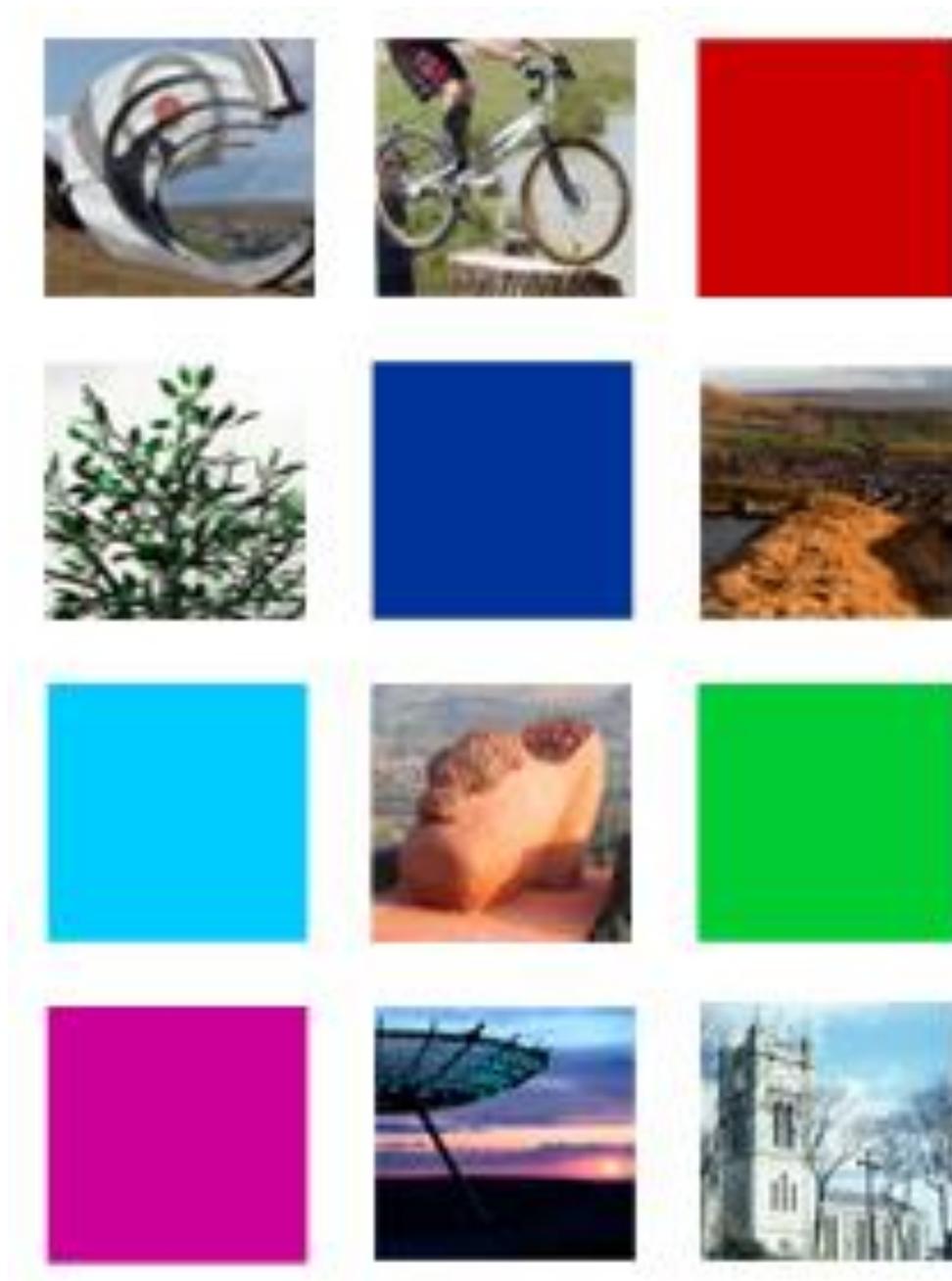


Annual Monitoring Report (AMR) 2011/2012

Produced by Forward Planning July 2012



Contents Page

Contents Page	2
Introduction	4
Executive Summary and Core Output Indicators.....	5
Business Development and Town Centres	6
Housing	6
Environmental Quality	7
Overview	8
Chapter 1: Progress According to the Adopted Planning Policy Timetable (LDS)	10
Chapter 2: Area Vision Areas	11
AVP1: Whitworth, Facit and Shawforth.....	12
AVP2: Bacup, Stacksteads, Britannia and Weir.....	14
40.....	14
AVP3: Waterfoot, Lumb, Cowpe and Water	16
AVP4: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough	18
AVP5: South West Rossendale.....	22
AVP6: Haslingden and Rising Bridge	24
Chapter 2: Topic Planning Policies	26
Policy 1: General Development Locations and Principles.....	27
Policy 2: Meeting Rossendale’s Housing Requirement.....	29
Policy 3: Distribution of Additional Housing	36
Policy 4: Affordable and Supported Housing	37
Policy 5: Meeting the Needs of Gypsies, Travellers and Travelling Showpeople	37
Policy 6: Training and Skills	38
Policy 7: Social Infrastructure	39
Policy 8: Transport	40
Policy 9: Accessibility	41
Policy 10: Provision for Employment.....	42
Policy 11: Retail and Other Town Centre Uses	43
Policy 12: The Valley Centre.....	46
Policy 13: Protecting Key Local Retail	46
Policy 14: Tourism.....	47
Policy 15: Overnight Visitor Accommodation	49
Policy 16: Preserving and Enhancing the Built Environment.....	49
Policy 17: Rossendale’s Green Infrastructure	49

Policy 18: Biodiversity, Geodiversity and Landscape Conservation..... 50

Policy 19: Climate Change and Low Carbon and Zero Carbon Sources of Energy 50

Policy 20: Wind Energy 51

Policy 21: Supporting the Rural Economy and its Communities..... 52

Policy 22: Planning Contributions 52

Policy 23: Promoting High Quality Designed Spaces 53

Policy 24: Planning Application Considerations..... 55

Appendix 1: 5 Year Housing Land Supply..... 56

Appendix 2: Planning Obligations 57

Introduction

Welcome to the Annual Monitoring Report (AMR). This document covers events and facts for the period from 1st April 2011 up to 31st March 2012. 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 new 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 new Core Strategy targets.

