing to be delivered in accordance with the percentages accorded to the settlements in Policy 3.
Progress towards Target	<p>The distribution of housing delivered in the settlements within Rossendale in 2012/2013 and for the cumulative two year period (2011/2012 and 2012/2013) is shown in Figures 15 and 16. The figures are shown as a percentage of the overall amount of housing actually constructed in Rossendale each year rather than as a percentage of the housing trajectory figure for the year. This is considered to more accurately reflect the actual housing distribution between settlements because of the overall under supply of housing delivered.</p> <p>In both 2012/2013 and the cumulative two year period the percentages of housing delivered in Rawtenstall and Bacup, Whitworth and Haslingden are below the distribution targets. The percentages of housing delivered in Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth, and in other smaller and more isolated settlements, however exceed the targets.</p> <p>There is a need to work with partners and developers to encourage housing delivery in Rawtenstall in particular, followed by Bacup, Whitworth and Haslingden to meet targets. The Council is also currently working with partners and developers through the Lives & Landscapes DPD (Site Allocations) to identify future housing sites to ensure targets are met.</p>
Trigger to Implement Contingencies	+/- 20% of settlements/ area’s indicative housing proportion over a rolling 3 year period e.g. Rawtenstall (1110/15 x 3=222) (20% of 200 = 44)
Trigger Met	Considered over the cumulative two year period, the numbers of houses delivered fall just below the trigger for Rawtenstall. The amount of housing delivered in the smaller settlements is in contrast significantly above the trigger. Particular attention must be paid to concentrate delivery in Rawtenstall as the main settlement, followed by Bacup,

	Whitworth and Haslingden. We may need to identify the barriers to delivery by working with partners to consider the issues and implications. However this analysis is based on two years figures; a number of new developments are in the pipeline, particularly in Whitworth.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether it is necessary to take action 2. Work with partners etc to bring forward sites in areas where indicative housing proportion not met. 3. If appropriate, restrict permission for new units in area where indicative housing proportion has been exceeded, to the detriment of other settlements 4. Consider a review of the Policy

Figure 15 - Distribution of housing delivered by area (as a percentage)

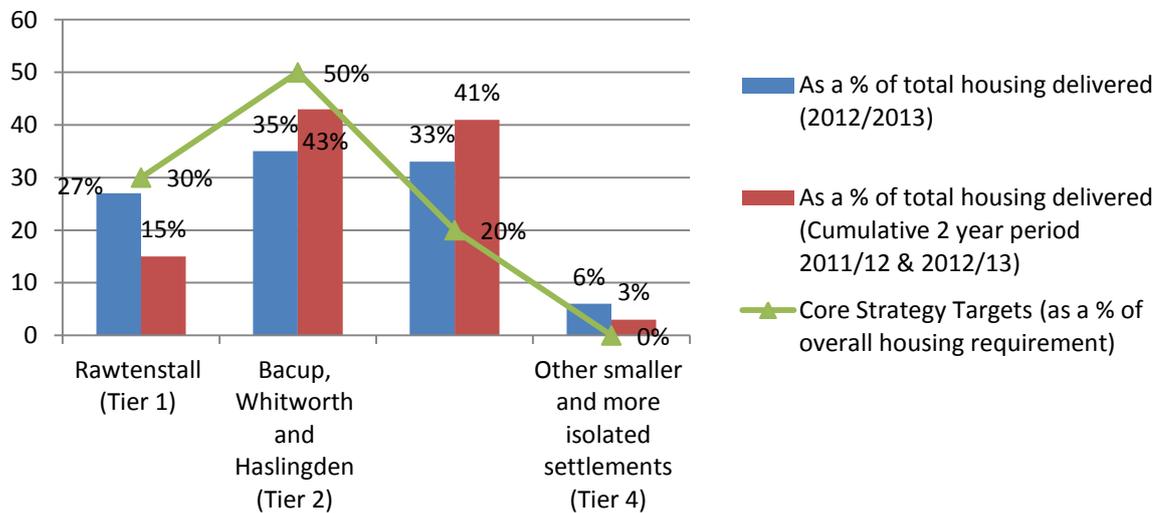
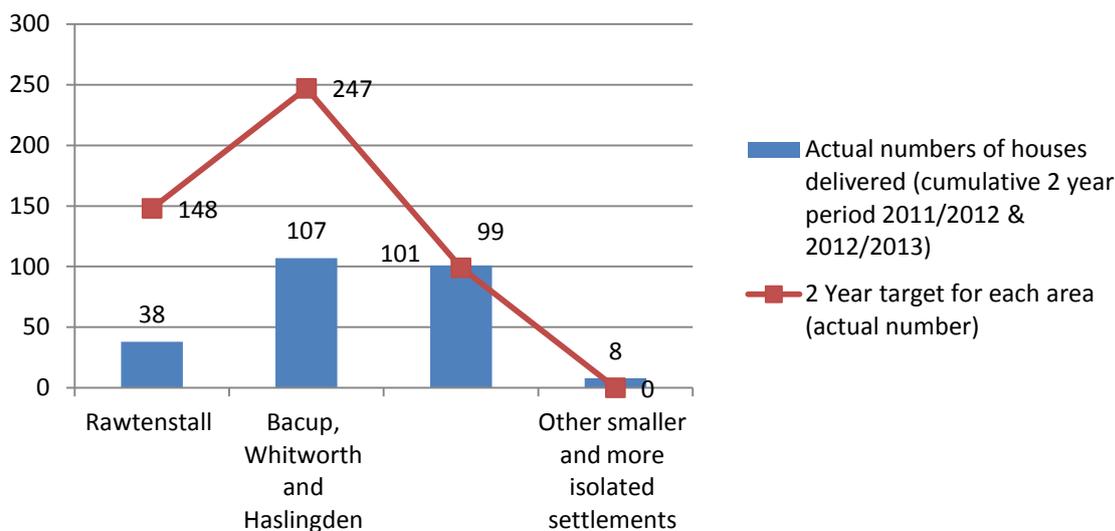


Figure 16 - Distribution of housing delivered by area (Actual numbers, cumulative 2 year period 2011 / 2012 and 2012 / 2013)



Policy 4: Affordable and Supported Housing

Rossendale requires affordable and supported housing to meet the needs of those unable to afford market properties or having specialist accommodation needs. The policy sets out the criteria for requiring such housing.

Target	25 affordable units to be delivered annually over the plan period to 2026
Progress towards Target	22 affordable and supported housing units were delivered in 2012/2013 at Orama Mill, Whitworth and Rockcliffe Road, Bacup. The Council is committed to increasing the amount of affordable and supported housing in Rossendale and is currently working with partners and developers through the Lives & Landscapes DPD (Site Allocations) to identify future affordable and supported housing sites to ensure that this target is met.
Trigger to Implement Contingencies	1. Less than 80% of 3 year target (90) delivered over a rolling 3 year period 2. 75% applications refused due to affordable housing provision over 12 months
Trigger Met	Yes, the Council will continue to work closely with partners and developers through the Lives & Landscapes DPD (Site Allocations) to identify future affordable and supported housing sites to ensure that this target is met.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Negotiate phasing of delivery of affordable housing on site by site basis 3. Work with key partners, including Rossendale BC, to access funding, resources to increase delivery 4. Reassess tenure mix on site by site basis 5. Reassess percentage requirement 6. Consider a review of the Policy
Target	5 empty properties to be brought back into use as affordable housing annually over the plan period up to 2026

Progress towards Target	Figures provided by colleagues in Housing identify 11 refurbished empty properties being brought back into use in 2012/13.
Trigger to Implement Contingencies	Fewer than 9 properties brought back into use as affordable housing over 3 year rolling period.
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with owners, Registered Social Providers and internal Council departments to facilitate takeovers and identify suitable properties to bring back into use within the next 2-3 years. 3. Consider a review of the Policy

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

This policy sets out the criteria for consideration of new Gypsy and Traveller proposals. Based on assessments of need it also identifies what provision should be made and what areas should be considered.

Target	Deliver 5 permanent pitches over the plan period
Progress towards Target	No applications were received for new Gypsy and Traveller pitches during 2012/13.
Trigger to Implement Contingencies	No pitches provided within 3 years over a stepped 3 year period (i.e. 2011- 2014, 2014 2017, 2017- 2020, 2020-2023, 2023- 2026)
Trigger Met	No though it is recognised that this situation requires monitoring
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sites to bring forward over the next 2-3 years 3. Work with key partners including HCA and recognised charities and representatives of the gypsy and travelling communities to bring forward those sites 4. Consider a review.
Target	Delivery of 3 transit pitches
Progress towards Target	No transit pitches were provided in 2011/2012 although there were several illegal encampments during the monitoring period.
Trigger to Implement Contingencies	No pitches provided within 5 years over 5 years stepped periods (i.e. 2011-2016, 2016-2021, 2021-2026)
Trigger Met	No though it is recognised that this situation requires monitoring
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sites to bring forward over the next 2-3 years 3. Work with key partners including HCA and recognised charities and representatives of the gypsy and travelling communities to bring forward those sites 4. Consider a review.