In a number of cases the target triggers are based on a rolling average for which historic data is not available. However, it is possible to provide some information on most of the targets and over subsequent years the data record will become more complete.

Where available, 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 Annual 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 Annual 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.

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 238627.

For a full **Glossary of Terms** please click [here](#) or visit www.rossendale.gov.uk/downloads/AMR_2009-2010.pdf#page=36

Executive Summary 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.

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 2010/11 Annual Monitoring Report was published in December 2011. With the freedom provided by the new Act it has been decided to change the timetabling of the AMR to a new cycle of July each year. Thus, while there will have been two Reports produced in the last 7 months in future the production of AMR’s will revert to an annual programme. The July cycle was selected because it is the earliest date that annual housing figures can be calculated following the end of the financial year. While this and much of the data in the AMR is new as this is a transitional year there are some targets for which new data is not available.

The AMR has been structured to make it as attractive and easy to read as possible. The main focus of the Monitoring Report is on progress on targets in the Core Strategy. Among the main headlines are:

- Housing – 119 new houses were constructed in the monitoring period. This was greater than the Core Strategy trajectory figure of 100. Over the coming year there is a more challenging target of 170 dwellings but indications are that this is achievable. 62% of new housing was constructed on previously developed land, slightly less than target. The majority of new development was in Bacup, Whitworth and the smaller settlements. 40% of new housing was 2 bedroom stock with 3 and 4 bedroom properties making up a further 50%. The target of 25 affordable dwellings was exceeded.
- Employment – There has been a very low level of employment development with 110m2 approved, the majority being retail development.
- Town and Local Centres- The major landmark was granting approval for and commencement of demolition of the Valley Centre in Rawtenstall to create a temporary open space.

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, including consulting on the criteria for making amendments in March 2012. The document will be produced in three stages and will involve on-going consultation at each stage with stakeholders, including the established forums, general public, businesses, developers, land-owners, neighbouring authorities, statutory agencies etc. The comments received during all three stages 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 2013.

While now not formally part of the LDS, Supplementary Planning Documents (SPD's) have an important complementary role in planning policy. Public consultation on a draft SPD for Rawtenstall Town Centre was undertaken in February/March 2011. This built on work previously produced for the Council by BDP Consultants. The Shopfront Design Guidance SPD was subject to consultation in November and December 2012 with adoption outside the Monitoring period in May 2012.

National Core Output Indicators

The figures in the following Tables are based on actual completions as required by Government Guidance 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: 0m ² B1b: 0 m ² B1c: 0 m ² B2: 1064m ² B8: 0 m ²	
BD2: Total Amount of Employment Floorspace on Previously-Developed Land	All 1064m ² of floorspace was delivered on previously-developed land in 2011/2012.	
BD3: How much employment land is available for the future?	B1a: } B1b: } 11.6 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: 18.7 hectares	
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: 0 m ² Total (Gross): 0 m ²	A1 (Net): 0 m ² A2 (Net): 0 m ² A3 (Net): 65.3 m ² B1a (Net): 0 m ² D2 (Net): 0 m ² Sui Generis: 44.5 m ² Total (Net): 109.8 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, 642 new houses have been built as set out below:				
	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
	222	54	173	74	119
H2(b): How many houses (net) were built in the 2011/2012 financial year?	Between 1 st April 2011 and 31 st March 2012, a total of 119 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 ongoing effects of the global recession it is unlikely that houses will be built at a constant rate throughout the period and as such the Housing Trajectory on page 29 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 2011/2012?	74 out of 119 new houses were built on previously-developed land, equating to 63%.				
H4: How many Gypsy	No applications were received for new Gypsy and Traveller pitches during				

and/or Traveller sites/ pitches were approved in 2010/2011?	2011/2012.
H5: How much affordable housing (gross) was built in 2011/2012?	26 affordable units were delivered in 2011/2012.
H6: What was the quality of new housing built in 2011/2012 according to the Building for Life Assessments?	No Building for Life assessments were carried out during 2011/2012.