The year saw a slight reduction in illegal encampments in the Borough with seven separate incidents recorded compared to nine the previous year. All the encampments were on Council owned land and were addressed using the Council's illegal encampment policy. New Planning Policy Guidance on Gypsies published in March 2012 will require greater understanding of housing need and supply. Preliminary discussions were held with relevant officers inside Rossendale and Lancashire County Council to identify key issues and costs relating to site provision requirements.

Policy 6: Training and Skills

Improving skills is important to the future prosperity of the Borough. The policy sets out support for a training facility and mechanisms for achieving training opportunities through the planning process.

Target	Deliver education and training facilities in Bacup area by 2017
Progress towards Target	<p>Planning permission was granted for a Training Facility at Stubblelee Hall Barn in March 2012. This will be operated by Accrington and Rossendale College and is now open for motor-bike maintenance and construction courses mostly being of NVQ1-3 standard, with a particular focus on disadvantaged groups.</p> <p>Additionally Stubblelee Annex is now being used as a base for a Military Mountain Bike project, offering wounded ex service personnel the opportunity to train as mountain bike instructors for local youngsters. This is supported by Proffitts.</p> <p>The Bacup Consortium Trust is using the greenhouses, also at Stubblelee, for horticultural training.</p>
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. No discussions with college/education provider and developer about scheme details including funding by 2013 2. Viable proposal not submitted by 2014 3. Planning permission not approved by 2015 4. Initial phases not delivered by 2017
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners including Rossendale Borough Council and college to facilitate and enable development (e.g. assistance with funding, resources and expertise) 3. Work with key partners to remove obstacles and alleviate constraints (e.g. funding for remediation and infrastructure etc)
Target	Percentage of Rossendale's working age population with NVQ level 3 or higher to meet the most up to date national average
Progress towards Target	Education qualification statistics are collected through the Office of National Statistics Annual Population Survey. This uses a small sample so figures are best considered as a time series rather than individual years. The time series figures show Rossendale exceeding the national average figure in 2004 and 2005 but being consistently below the Great Britain level since, although figures are now picking up and exceeding the national average. The latest figures are 64% for Rossendale compared to 55% nationally.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Lower than the national average for 3 years running
Trigger Met	Performance has improved for this year, bucking the downward trend. The time series will be monitored to see if this improvement continues.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Make additional land/facilities available for education uses 3. Develop a training charter with job centre/local employers/college 4. Work with key partners including LCC and college to provide improved/increased educational facilities

Figure 17 NVQ3 and above levels in Rossendale (source ONS)

Area	No qualification	Level 1	Level 2	Apprenticeship	Level 3	Level 4 or higher	Other (including foreign)
Rossendale	24	13.7	16.5	4	13	25.1	3.6
Lancashire (12 districts)	23.6	13	15.8	4.5	13.6	25	4.5
Lancashire (14 districts)	24.8	13.4	15.9	4.4	13.2	23.6	4.7
North West	24.8	13.6	15.8	3.9	12.9	24.4	4.5
England and Wales	22.7	13.3	15.3	3.6	12.3	27.2	5.7

Date	Rossendale	Rossendale (%)	North West (%)	Great Britain (%)
Jan 04-Dec 04	20,100	49.7	45.3	46.8
Jan 05-Dec 05	19,500	48.2	45.6	47.1
Jan 06-Dec 06	18,300	45.0	46.7	47.9
Jan 07-Dec 07	18,200	43.5	46.3	48.4
Jan 08-Dec 08	19,000	41.3	45.5	48.2
Jan 09-Dec 09	21,100	47.7	46.9	49.3
Jan 10-Dec 10	19,000	42.6	49.6	51.0
Jan 11-Dec 11	21,900	50.5	50.1	52.7
Jan 12-Dec 12	26,700	64.0	52.0	55.1

Source: ONS annual population survey

Notes: Numbers and % are for those of aged 16-64

% is a proportion of resident population of area aged 16-64

Policy 7: Social Infrastructure

Facilities such as post offices, pubs and youth centres are important to the community cohesion of the Borough. The policy sets out how any change of use applications for such facilities will be considered.

Target	90% of resident population and business with access to next generation broadband by 2026
Progress towards Target	<p>The position remains unchanged from last year. Lancashire County Council is working closely with British Telecom/Open Reach to roll out the development of next generation broadband. The current programme indicates that by 2015/16 at least 90% of Rossendale will have access to next generation broadband with many parts of the Borough linked in by 2014.</p> <p>The latest Rossendale district profile (produced by Lancashire County Council in 2013) notes that connectivity is variable across the Borough, with Rossendale having the most households in Lancashire with no broadband, as well as having a high rate of low capacity broadband. The Report also notes that clustered around Rawtenstall are areas with 10% of households having superfast broadband. The conclusion is that "significant access issues remain for some around technological knowledge and skills, basic skills and access to and the costs of IT equipment".</p>
Trigger to Implement Contingencies	75% or less of resident population and business with access to next generation broadband in 2016.
Trigger Met	No.

Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Engage with providers to encourage and attract investment
Target	No more than 15% decline in access to 5 basic services e.g. GPs, etc from 2007/08 levels over the plan period to 2026
Progress towards Target	<p>Figures for Accessibility to basic services (measured as 1km from a Primary School, GP, Local shop, post office and serviced bus stop) in Rossendale are not available for the 2011/12 period. However, access to services remains relatively low and pressures on local shops continue to be high.</p> <p>A number of the smaller settlements such as Weir and Loveclough do not have basic services within easy walking distance. However all the locations do have access to bus services with links to at least one of the main settlements of Rawtenstall, Bacup, Haslingden and Whitworth.</p>
Trigger to Implement Contingencies	5% or more decline of each over 5 year periods (2011- 2016, 2016-2021, 2021-26)
Trigger Met	No-insufficient data to accurately measure the long term trend
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with key partners including local communities to provide facilities and resources for local services

Policy 8: Transport

Transport facilities and links are a significant contributor to the performance of the economy as well as access to services. Creation of a commuter rail link to Manchester, a new bus station in Rawtenstall and addressing congestion and parking issues all feature in the policy.

Target	Re-open ELR as a commuter line between Manchester and Rawtenstall by the end of the planning period - 2026
Progress towards Target	The Transport for Greater Manchester (TfGM) funded East Lancashire West Rochdale Area Study Final report was published in June 2012. This concluded that because of the challenges of operating within the context of an existing heritage railway it would be extremely difficult at present to design a scheme that wouldn't require significant subsidy. The possibility of looking at innovative approaches such as "tram-trains" at a future date when the technology was more proven was not ruled out. Options for the route will be further assessed as part of developing the evidence base for the East Lancashire Transport Masterplan being prepared by Lancashire County Council.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Initial Binding agreement with ELR, Transport for Greater Manchester and other relevant partners not in place by 2014 2. Initial funding and phasing of pilot shuttle services not implemented by 2016 3. No committed funding for full scheme 4. Capacity and quality increases and improvements of service not in place by 2026
Trigger Met	No but likely to be so. It is still the long term objective to reopen this corridor for commuters. It is anticipated that further examination of possible options, including innovative approaches, will be looked at as part of the preparation of the East Lancashire Transport Plan
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Interim Implementation –phase delivery of scheme 3. Phase delivery of residential development in and around Rawtenstall to increase patronage 4. Work with partners to overcome technical difficulties and alleviate constraints providing access to funding, resources and best practice.

Target	New Bus Station to be operational by 2016
Progress towards Target	In January 2012 Lancashire County Council committed £3.5 million towards construction of a new bus station in Rawtenstall. The County Council has subsequently undertaken detailed surveys of possible locations north of Bacup Road. The exact position and design of a new facility cannot be finalised until the results of an Architectural Competition being run by the Council's Joint Venture partner for the wider area are considered. This is expected to be in late 2013.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Scheme not identified in LTP3 District Implementation Plan end 2011 2. Funding not in place by 2013 3. Planning application not submitted by 2014 4. Planning application not approved by end of 2014 5. Scheme not implemented by end of 2016
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with LCC to facilitate and enable development

The two top priorities for transport in the Borough are the long term objective of creating a commuter rail link to Manchester and the replacement of the existing bus station.

The commuter rail link has been examined as one element of the East Lancashire West Rossendale Area Study funded by Transport for Greater Manchester. This has identified a number of different technical issue, options and costs associated with them. The Transport for Greater Manchester Report on the Study was published in June 2012. This considered four possible options for a rail link but none offered a good Benefit Cost Ratio, primarily because of the technical complexities of running commuter trains on a heritage railway. It is therefore not intended to progress any scheme in the short term. Rossendale Council is actively seeking to work with partners to examine whether other practical solutions for utilising the potential of the railway can be taken forward in the longer term. It is anticipated that this will be addressed as part of detailed studies underpinning the proposed East Lancashire Transport Masterplan being prepared by Lancashire County Council.

In January 2012 Lancashire County Council announced a £3.5 million commitment to building a new Bus Station in Rawtenstall. This is anticipated to be located north of Bacup Road on part of the former Valley Centre site. The exact position has not yet been determined as the scheme will need to fit into the context of the redevelopment of the whole site. An Architectural Competition has been commissioned by the Rossendale/Barnfield Construction Joint Venture Partnership which will report in late 2013 and will address the location of bus facilities as part of the wider design.

Policy 9: Accessibility

Accessibility is important to "Quality of Life". The Policy promotes development close to the main public transport corridors, reducing the need to travel as well as encouraging high quality walking and cycling facilities.

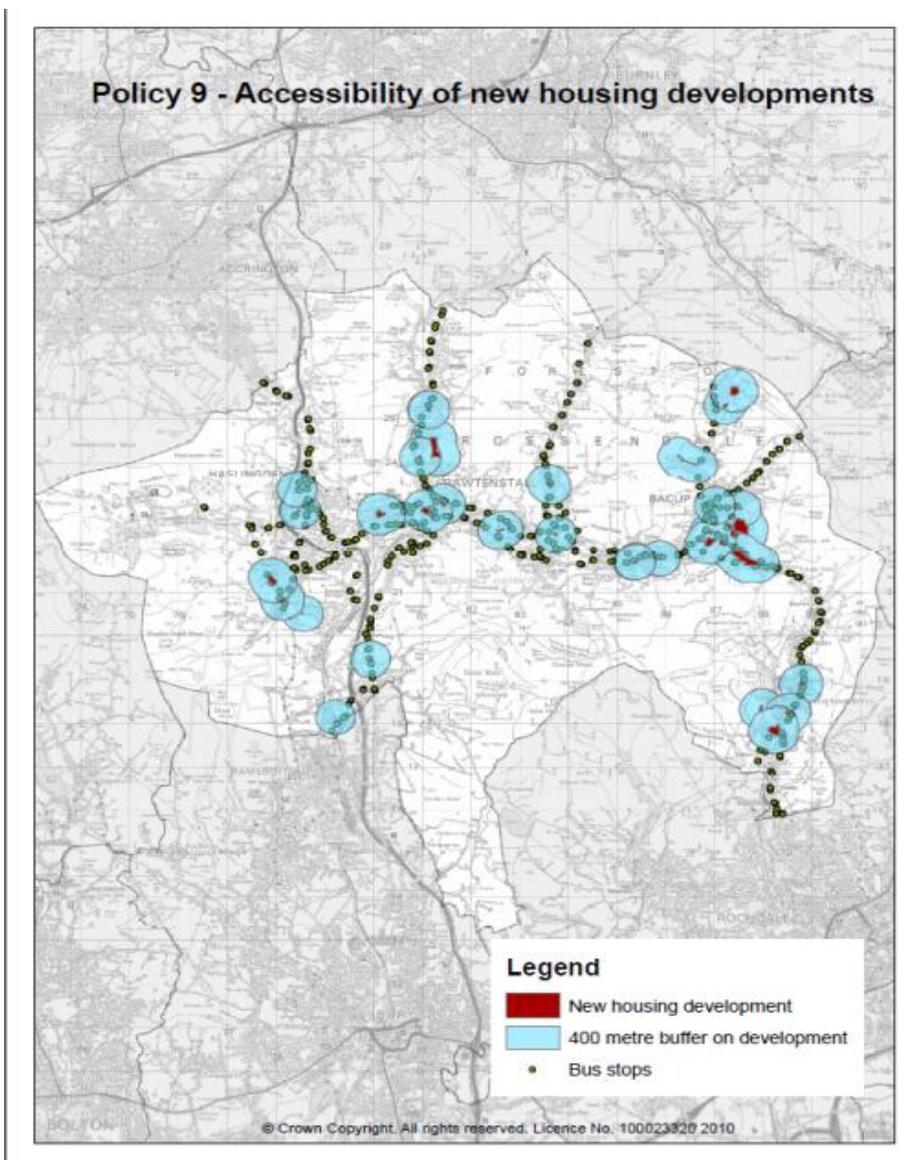
Target	Minimum of 90% of new development, excluding domestic extensions or energy proposals, to be within 400m of a bus stop with regular services (at least 30 minute peak hour frequency)
Progress towards Target	94% of new housing development is within 400 metres of a bus stop with at least a 30 minute service frequency in peak hour. No new employment development met these criteria.
Trigger to Implement Contingencies	Less than 80% of new development, excluding domestic extensions or energy proposals, approved within 400m of a bus stop with regular services, over a rolling 3 year period.
Trigger Met	No for residential but there are issues for the location of other uses
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with LCC and bus operators to discuss service coverage

3. Dialogue with applicants/developers to discuss locations of proposals
4. Dialogue with developers over contributions to fund transport/accessibility improvements

There have been no major closures or alterations to services in the monitoring period though a number of local shops have closed. The current economic climate has continued to place a strain on resources available to Lancashire County Council for subsidising socially important bus services with a number of service alterations occurring. The accessibility level of new housing to frequent bus services is good; it should be noted however that the figures are skewed somewhat as school bus services are counted within the relevant percentages as members of the public are entitled to use them. This influences locations such as Weir that normally have an hourly service but also have supplementary school buses during term time.

The zero accessibility levels of new employment are a cause for concern as individuals without a car will have constrained access to these work opportunities. The Council will seek to work with the County Council as part of the East Lancashire Transport Masterplan to examine more flexible ways of encouraging access to employment and other key services. This will build on work on access to services undertaken by Lancashire County Council in 2011/12, particularly looking at issues in Stacksteads and Bacup.

Figure 18: Accessibility of Housing Developments



Policy 10: Provision for Employment

This Policy sets out the total amount of employment land required in the Borough, the main locations for development and the types of employment that will be promoted. It also sets out how changes of use from employment to other types of development will be considered.

Target	Net increase of 3% in jobs created within the borough over a 5 year fixed period
Progress towards Target	Updated figures for 2011 for employment and working owners are available. The table below shows there has been an increase in the overall number of jobs in the Borough (1.4% between 2008 and 2011, or 400 jobs since 2010) which compares to a county-wide loss of -1.3%. This increase has come from employee jobs, as worryingly the number of working owners has declined by 500 jobs between 2010 and 2011 and by 25% (or 300) jobs since 2008. Countywide there has been an even bigger decrease in the number of 'working owners', showing a 38% reduction between 2008 and 2011. In fact in 2010 working owners contributed almost 7%, compared to 3.9% in 2011.
Trigger to Implement Contingencies	1. Less than 2% increase in jobs created measured in 2016 and 2021
Trigger Met	N/A
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc) 2. Dialogue with Rossendale BC Regeneration, Regenerate, LEP, etc over grant funding and incentive schemes 3. Discussions with Rossendale BC Regeneration, Regenerate, LEP, Commercial Property Agents, Employees etc – about the suitability of land and premises (rents, location, size etc) 4. Examine case for policy review

The table below compares the number of jobs within Rossendale to the 12 district county average (i.e. excluding unitaries) over the period 2008 to 2011 based on Office for National Statistics (ONS) information.

Figure 19: Employment trends in Rossendale

		2008	2009	2010	2011	% change 08-11
Overall Employment Jobs	Rossendale	21,100	21,500	21,000	21,400	1.42%
	Lancashire (12 districts)	509,000	502,000	498,800	502,500	-1.28%
Employee Jobs	Rossendale	20,000	20,100	19,600	20,500	2.50%
	Lancashire (12 districts)	485,300	477,200	473,500	487,900	0.50%
Working Owners	Rossendale	1,200	1,400	1,400	900	-25%
	Lancashire (12 districts)	23,700	24,800	25,500	14,600	-38.40%
Working Owners (% of all employment jobs)	Rossendale	5.70%	6.50%	6.80%	3.90%	n/a
	Lancashire (12 districts)	4.70%	4.90%	5.10%	2.90%	n/a