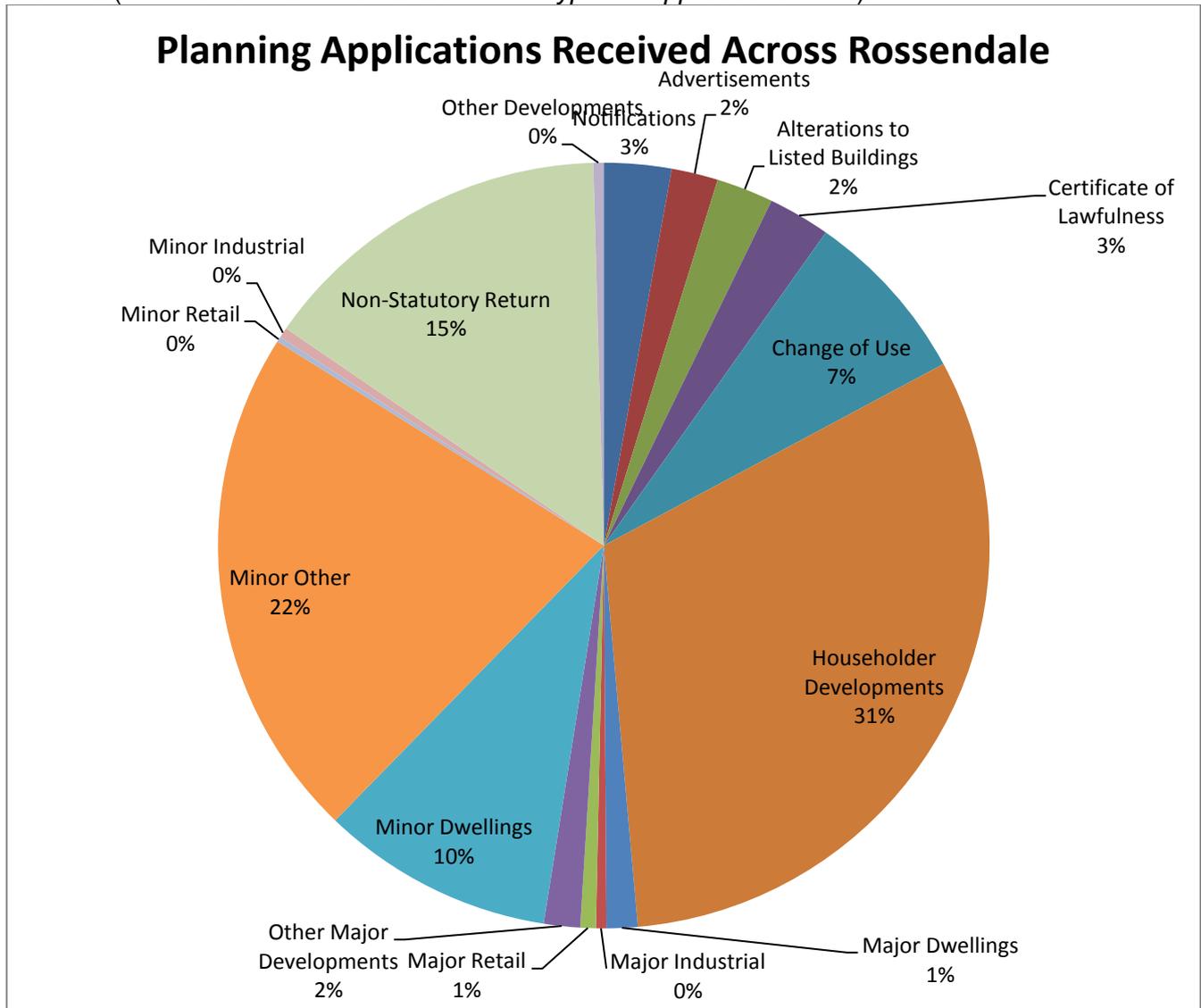
Environmental Quality

E1: 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 were consulted on 24 planning applications however no objections were received and only one condition was added to an application.</p>		
E2: Have there been any losses or additions to areas of biodiversity importance?	<p>The responsibility for monitoring and reporting this indicator now lies with upper tier local authorities, rather than with individual districts. Lancashire County Council will be reporting changes in areas of biodiversity importance from now on. The figures for this year are not yet available, but it is envisaged that the Council will provide a link to Lancashire County Council's information in the next Annual Monitoring Report.</p>		
E3: How much renewable energy was approved and generated?	Renewable Energy Generation	Number of Applications	Amount of Power (kW)
	Planning Permissions Granted	4	131
	Planning Permissions Refused	3	440
	Permissions by energy type		
		Number of Schemes	Amount of Power (kW)
	Solar	0	0
	Wind	4	131
	Biomass	0	0
	Other	0	0
	Total	4	131

Overview

Between 1st April 2011 and 31st March 2012 over 450 applications were received for a whole range of different 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).

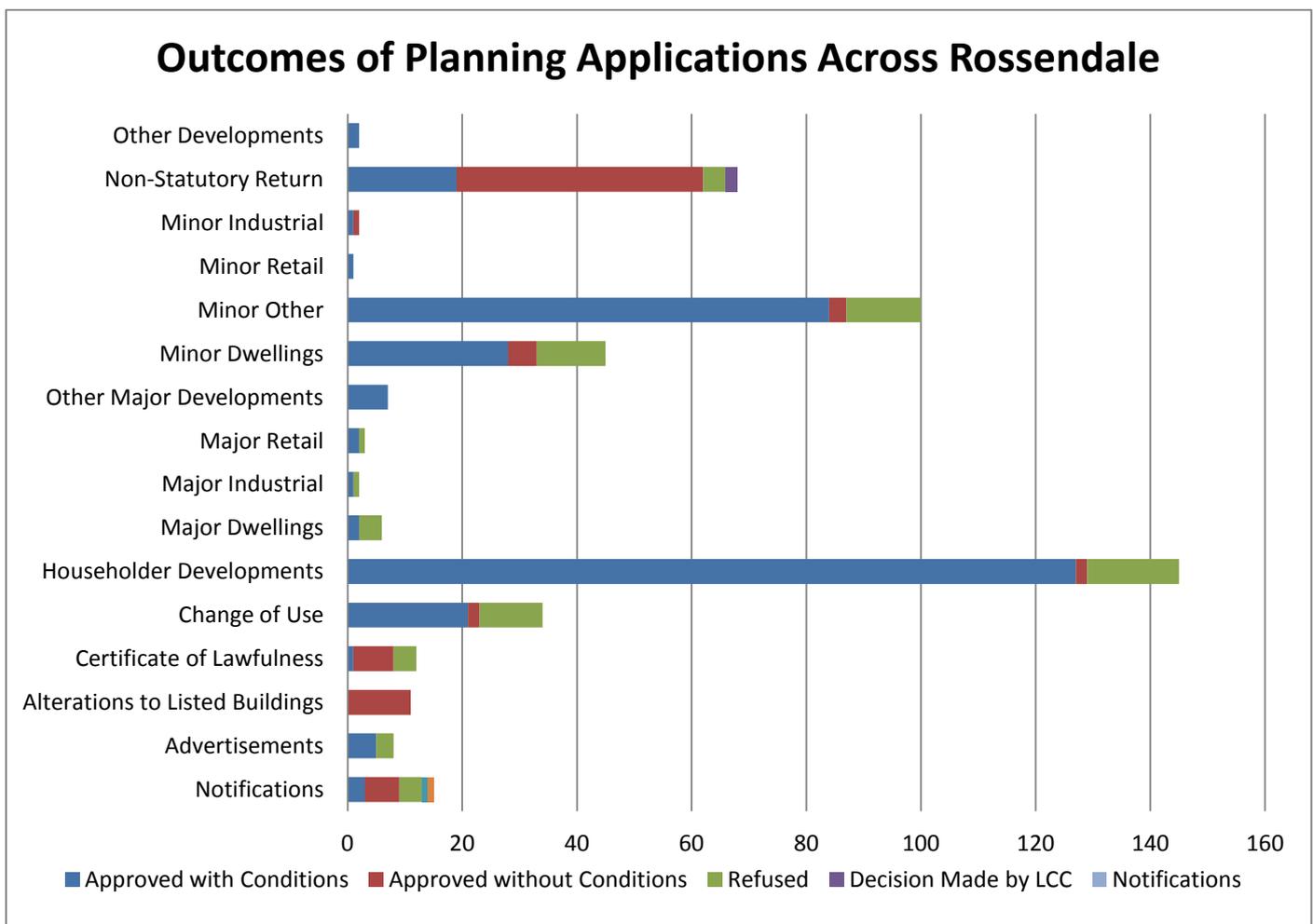


As it shows over half of the applications received were for householder developments and other minor applications, while a significant but lesser number of applications were submitted for non-statutory returns such as discharging conditions attached to existing planning permissions.

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.



As shown 384 (84%) of the applications received in the last 12 months were approved. Most of these (79%) were approved with conditions controlling aspects of the development i.e. materials, working hours etc.

96% of all decisions were made by Rossendale Borough Council, however 2 applications were decided by Lancashire County Council for minerals and waste and education related applications.

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

Figure 2

	2012												2013												2014												2015		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
'Lives & Landscapes'*	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
Proposals Map	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
Provisional Community Infrastructure Levy	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	

*Site Allocations and Development Management DPD

DPD Preparation Stages		
Consulting statutory bodies on the scope of the Sustainability Appraisal (Regulation 25)	█	Pre-hearing Meeting
Public Participation (Regulation 25)	█	Hearing Session Opened
Pre-Submission Publication of the DPD (Regulation 27)	█	Inspectors Report (Fact Sheet)
Representations & Conformity with RSS (Regulations 28 & 29)	█	Inspectors Report (Final)
Submission of the DPD (Regulations 30)	█	Adoption

The table above shows the timetable for the preparation of the Site Allocations and Development Management DPD and associated revisions to the proposals map, to adoption in 2014. The Council may undertake a Community Infrastructure Levy Charging Schedule. If so, it is intended to progress this document to publication, submission and examination alongside the Site Allocations and Development Management DPD.

Phase 1 of the Site Allocations and Development Management DPD began in mid March 2012 with a consultation on the criteria for amendments to the current Urban Boundary and Green Belt boundary. Any changes to the boundaries will be widely consulted upon towards the end of summer 2012.

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 will report 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.

In future reports 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.

The table below gives an overview of what was applied for and approved between 1st April 2011 and 31st March 2012.

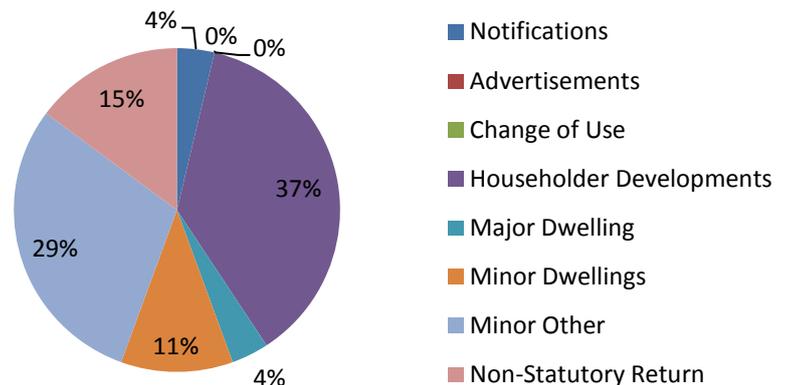
Applications, Approvals and Refusals for 2011/2012	
Number of Planning Applications Received	27
Number Approved	24
Refused	3
Number of New Houses Approved	87
Amount of New Housing Approved on Previously-Developed Land	86
Amount of New Housing Approved on Greenfield Land	1
Amount of New Office, Retail and Industry Approved	None
Applications of Interest	
1. 2010/0667 - 85 Houses at Orama Mill, Whitworth	

The pie chart (right) shows that the majority of applications received were for householder developments (i.e. house extensions, conservatories etc) and minor other developments (i.e. extensions to non-residential properties, minor engineering works etc).

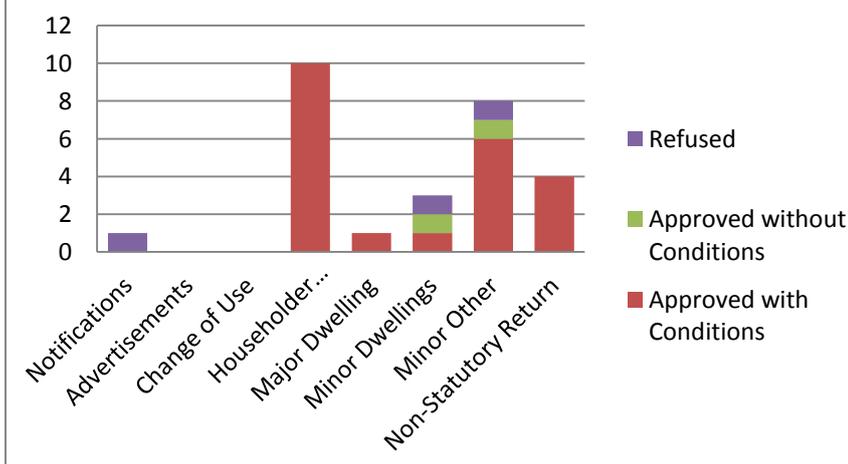
The graph below, illustrates how the applications were decided by the Council.

As shown, all householder and non-statutory return applications were approved.

Planning Applications Received in Whitworth, Facit and Shawforth



Outcomes of Planning Applications in Whitworth, Facit & Shawforth



One application for a major housing scheme of 85 units at Orama Mill was approved in 2011/2012 and work is now underway on the site. Of the 85 units, 12 will be affordable houses for local people.