Target	No more than 30% loss of land currently classed as B1, B2 or B8 over the plan period (measured in ha).	
Progress towards Target	<p>At the start of the plan period (2011) there were 18.9ha of employment land in Rossendale (AMR 2010/11). The overall loss of employment land in the following year (2011/12) was negligible (0.005ha, accounting for a loss of just 0.1%) and the total amount of land classed as employment land, as recorded in last year's AMR, stood at 18.8 ha.</p> <p>Over the period covered by this year's AMR there has been a greater loss of employment land. Of particular note Facit Mill in Whitworth was demolished for a housing scheme (39 affordable units) which is now under construction, and Lee Street in Bacup has been demolished and replaced by a new Morrison's superstore. In total this amounts to a loss of 2.14 ha in respect of site area (or 12,773m² of floor space). Combined with other losses, which are much smaller, including changes of use (e.g. from B1 to teaching/ancillary space, D1, at Robert Street) there was a total loss of employment land of 2.6 ha (or 13,310.4m² of floor space).</p> <p>In respect of new permissions involving B1, B2 and B8 uses the only approvals relate to change of use from retail to office (B1) in Haslingden and Bacup. This has accounted for almost 0.02 m2 of floor space. The other permissions related to extensions to buildings on land already identified as being within B1, B2 or B8, such as vehicle repair garage in Stacksteads, hence although creating an increase in floorspace, not actually affecting the overall amount of employment land.</p> <p>Hence the loss of employment land identified for 2012/13 stands at 2.6 ha, which equates to 13.7% loss.</p>	
	2011/2012	2012/2013
	0.005ha (0.1%)	2.6ha (13.7%)
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Change from B use classes to other uses exceeding 5% over fixed 3 year period 2. Greater than 5% loss of land in B use classes over consecutive fixed 3 year periods. 	
Trigger Met	No – but need to keep under review for next year, as approaching the 3 year trigger.	
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) (recession, land availability, rents etc) 2. Dialogue with Rossendale BC Regeneration, Regenerate, LEP, etc over grant funding and incentive schemes 3. Discussions with Rossendale BC Regeneration, Regenerate, LEP, Commercial Property Agents, Employees etc – about the suitability of land and premises (rents, location, size etc) 4. Examine case for policy review 	

Policy 11: Retail and Other Town Centre Uses

This policy establishes the settlements where retail and leisure development should be located, establishes that this should be located in town centres and sets out the considerations which will be applied to major applications.

Target	No greater than 20% of retail approvals (floorspace sq m) to be outside the defined primary shopping areas over plan period			
Progress towards Target	Little retail development was completed over this period.			
	The Morrison's supermarket (2,390m ²) in Bacup (located outside the Primary Shopping Area, adjacent to the Town Centre Boundary), was approved prior to the adoption of the Core Strategy in November 2011, and is now underway, due to open in August 2013.			
	Over the period 2012/13 there has been one retail approval for the change of use of a staff canteen to a factory shop for William Hargreaves at Grane Road Mill, comprising 140m ² . This was not located within a defined Primary Shopping Area.			
	Two applications were received for a retail unit on Mills Street within Whitworth's Primary Shopping Area. The earliest application was refused whilst the later application was determined (approved) outside of this monitoring period.			
	2012/2013		2011/2012	
Floorspace Approved		Floorspace Approved		
In PSA	Outside of PSA	In PSA	Outside of PSA	
0	140m ²	0	11,526m ²	
Trigger to Implement Contingencies	1. More than 30% of approved retail floorspace outside of the defined PSA over consecutive 3 year rolling period.			
Trigger Met	No.			
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Review of PSA boundaries 3. Dialogue with commercial property agents/regeneration over rents and suitability of potential retail units within PSAs			
Target	No more than 20% of approved development for office use (A2 and B1(a), measured by floorspace) to be located outside of defined town centre boundaries of Rawtenstall, Haslingden and Bacup over plan period			
Progress towards Target	No new office space was delivered in 2011/2012. There were no approvals granted in 2012/13 for A2 office use. However, an approval was granted for B1(a) uses, involving a change of use from a shop in the Primary Shopping Area of Haslingden Town Centre (51m ²).			
	2012/2013		2011/2012	
	Floorspace Approved		Floorspace Approved	
	In PSA	Outside of PSA	In PSA	Outside of PSA
	0m ² (0%)	0	0m ² (0%)	0
Trigger to Implement Contingencies	1. More than 30% of approved office space located outside of town centre boundaries of Rawtenstall, Haslingden and Bacup over consecutive 3 year rolling period.			
Trigger Met	No.			
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Dialogue with commercial property agents/regeneration over rents and suitability of potential retail units within Town Centre boundaries. 3. Appraise suitability/viability of sites with agents and developers 4. Review town centre boundaries			

Town and Local Centre Health Checks

In support of Policy 11 and to ensure the vitality and viability of the Borough's centres regular health checks are undertaken to establish levels of vacancies and types of use to monitor how the centres are performing and the effectiveness of the policy. Only information regarding vacancy levels (as of summer 2012) is available for this report.

Figure 20: Town Centre Vacancies in Rossendale

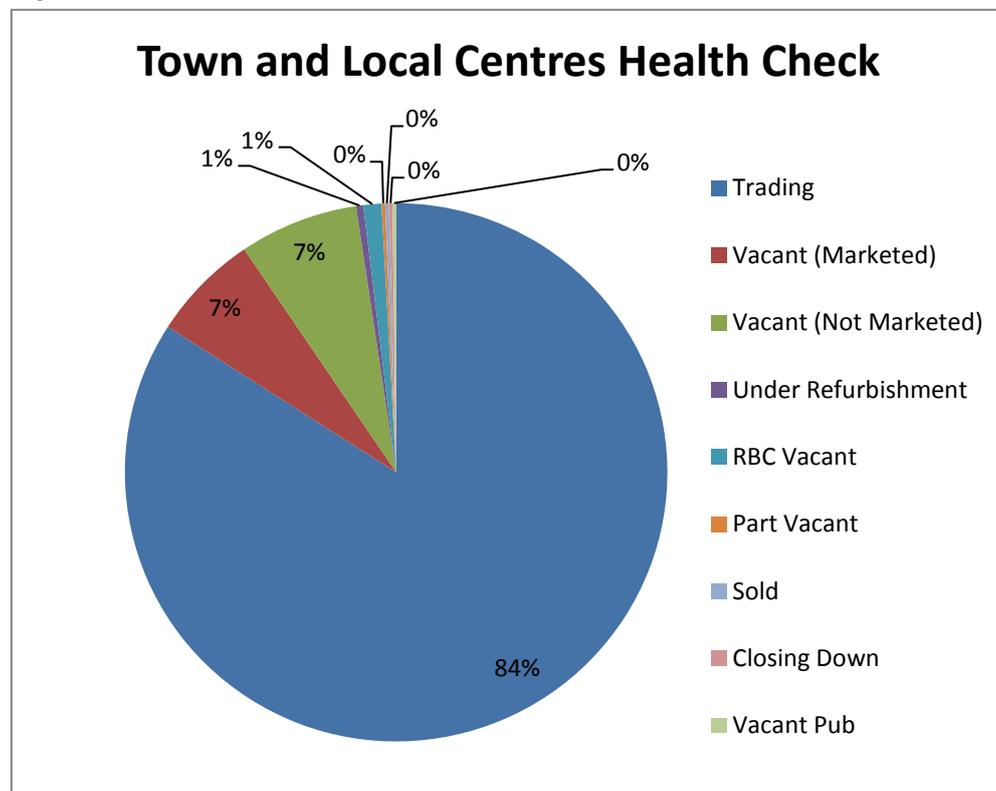


Figure 18 (left) shows that 85% of all premises in town centre and local centre boundaries in Rossendale are currently trading. There is a 14% vacancy rate borough-wide.

It is also evident that half of the vacant properties are currently being marketed which indicates commercial interest and optimism.

In addition several premises were undergoing refurbishment and/or renovation works at the time of the health checks which also demonstrates investment in local businesses.

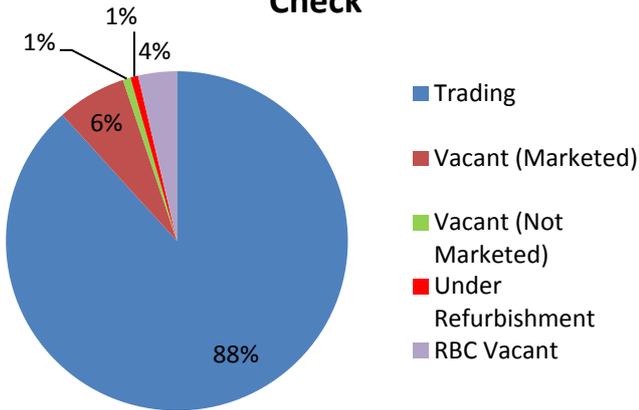
When looking at the

composition of each centre individually (as shown in the table below and following charts) it is clear that there are similarities in all areas of the Borough.