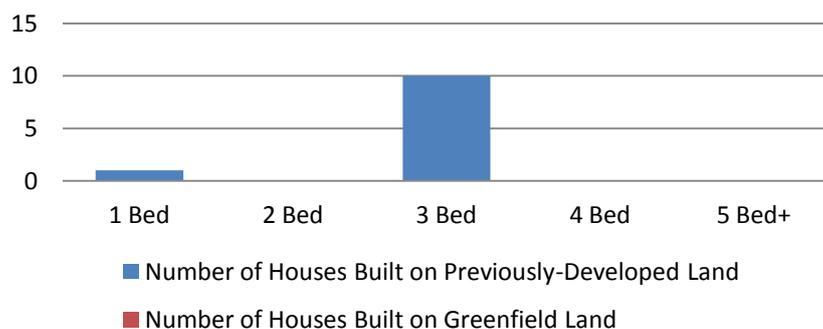
7 out of the 8 applications for other minor development were approved with an application for a domestic stable block being refused.

In addition to keeping track of what has been approved and is expected to come forward in the future, it is also necessary to monitor what has been built and delivered over the last year.

The table below shows what has been built in the last year and on what type of land it was built.

Total Amount of Development in 2011/2012	
Total Number of Houses Built	11
Amount of Housing Built on Previously-Developed Land	11
Amount of Housing Built on Greenfield Land	0
Amount of New Office, Retail and Industry Built	0
Amount of Office, Retail and Industry Lost	0

Number of Houses By Bedroom and Land Type



The table above and the graph (left), show all 11 houses built in the area took place on previously-developed land and were mainly 3 bedroom properties.

This number is expected to increase significantly in coming years, as the residential development at the former Orama Mill site starts to build out.

Aside from residential development, no new office, retail or industrial floorspace was created or lost over the monitoring period.

The table below sets out progress in relation to the specific targets identified for Whitworth, Facit and Shawforth in the Core Strategy DPD.

Target	Creation of multi-user bridleway linking Facit Quarry to Lee Quarry by April 2012
Progress towards Target	The route has been identified, funding is in place and a project plan in place. Council officers have discussed the situation with Lancashire County Council – who are currently in discussions with the various landowners, and are attempting to finalise agreements with them prior to construction commencing. The barrier to progress at this point is the complexity of the land ownership situation, which is taking time to clarify and secure buy-in from the various parties involved.
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	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, 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. Funding and a project delivery method have not yet been identified, as the Rawtenstall to Britannia part of the route is being investigated first. Rossendale Cycle Forum will continue to lead on the project, in liaison with Rochdale MBC, Lancashire County Council and Rossendale BC.
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.

The table below gives an overview of what was applied for and approved between 1st April 2011 and 31st March 2012.

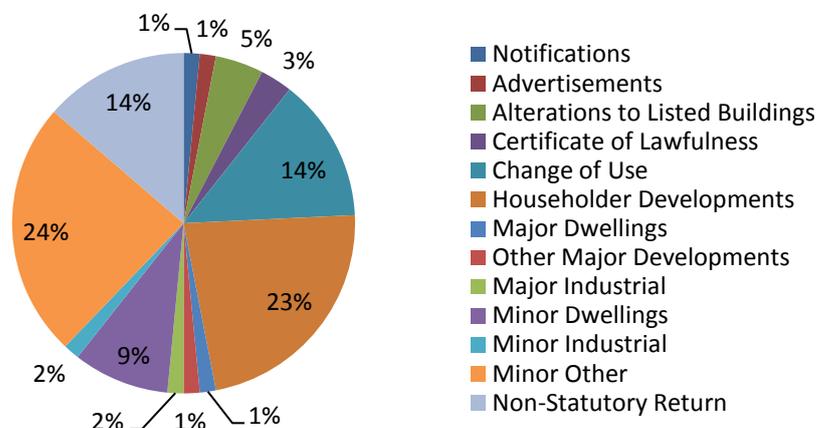
Applications, Approvals and Refusals for 2011/2012	
Number of Planning Applications Received	66
Number Approved	53
Refused	13
Number of New Houses Approved	40
Amount of New Housing Approved on Previously-Developed Land	38
Amount of New Housing Approved on Greenfield Land	2
Amount of New Office, Retail and Industry Approved	1040m ² Industry & 2309m ² Retail
Applications of Interest	
1. 2010/0101 – 28 houses - Old Market Hall, Bank Street, Bacup	
2. 2010/0692 - 2309m ² Supermarket, Lee Street, Bacup	

A total of 68 applications were received for the area in 2011/2012 for almost all types of development and planning consent.

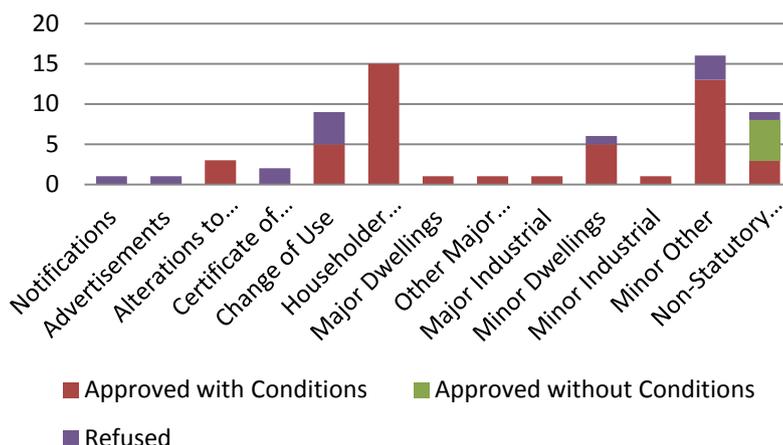
However most applications were received for householder developments (i.e. house extensions, conservatories etc) and minor other (i.e. extensions to non-residential properties, minor engineering works etc).

The graph (below), illustrates how the applications were decided by the Council.

Planning Applications Received in Bacup, Stacksteads, Britannia and Weir



Outcomes of Planning Applications in Bacup, Stacksteads, Britannia and Weir



As shown, most applications were approved, however overall 13 applications were refused.