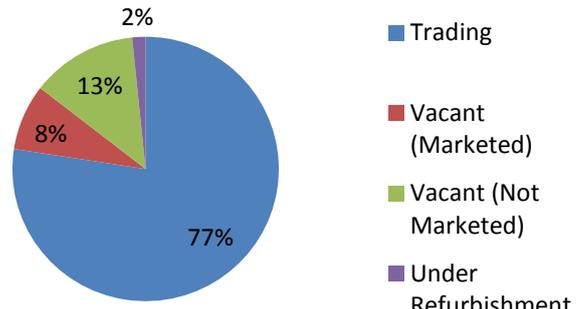
Figure 21: Town Centre Vacancies by Centre

	Rawtenstall	Waterfoot	Whitworth	Haslingden	Bacup
Trading	88%	77%	85%	89%	78%
Vacant (Marketed)	7%	8%	0%	7%	7%
Vacant (Not Marketed)	1%	13%	12%	3%	14%
Under Refurbishment	1%	2%	0%	0%	0%
Rossendale Borough Council Vacant	4%	0%	0%	0%	0%
Part Vacant	0%	0%	4%	0%	0%
Sold	0%	0%	0%	1%	0%
Closing Down	0%	0%	0%	0%	1%
Vacant Pub	0%	0%	0%	0%	1%

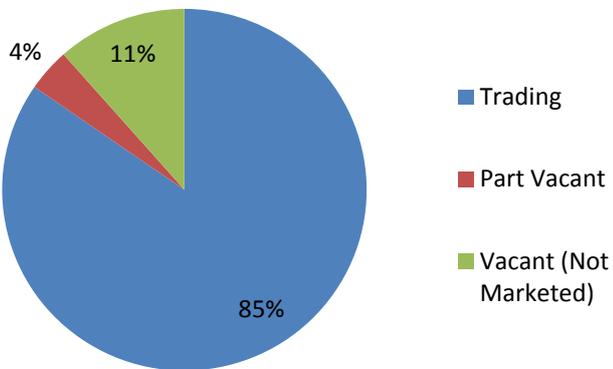
Rawtenstall Town Centre Health Check



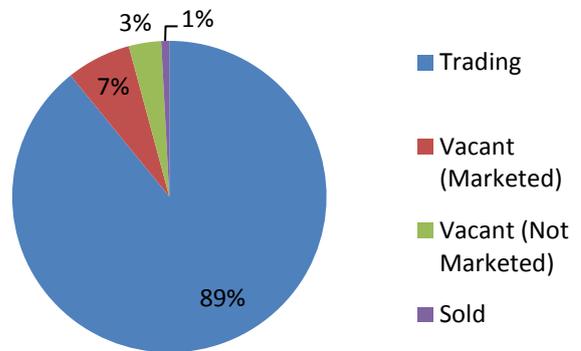
Waterfoot Centre Health Check



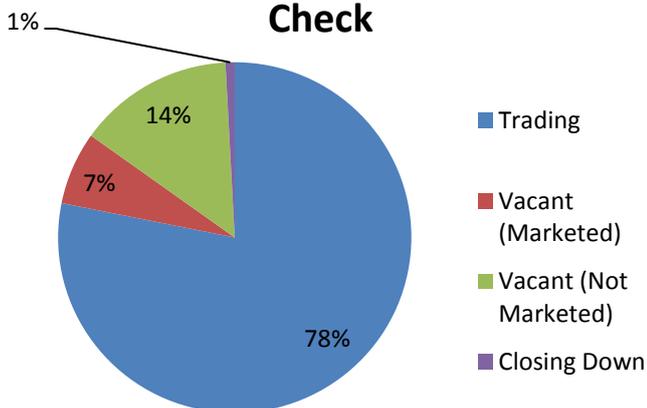
Whitworth Centre Health Check



Haslingden Town Centre Health Check



Bacup Town Centre Health Check



From these charts it is evident that there are particular issues with vacancies in Bacup and Waterfoot. These will be monitored over the plan period to maximise the vitality and viability of centres.

Policy 12: The Valley Centre

Redevelopment of the derelict Valley Centre in Rawtenstall is established as a priority. The policy sets out the type of uses that will be encouraged on the site.

Target	Redevelopment of the Valley Centre by 2016
Progress towards Target	Demolition of the Valley Centre was completed in late summer 2012 including construction of a temporary area of Open Space that has been utilised for special events and fairs. An Architectural Competition for the site commissioned through the Council's Joint Venture Partnership is expected to report in late 2013 with Lancashire County Council actively involved in discussions regarding the site of a new Bus Station within the development.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Existing buildings not demolished by 2012 2. Binding agreement with owner/developer, Rossendale BC, Lancashire County Council and other relevant partners on scheme details including funding not in place by 2013 3. No submission of planning application by end of 2014 4. Application not approved by 2015 5. Works not commenced by 2016
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with developers/landowners to facilitate and enable development (e.g. assistance with funding, resources and expertise) 3. Work with developers and landowners to remove obstacles and alleviate constraints (e.g. alternative locations for businesses etc) 4. Produce development brief for site aligned to planning application process 5. Joint venture development partnership approach.

Redeveloping the Valley Centre site is pivotal to the Council's plans to enhance Rawtenstall and the Borough as a whole. Demolition was completed in early Summer 2012 with a new temporary Public Open Space and landscaping completed by the end of the summer.

The longer term ambition for the land remains to use a significant proportion of the area for town centre retail with part of the land remaining as a public area. The Joint Venture Partnership between Rossendale Council, Barnfield Construction and Together Housing has been examining the potential for redevelopment of the site including through involvement of external consultants and holding a Competition. Lancashire County Council's commitment to delivering a new Bus Station has also formed part of the ongoing dialogue. The Study is expected to include a larger area of land surrounding the Valley Centre.

Policy 13: Protecting Key Local Retail

Local shops and markets have an important role in providing for people's needs. This policy supports the retention of these facilities and establishes criteria against which any change of use would be considered.

Target	Retain 2008 levels of small convenience shops in neighbourhood centres
Progress towards Target	Local Centre Health Checks have not yet been carried out.
Trigger to Implement Contingencies	1. Greater than 15% loss of small convenience shops in neighbourhood centres over 5 year fixed period
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with shop owners to increase viability (business rates, incentives etc) 3. Promote opportunities for appropriate mixed use developments in neighbourhood centres 4. Work with Rossendale BC Regeneration to identify opportunities for redevelopment/consolidation of neighbourhood services.

The table below shows the number of convenience retail units within the defined Local Centres of Crawshawbooth, Edenfield, Helmshore, Shawforth/Facit and Stacksteads (taken from the 2008 Retail and Town Centre Study). This data below will form the baseline to be used to assess future changes within these centres in the context of protecting key local retail within the Borough.

Figure 22: Vacancy Levels in Local Centres (Retail and Town Centre Study 2008)

	Number of Convenience Retail Units		% of total no. of units in Local Centre in 2008
	2004	2008/09	
Crawshawbooth	4	5	16.7
Edenfield	1	3	27.3
Helmshore	n/a	3	25
Shawforth/Facit	n/a	3	23.1
Stacksteads	6	6	16.2

Policy 14: Tourism

Tourism is an important part of the Borough's economy and represents a growth opportunity. The policy sets out the type of tourism facilities that will be promoted and how applications for tourist uses will be considered.

Target	Opening of Adrenaline Gateway 'Basecamp' facility by mid 2015
Progress towards Target	Further progress has been made in selecting a preferred operator with available funding to run the proposed facility. Detailed analysis of ground conditions has also been undertaken. A planning application is anticipated in autumn 2013 and subject to this being successful it is hoped that the facility can be opened by summer 2014 to co-ordinate with the publicity associated with the "Tour de France" passing through Yorkshire.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Viable location, scheme and funding not agreed by mid 2012 2. Application not submitted by end of 2012 3. Application not approved by mid 2013 4. Scheme not started on site by mid 2014 5. Scheme not operational by mid 2015
Trigger Met	No - triggers to implement contingencies have been missed (a planning application was not submitted by mid 2012) but the project is still "on target" overall and we are confident that the scheme will be operational by mid 2015, if not earlier.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Explore alternative funding and location 3. Work with applicant on drawing up a suitable design/scheme 4. Dialogue with developer to overcome construction problems/delays
Target	To increase patronage at key tourist destinations: <ul style="list-style-type: none"> • Lee Quarry: 100% over plan period • East Lancashire Railway: 100% over plan period
Progress towards Target	<ul style="list-style-type: none"> - Patronage for Lee Quarry was 20,000 visitors in 2009, and 30,000 visitors in 2010. Unfortunately there are continuing technical issues with the software used for the counters which means that accurate usage figures cannot be obtained. - Patronage on the East Lancashire Railway, in terms of trips originating in Rawtenstall was 55 120 for the monitoring period. This represents a slight decrease of 1 169 trips compared to last year's figures.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Less than 20% cumulative increase in patronage on ELR in periods 2011-2016; and less than 25% cumulative increase in periods 2016-2021 and 2021-2026 2. Less than 60% cumulative increase in patronage by 2016; less than 10% additional cumulative increase for periods 2016-2021 and 2021- 2026
Trigger Met	N/A
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or

- assessment(s)
- 2. Discuss with partners (ELR, LCC and other interested parties) about how to facilitate growth
- 3. Identify funding sources to introduce improvements to existing facilities

Usage of Lee Quarry continues to be high. 2012 was marked by very wet weather which resulted in events attracting lower figures than anticipated. Nevertheless around 1 200 people attended special events and the facilities are seeing increased use by users such as Child Action North West and the Military Bikers. Given the interest in cycling in the locality as a result of The Grand Depart 2014, with the Tour de France route passing through the Upper Calder Valley, in adjoining Calderdale, in July 2014, it is anticipated that usage will further increase, allied to the creation too of the Adrenaline Gateway basecamp proposed at Futures Park.

The patronage figures for the East Lancashire Railway are available for the AMR reporting period 1st April 2011 to 31st March 2012. These figures show that a total of 55 120 trips originated from Rawtenstall. This represents 38% of the total number of recorded visitors for the East Lancashire Railway (145,041). These figures take into account passengers who took part in special events. It is not possible to take into account trips originating from Irwell Vale as this is an unstaffed station.

The vast majority of trips on the ELR are generated from special events rather than normal service trains. Thus over 30 000 of the trips were generated from the "Santa Specials" in December alone. Only 7 135 journeys annually come from normal service trains with April and August being the only months generating over 1 000 trips.

Target	Percentage of jobs associated with tourism to increase over the Plan period from 7.2% (NOMIS ABI Data, 2008, based 1527 jobs) to 10% over the plan period
Progress towards Target	The 2010 figures included within the previous Annual Monitoring Report are still the latest available. It is anticipated that the figures will be updated by Lancashire County Council in September 2012, and will be included within the next Authority Monitoring Report.
Trigger to Implement Contingencies	NOMIS Annual Business Inquiry data, based on Standard Industrial Classifications (SIC): 551 Hotels; 552 Camping / short stay provision; 553 Restaurants; 554 Bars 633 Travel agents / tour operators; 925 Library, museum, cultural activities; 926 Sporting facilities; 927 Other recreational activities
Trigger Met	N/A
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Discuss with partners, operators, employers, Regeneration and LCC colleagues about how to create more jobs. 3. Identify funding to bring forward jobs faster 4. Look at promotional literature and increased advertising 5. Consider review / update of Tourism Strategy

The 7.2% figure is based on the Annual Business Inquiry data issued by ONS in 2008. Since 2008 the ABI has been replaced by the Annual Business Survey. As a result the Standard Industrial Classifications (SIC) that make up tourism and the wider visitor economy related occupations have changed. (Formerly the following SICs were reported on: 551, 552, 553, 559, 561, 562, 563, 791, 910, 931, and 931).

In addition Lancashire County Council's reporting of tourism related occupations has widened the definition to the visitor economy. This is more inclusive, and intends to embrace the total visitor experience, including accommodation and specific attractions, as well as culture, sport, retail and heritage. The Authority Monitoring Report as of 2011/12 will now report on the same SICs that LCC uses in order to avoid confusion as the plan period progresses. This does not greatly amend the figures already put forward in the Core Strategy, as shown below, and the target remains for 10% of all jobs within Rossendale to be related to tourism/visitor economy over the plan period.

A Report produced by Lancashire County Council (updated in December 2012, with data from 2011) notes that Together with Pendle and Hyndburn, Rossendale has one of the smallest visitor economy employment totals in the county.

Figure 23: Employment by Sector in Tourism

	Employee Jobs in Visitor Economy*	% of all Employee Jobs	Working Owners Jobs in Visitor Economy	% of all Working Owners Jobs	Employment Jobs in Visitor Economy	% of all Employment Jobs
2008	1500	7.5%	100	8.3%	1600	7.6%
2009	1900	9.5%	100	7.1%	2000	9.3%
2010	1300	6.6%	100	7.1%	1400	6.7%
2011	n/a	n/a	n/a	n/a	1500	7.0%

The table above shows that the % of jobs in the Visitor Economy compared to total has increased on last year's figures. Based on the amended SICs Rossendale has 1500 jobs in the Visitor Economy, compared to just over 21,000 jobs in total. This represents 7% of all jobs. Unfortunately it has not been possible to report on the number of employee jobs and working owners jobs in the Visitor Economy. We hope to rectify this omission in next year's report.

Policy 15: Overnight Visitor Accommodation

Overnight visitor accommodation of all sorts is important to supporting the visitor economy. The policy establishes the criteria that will be considered when assessing applications for such development.

Target	At least one caravan site, one campsite and one bunkbarn delivered by 2016
Progress towards Target	There have been no more applications since December 2011 (application number 2011/0548) for a camp site, as reported in last year's report. No application has as yet been made to discharge the conditions attached to the grant of this planning permission.
Trigger to Implement Contingencies	1. Planning application not received for a caravan site, campsite and bunkbarn by start of 2014
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify suitable locations/developer interest for Site Allocations DPD 3. Dialogue with Regeneration, Rossendale Borough Council, LCC, Lancashire & Blackpool Tourist Board, Regenerate, etc to promote/identify funding opportunities/scheme viability 4. Work with developer to draw up suitable scheme

Policy 16: Preserving and Enhancing the Built Environment

The policy sets out the importance of protecting, conserving and enhancing the historic environment of Rossendale. This includes criteria for assessing applications as well as how areas and buildings of conservation value will be identified.

No Conservation Officer was in post between August and December 2012. Other immediate needs have been prioritised such as the Listed Building database; the Buildings at Risk Strategy and the Local List. There has also been involvement in preparation of the bid for the Bacup Townscape Heritage Initiative (THI). It is however intended to pursue the implementation of Management Plans as soon as immediate priorities have been met.

Target	Conservation Area Appraisals for all conservation areas to be adopted by April 2012, and management plans adopted by April 2015
Progress towards Target	Conservation Area Appraisals and Management Plans for all the Conservation Areas in Rossendale were finalised and adopted for use in decision making between September and December 2011. Implementation of the Management Plans has not been occurring due to staff resource issues with priority being given to other areas of work.
Trigger to Implement Contingencies	1. Conservation Area Appraisals not completed by October 2011 2. Management Plans not completed by October 2014
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with Rossendale BC Conservation Team, and provide assistance where appropriate

Policy 17: Rossendale's Green Infrastructure

Areas of environmental value have in the past frequently been considered in isolation. This policy seeks to encourage their consideration as a whole as well as setting out criteria for consideration of issues such as flooding and adapting to climate change.

Public Rights of Way are important Green Infrastructure corridors with Rossendale having the densest network in Lancashire. They are also important contributors to the Borough's Tourism offer. Lancashire County Council is responsible for their upkeep and organises regular assessments of their condition. A sample of paths across Lancashire was assessed and reported on in November 2012, comprising about 9% of total mileage in the case of Rossendale. Routes are marked across a range of criteria. Performance in Rossendale was relatively good though problems remain. Lack of resources to address the issues makes the maintenance of paths a continuing challenge.

Target	Two thirds of PROWs to be in 'good' condition by 2016, 80% by end of plan period
Progress towards Target	Conditions of PROWs are reported on a 'pass' / 'fail' basis (i.e. does the PROW meet the basic requirements to be passable, way marked, reasonable surface, gates in working order). In 2012, 73% of Rossendale's surveyed PROW network was reported as a 'pass', whereas 27% was reported as a 'fail'. This is slightly lower than the previous year but care should be taken in assessing the figures as they are disaggregated from a county wide figure. The main reasons for failure were poor waymarking; vegetation blocking the route and poor surfaces. However, the level of performance is significantly above target.
Trigger to Implement Contingencies	1. 50% not in 'good' condition by 2014 2. 70% not in 'good' condition by 2020
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Investigate possibilities for funding improvements from a variety of sources (e.g. CIL, Grants, DEFRA, Lottery etc) 3. Prioritising key routes to facilitate implementation of other Core Strategy policies (e.g. 9 and 14) 4. Coordinating lobbying by interested parties (e.g. Civic Trust, Ramblers Association) to LCC

Policy 18: Biodiversity, Geodiversity and Landscape Conservation

Rossendale has a rich natural environment. This policy identifies what this includes and criteria against which any application will be assessed.

Lancashire Wildlife Trust and Lancashire County Council have commenced work on a project that identifies the principle ecological nodes and networks in Rossendale and across borders to neighbouring authorities. It is anticipated that this will be finalised in 2013/14.

Target	10% increase over a 3 year rolling period in overall area of biodiversity resource
Progress towards Target	No specific data is currently available on this target
Trigger to Implement Contingencies	LCC Natural Environment Service information on biodiversity resources within Rossendale
Trigger Met	No - the preparation of the "Lives and Landscapes" DPD will provide opportunities for new areas of biodiversity resource to be considered for protection
Contingencies	<ol style="list-style-type: none">1. Identify the problem and barriers/causes via discussions and/or assessment(s)2. Works with Park Department, local communities, Groundwork and others to identify, improve and nominate local sites of biodiversity importance to LCC for appropriate designation3. Prioritising sites for funding from planning obligations, grants etc

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

Policy 19 is split into two parts. Section 1 identifies how proposals for all types of renewable energy will be considered and that 25% of the energy needs of the Borough should be met from these sources by 2026. Part 2 sets out how the climate change impacts on development will be addressed.