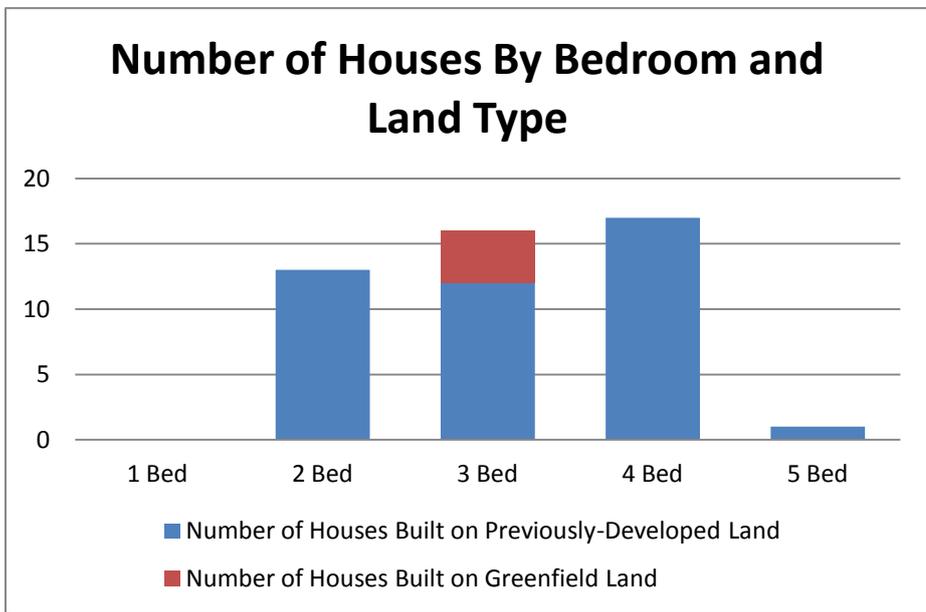
These included 4 changes of use, 3 minor others, 2 certificates of lawfulness as well as applications for advertisements, minor dwellings and a non-statutory return.

In addition to keeping track of what has been approved and is expected to come forward in the future, it is also necessary to monitor what has been built and delivered over the last year.

The table below shows what has been built in the last year and on what type of land it was built.

Total Amount of Development in 2011/2012

Total Number of Houses Built	47
Amount of Housing Built on Previously-Developed Land	43
Amount of Housing Built on Greenfield Land	4
Amount of New Office, Retail and Industry Built	1064m ² general industry
Amount of Office, Retail and Industry Lost	119m ² retail



The table above and graph (left), show that 92% of all houses built in the area took place on previously-developed land and were a mix of 2, 3 and 4 bedroom properties.

1064m² of new industry floorspace was created as a result of a side extension to an existing facility, change of use from a showroom to manufacturing space and the construction of new industrial unit.

119m² of retail was lost to cafe/restaurant uses by the creation of Poppies Cafe on Newchurch Rd.

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. Ground investigations have started onsite, and construction is due to begin shortly.
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 not commenced by April 2012, however construction is due to begin shortly.
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 routes have been identified, and have been put forward for consideration as part of the upcoming Site Allocations process. At this stage funding is not in place, and options for grant funding for the larger cycleway project are being explored.
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.

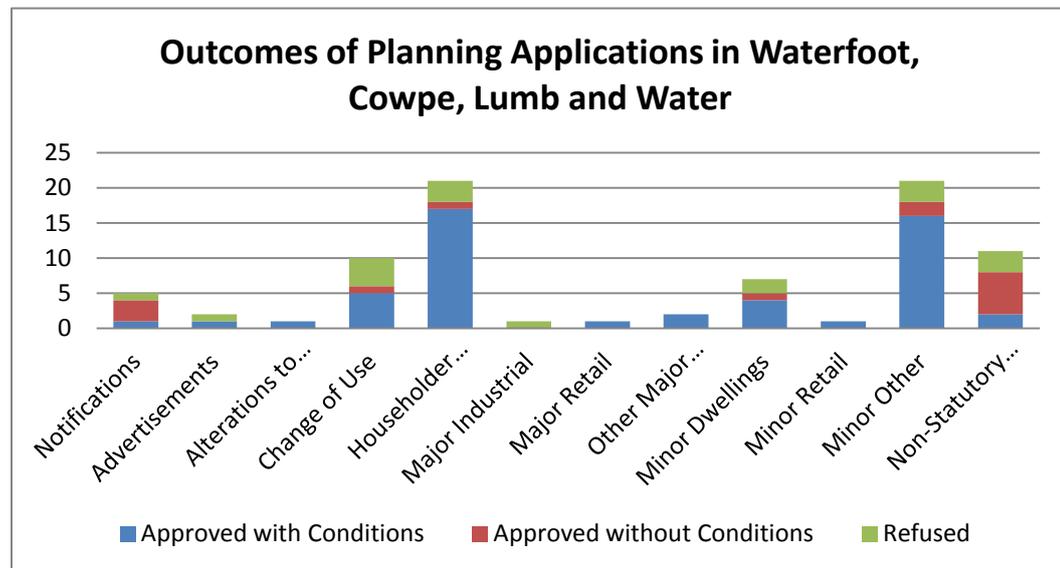
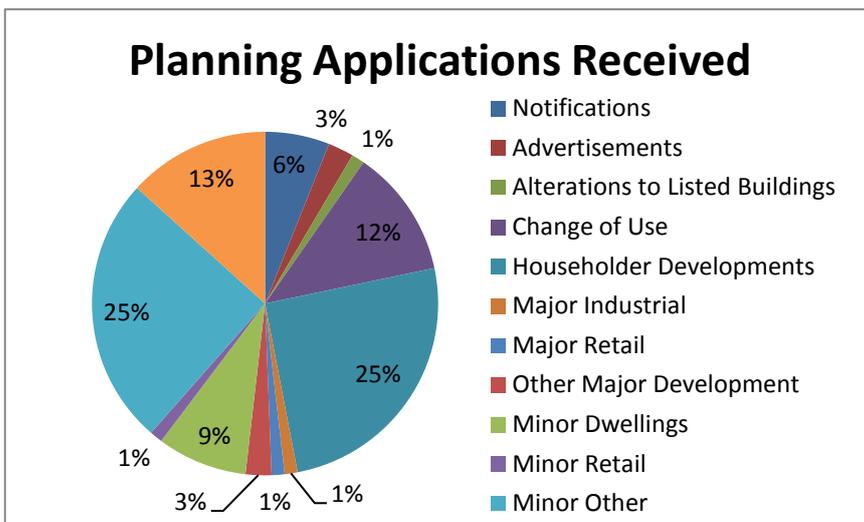
The table below gives an overview of what was applied for and approved between 1st April 2011 and 31st March 2012.