Wind energy proposals continue to be submitted across the Borough, with a number of schemes refused, primarily for landscape reasons. Of those developments that have progressed, the total amount of energy generated equals 430kw. If the larger 50kw (34 metre) turbines are discounted the total amount of new output would be 20kw but this would still exceed the target.

There have been no solar generation proposals submitted through the planning system. This is because the schemes that have been built out have been constructed using permitted development rights. A large Housing Association has retrofitted around four hundred of its properties while Rossendale Council has placed an array generating approximately 100kw on the main office building at the Business Centre. There has therefore been a considerable increase in solar generation in the Borough but this has not been captured by the planning system.

Target	3 year rolling increase of 10% of energy (electric and heat) generating capacity (excluding commercial wind)
Progress towards Target	<p>There have been six wind energy approvals over the monitoring period. Four of these permissions have been for larger 34m 50kw turbines (eight turbines at 50kw each). The remainder have been for small farm turbines: 3 were approvals for 18m turbines producing 5kw each while a 21m machine will produce 15kw. The total was therefore 430kw but if the larger turbines were discounted it would be 30kw.</p> <p>There have been no applications for solar energy but this is primarily because those which have been placed on buildings fall within permitted development thresholds.</p> <p>The increase in generating capacity remains significantly above target, with the 3 year rolling total being 646.6kw compared to 216.6kw the previous year (85.6 +131+430). Even if only the very small turbines were taken into account there would still be an increase in excess of 10% over the rolling 3 year period.</p>
Trigger to Implement Contingencies	1. Less than 5% increase over 3 year rolling period
Trigger Met	Yes.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Promote funding available under Feed in Tariff 3. Work with developers to increase understanding of practicalities of implementing renewable energy schemes 4. Facilitate pro-active discussions between applicants and Planning Officers, and the services of 3rd party specialists

Policy 20: Wind Energy

Rossendale is an attractive area for wind energy developers as it has a significant wind resource. This policy provides guidance on how future applications for wind energy developments will be assessed. The Borough aims to protect areas of ecological interest, historic buildings and settings as well as providing a mechanism for requiring developments to provide benefits to local communities.

While there have been no formal Community Benefit Agreements the Council has been actively involved in consideration of the Scout Moor Wind Farm extension and the partly competing Rooley Moor proposal. Both these proposals would involve Community Benefit schemes as they would exceed the thresholds set out in the protocol between Renewables UK and the Government but as yet there is no indication of how the schemes would work..

Target	100% of community benefit agreements to meet the value of the nationally supported minimum (per MW) over the plan period for wind energy developments
Progress towards Target	During the period which this AMR monitors, there have been no permitted commercial wind energy developments in the Borough which have required a community benefit agreement.
Trigger to Implement Contingencies	1. In 2016 10% or greater of agreements not meeting nationally supported minimum value (per MW). 2. In 2021 10% or greater of agreements not meeting nationally supported minimum value (per MW). 3. In 2026 10% or greater of agreements exceeding nationally supported minimum value (per MW).
Trigger Met	No.
Contingencies	1. Identify the problem and barriers to providing contributions via discussions and/or assessment(s) 2. Work with independent specialists (e.g. Natural England, LCC) to ascertain realistic costs of mitigating harm caused by wind developments.

Policy 21: Supporting the Rural Economy and its Communities

This policy is concerned with areas outside of the main urban concentrations, its economy and its communities. The main thrust of the policy is to ensure that Rossendale's rural areas are protected from inappropriate development while at the same time providing support for developments that will help the local economy and provide jobs and services to members of the local community.

Target	75% of all approved non-householder planning applications for reuse of buildings in the countryside to be for employment generating uses, over the plan period					
Progress towards Target	<p>A total of 73 planning applications were received for development outside of the urban boundary during 2012/2013, of which 37 were approved with conditions, six refused and the remainder are still pending or were withdrawn. These applications included new builds, changes of use of existing buildings, extensions and wind turbines.</p> <p>Five approvals involved the conversion of existing buildings, of which four created new dwellings/residential space. This included the loss of a pub to 2 dwellings. Stubblee Barn in Bacup was approved for the change of use to a vocational learning centre and associated works such as a polytunnel.</p> <p>Hence only 20% of all approvals resulted in the re-use for employment generating purposes (i.e. training).</p> <p>Although this is significantly below the target, it is anticipated that this figure will increase over the coming years as a result of this in the Core Strategy.</p> <table border="1" data-bbox="327 1541 1503 1615"> <tr> <td>2011/2012</td> <td>2012/13</td> </tr> <tr> <td>25%</td> <td>20%</td> </tr> </table>		2011/2012	2012/13	25%	20%
2011/2012	2012/13					
25%	20%					
Trigger to Implement Contingencies	1. Less than 50% approved for employment uses, measured over a rolling 3 year period					
Trigger Met	No but it is looking as though this trigger may well be met next year, given the past two years' performance.					
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Work with Rossendale BC Regeneration/ Regenerate etc and applicants to investigate alternative employment generating uses 3. Policy review					

Policy 22: Planning Contributions

This policy sets out the overarching framework in relation to the negotiation of planning obligations, agreements and the Community Infrastructure Levy (CIL). Viability issues have been an increasingly important issue in negotiating Section 106 agreements because of the marginal financial nature of many projects. The Government has encouraged a flexible approach to Section 106's in order to promote the delivery of housing.

The Council has still take a decision on pursuing the Community Infrastructure Levy. Nationally, the Government is still encouraging Local Authorities to pursue CIL. A further consultation on the existing Regulations took place just outside the Monitoring period.

Target	All major applications to provide contributions towards improvements / provision of facilities where appropriate																						
Progress towards Target	<p>In 2012/2013, of the seven major planning applications approved either at Development Control or through the appeals system, five (71%) provided contributions toward the improvements / provision of facilities in Rossendale.</p> <p>Of the five applications which provided contributions toward the improvements / provision of facilities in Rossendale, three applications provided contributions through Section 106 agreements and two applications provided contributions towards the provision of affordable housing. Details are included below:</p> <table border="1"> <thead> <tr> <th>Planning Reference</th> <th>Site</th> <th>Development</th> <th>Contributions Required</th> </tr> </thead> <tbody> <tr> <td>2011/0457</td> <td>Loveclough Working Mens Club, Loveclough</td> <td>Erection of 10 houses</td> <td>- Contributions towards play space/open space provision - Funding a traffic regulation order</td> </tr> <tr> <td>2012/0231</td> <td>Site of Former Acre Mill, Bacup</td> <td>Erection of 38 dwellings</td> <td>- 100% affordable housing</td> </tr> <tr> <td>2012/0539</td> <td>Facit Mill, Whitworth</td> <td>Erection of 39 dwellings</td> <td>- 100% affordable housing - Contribution towards traffic regulation orders</td> </tr> <tr> <td>2011/0637</td> <td>Land off Rockcliffe Road, Grafton Villas, Bacup</td> <td>Erection on 82 dwellings</td> <td>Contributions towards: - 25 affordable units -provision, enhancement and maintenance of public open space and play facilities - provision and enhancement of primary school facilities - provision and enhancement youth and community facilities and services - provision of pedestrian and cycleway links - payment towards bus shelters and bus services.</td> </tr> </tbody> </table>			Planning Reference	Site	Development	Contributions Required	2011/0457	Loveclough Working Mens Club, Loveclough	Erection of 10 houses	- Contributions towards play space/open space provision - Funding a traffic regulation order	2012/0231	Site of Former Acre Mill, Bacup	Erection of 38 dwellings	- 100% affordable housing	2012/0539	Facit Mill, Whitworth	Erection of 39 dwellings	- 100% affordable housing - Contribution towards traffic regulation orders	2011/0637	Land off Rockcliffe Road, Grafton Villas, Bacup	Erection on 82 dwellings	Contributions towards: - 25 affordable units -provision, enhancement and maintenance of public open space and play facilities - provision and enhancement of primary school facilities - provision and enhancement youth and community facilities and services - provision of pedestrian and cycleway links - payment towards bus shelters and bus services.
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	2012/0156	Ashley Court, Whitworth	Erection of 16 dwellings	- 100% affordable housing
Trigger to Implement Contingencies	1. 80% or less of major proposals providing contributions			
Trigger Met	Yes, the Council is committed to maximising contributions towards improvements / provision of facilities where appropriate and meeting this target through working closely with partners and developers on major planning applications. In some cases a decision has been made not to pursue a Section 106 agreement based on the evidence provided by the developer			
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Update evidence base 3. Renegotiate terms and details 4. Focus on target areas 			

Policy 23: Promoting High Quality Designed Spaces

This policy is concerned with how developments and spaces are designed and how they will look. The policy also stipulates that consideration should be given to the life-time use of the development and not just the initial use as well as ensuring that places and buildings in Rossendale are attractive, safe and easy to use.