Applications, Approvals and Refusals for 2011/2012	
Number of Planning Applications Received	83
Number Approved	65
Refused	18
Number of New Houses Approved	4
Amount of New Housing Approved on Previously-Developed Land	4
Amount of New Housing Approved on Greenfield Land	0
Amount of New Office, Retail and Industry Approved	170m ² Retail
Applications of Interest	
1. 2011/0453 – Tea rooms and shop, Bridge End House, Waterfoot	

A total of 83 applications were received for the area in 2011/2012 for almost all types of development and planning consent.

As with last year, most applications were received for householder developments (i.e. house extensions, conservatories etc), minor other (i.e. extensions to non-residential properties, minor engineering works etc) and non-statutory returns (discharge of conditions etc).

The graph (below), illustrates how the applications were decided by the Council.



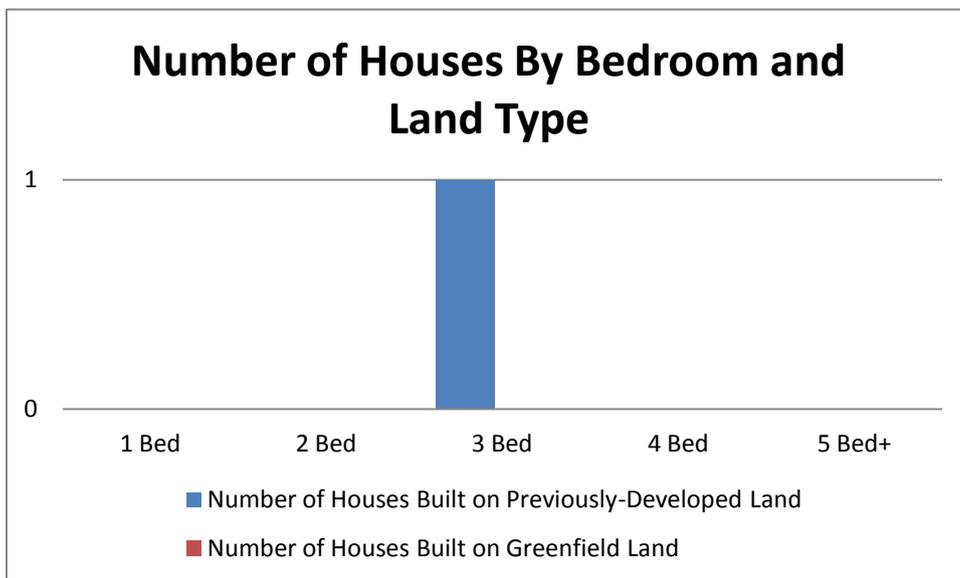
As shown, most applications were approved, however overall 18 applications were refused.

These included 4 changes of use, 3 householders, 3 minor other, 3 non-statutory returns, 2 minor dwellings and single applications for major industrial, notification and advertisement.

In addition to keeping track of what has been approved and is expected to come forward in the future, it is also necessary to monitor what has been built and delivered over the last year.

The table below shows what has been built in the last year and on what type of land it was built.

Total Amount of Development in 2011/2012	
Total Number of Houses Built	1
Amount of Housing Built on Previously-Developed Land	0
Amount of Housing Built on Greenfield Land	1
Amount of New Office, Retail and Industry Built	0
Amount of Office, Retail and Industry Lost	0



Only 1 house was built in the area during the 2011/2012 financial year which took place on previously-developed land and created a 3 bedroom property.

In December 2011 Waterfoot Primary School closed its doors to pupils for the last time. A new school was constructed on land above the Glen with access off Wolfenden Green. The new school, which is located within the Green Belt, has been constructed to very high environmental standards.

Aside from residential development, no new office, retail or industrial floorspace was created or lost over the monitoring period.

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 has recently been completed 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 shows 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 table below gives an overview of what was applied for and approved between 1st April 2011 and 31st March 2012.

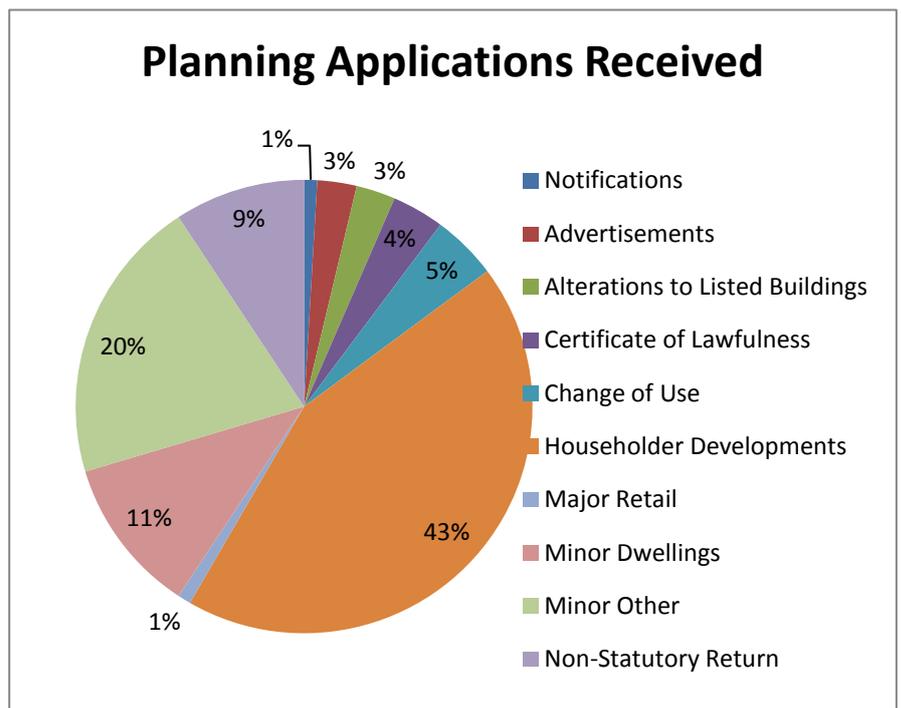
Applications, Approvals and Refusals for 2011/2012	
Number of Planning Applications Received	108
Number Approved	95
Refused	13
Number of New Houses Approved	4
Amount of New Housing Approved on Previously-Developed Land	3
Amount of New Housing Approved on Greenfield Land	1
Amount of New Office, Retail and Industry Approved	7600m ² Retail
Applications of Interest	
1. 2011/0581 – Demolition of the Valley Centre and Astoria Hall Rawtenstall and creation of interim public realm and events space	
2. 2011/0538 - Variation of condition 5 from Outline Planning Approval 1985/110 and condition 3 of Reserved Matters Planning Approval 1985/250 to allow the sale of ancillary food items - Former Focus DIY Unit, Bocholt Way, Rawtenstall	

A total of 108 applications were received for the area in 2011/2012 for most types of development and planning consent.