The Council has actively sought to encourage high quality design in new development, in particular through pre-application discussions. Use of the related Shop Front Design Guide Supplementary Planning Document has, for example, helped to secure enhancements to the design of retail properties in the Borough. This was adopted in May 2012. However the current economic climate means that it is challenging to insist that developers improve design where any additional costs are involved. Developers in Rossendale do not appear to be actively taking on board “Building for Life” in their own design process. Staffing levels within the Local Authority are also stretched making it challenging to allocate time to undertaking Design Reviews.

The “Building for Life” process has been updated during 2012 and the number of questions reduced 12. It is no longer necessary to have an approved Assessor consider the applications.

A “Places Matter” Design Review paid for by the applicants was held to look at two different small residential schemes in the Borough.

The Government commissioned the Local Housing Delivery Group chaired by Sir John Harman. The Groups Report (June 2012) suggested that a review of all the various standards associated with design, including “Building for Life” should be simplified and consolidated. Further consultation on this was due to occur later in 2013.

Target	50% of all major (10 plus units) housing applications to undergo a Building for Life Assessment over period to 2016
Progress towards Target	One “Building for Life” Assessment was received for the Rawtenstall Hospital site development. None of the other major schemes submitted contained assessments. Only one officer is now able to undertake “Building for Life” Assessments. In addition a Design Review on individual properties was undertaken.
Trigger to Implement Contingencies	Less than 40% of major housing applications undergoing a Building for Life Assessment over first 5 years of the plan (by 2016)

Trigger Met	Yes-this target has been challenging to deliver because of lack of staff resources and a lack of interest in this approach shown by the development industry
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with management team to examine availability of officer time to carry out Building for Life Assessments 3. Work with developers at pre-application stage to encourage schemes to take into account Building for Life criteria during their design 4. Investigate making Building for Life Assessment a corporate priority for assessing major residential applications
Target	80% of all major (10 plus units) housing applications to undergo a Building for Life assessment over period 2016-2021
Progress towards Target	This target is not yet applicable
Trigger to Implement Contingencies	Less than 70% of major housing applications undergoing a Building for Life Assessment over 2 nd 5 years of the plan (2016-2021)
Trigger Met	
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with management team to examine availability of officer time to carry out Building for Life Assessments 3. Work with developers at pre-application stage to encourage schemes to take into account Building for Life criteria during their design 4. Investigate making Building for Life Assessment a corporate priority for assessing major residential applications

Policy 24: Planning Application Considerations

This policy sets out a range of considerations that developments should take into consideration before submitting a planning application.

Among the issues that should be addressed are the materials to be used, how the development is laid out landscaping, privacy of occupants and neighbours as well as environmental performance and drainage facilities.

Target	To decrease the amount of both derelict and vacant land in the borough over the Plan period to 2026
Progress towards Target	The amount of derelict land in the Borough has declined from 61ha in the 2010/11 Survey to 51.65 ha in the 2012/13 assessment. Similarly the total amount of vacant land has declined from 76ha to 60.44ha.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Amount of derelict land increases by more than 10% over a rolling 5 year period 2. Amount of vacant land increases by more than 10% over a rolling 3 year period
Trigger Met	No
Contingencies	<ol style="list-style-type: none"> 1. To identify the issues affecting increased rates of vacant land (e.g. factory closures, costly contamination issues) 2. To work with HCA and other funding bodies (e.g. LEP, to bring forward sites) 3. To work with landowners to find ways of bringing forward vacant land that market finds difficult to address

Bringing derelict and vacant land back into productive use is identified as a priority in Policy 1 with Policy 24 identifying the importance of making the efficient use of land and adequate land remediation. The demolition of the Valley Centre in Rawtenstall was completed in summer 2012 and has had a significant positive impact on the town centre. In Whitworth the demolition of Facit Mill has created a site for 39 affordable homes.

Glossary of Terms

Term/Phrase	Definition
Affordable Housing	Non-market housing, which includes social rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Authority Monitoring Report (AMR)	A report produced each year that assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being implemented.
Area Action Plans (AAP)	A DPD that sets out a detailed plan for a particular area, usually when there is major new development, or substantial regeneration or conservation issues.
BRE Environmental Assessment Method (BREEAM)	The BREEAM assessment methods and tools are all designed to help construction professionals understand and mitigate the environmental impacts of the developments they design and build.
Contextual Indicators	Measure changes in the wider social, economic, and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.
Core Output Indicators	A set of common requirements for all local authorities to monitor under the LDF.
Core Strategy	Sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies required to deliver that vision.
Department for Business, Innovation and Skills	Previously the Department for Business, Enterprise and Regulatory Reform and the Department for Innovation, Universities and Skills and originally The Department of Trade and Industry.
Department for Environment, Food and Rural Affairs (DEFRA)	The Department for Environment, Food and Rural Affairs (Defra) is the United Kingdom Government department responsible for environmental protection, food production and standards, agriculture, fisheries and rural communities in the United Kingdom.
Development Plan	An authority's development plan consists of the relevant regional spatial strategy and the development plan documents contained within its local development framework.
Development Plan Documents (DPDs)	Spatial planning that are the subject of independent examination, and together with the relevant regional spatial strategy, will form the development plan for the Borough.
Evidence Base	Information gathered by a planning authority to support the preparation of local development documents.
General Certificate of Secondary Education	The General Certificate of Secondary Education (GCSE) is the name of an academic qualification awarded in a specified subject, generally taken in a

(GCSE)	number of subjects by students aged 14-16 in secondary education in England, Wales, and Northern Ireland.
Government Office for the North West (GONW)	The regional Government office that prior to 2011 was responsible for implementing national policy in the North West region.
Housing Needs Assessment	A survey which estimates, using the results of detailed research, the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.
Housing Trajectory	A means of showing past and future housing performance by identifying the predicted requirement and provision of housing over the lifespan of the local development framework.
Local Development Framework (LDF)	The folder of documents that collectively make up the planning policies for the Borough. It consists of development plan documents, supplementary planning documents, a statement of community involvement, the local development scheme and annual monitoring reports.
Local Development Scheme (LDS)	The project plan and timetable for preparing Local Development Documents
LSP	Local Strategic Partnership. A partnership of local organisations from public, voluntary and business sectors. While the Rossendale Forum formally still exists it has not met since 2011 when the Government indicated its intention to abolish LSP's when legislation is in place. This has not yet taken place.
Monitoring	The regular and systematic collection and analysis of information to measure policy implementation.
National Vocational Qualification (NVQ)	National Vocational Qualifications (NVQs) are vocational awards in England and Wales that are achieved through assessment and training. In Scotland they are known as Scottish Vocational Qualification (SVQ). They are practical qualifications based on being able to do a job. There are five levels of NVQ ranging from Level 1, which focuses on basic work activities, to Level 5 for senior management.
Previously Developed Land	Land which is or has previously been occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure and curtilage of the development. Also known as PDL or brownfield land.
Proposals Map	A map of the area illustrating the policies set out in the DPDs.
Regional Spatial Strategy (RSS)(Superseded)	The statutory regional plan, produced by the Regional Planning Body (North West Regional Assembly), with which Local Development Frameworks must comply (Revoked in May 2013).
Saved Policies	Policies in the current adopted Local Plan, which will continue to be used until replacement by policies in DPDs.
Site of Special	A Site of Special Scientific Interest or SSSI is a conservation designation

Scientific Interest (SSSI)	denoting a protected area in the United Kingdom. SSSIs are the basic building block of site-based nature conservation legislation and most other legal nature/geological conservation designations in Great Britain are based upon them, including National Nature Reserves, Ramsar Sites, Special Protection Areas, and Special Areas of Conservation.
Super Output Areas (SOAs)	Super Output Areas are a new geography for the collection and publication of small area statistics. It is planned to have 3 layers of SOA, the first two of which already exist. The SOA layers form a hierarchy based on aggregations of Output Areas (OAs).
Statement of Community Involvement (SCI)	A document that sets out how the Council is intending to achieve community involvement in the preparation of the LDF.
Supplementary Planning Documents (SPDs)	Local Development Documents that set out further guidance and background information on how development plan policies will be applied. They do not form part of the Development Plan and are not subject to independent examination.
Sustainability Appraisal (SA)	An assessment of the environmental, social and economic impacts of a plan at various points during its preparation. It is an integral part of the plan making process for ensuring that plans are in line with the principle of sustainable development.
Sustainable Development	Commonly defined as “development that meets the needs of the present generation, without compromising the ability of future generations to meet their own needs”.

If you would like a summary of this Report in large print, on audio cassette or in a language other than English, please let us know and we will be happy to arrange it.

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