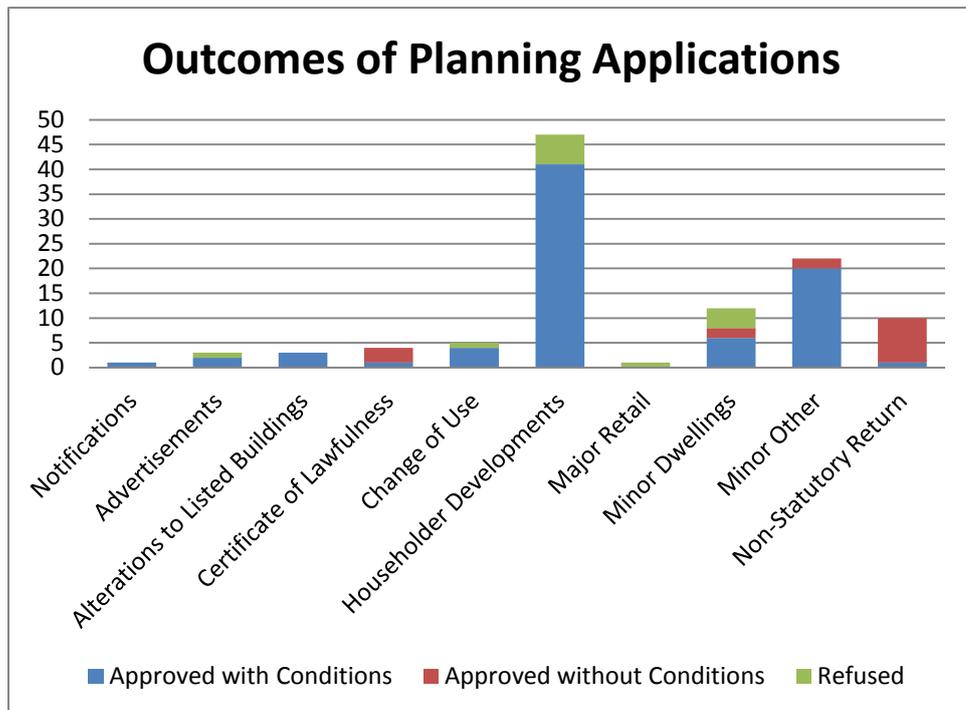
43% of all applications received were for householder developments (i.e. house extensions, conservatories etc), while a further 20% were for minor other developments (i.e. extensions to non-residential properties, minor engineering works etc).

Following householder and minor other application, 11% of all applications were for minor dwellings (1-9 units).

The outcomes of the applications received in 2011/2012 are set out in the graph (below).



88% of all applications received were approved, as illustrated in the graph, with 13 applications being refused overall.

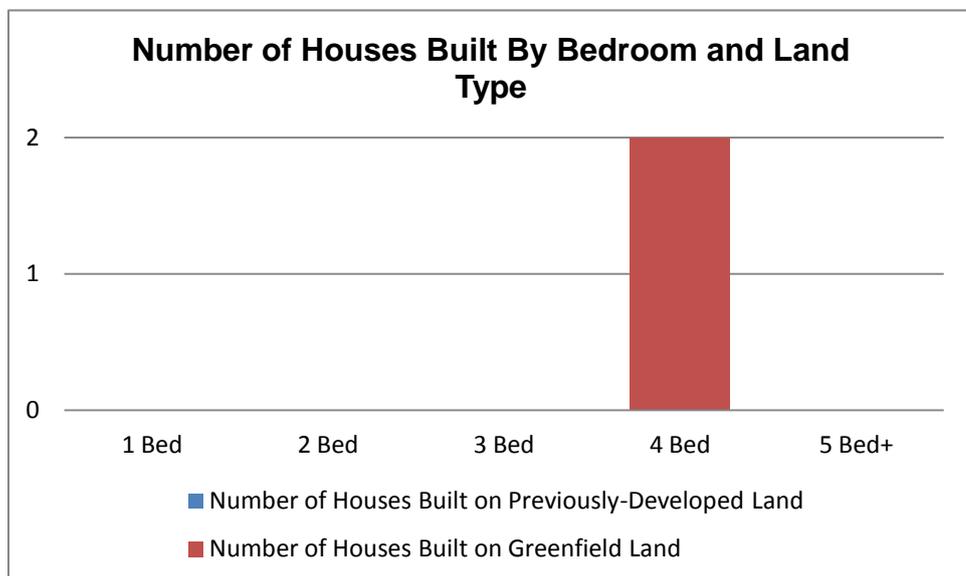


These included 6 householder applications, 4 minor dwellings and single applications for an advertisement, change of use and a major retail application.

In addition to keeping track of what has been approved and is expected to come forward in the future, it is also necessary to monitor what has been built and delivered over the last year.

The table below shows what has been built in the last year and on what type of land it was built.

Total Amount of Development in 2011/2012	
Total Number of Houses Built	2
Amount of Housing Built on Previously-Developed Land	0
Amount of Housing Built on Greenfield Land	2
Amount of New Office, Retail and Industry Built	156m ² food, drink and hot food takeaway
Amount of Office, Retail and Industry Lost	157m ² office space



As is shown in the table above and illustrated in the graph (left), the two houses built in the area took place on greenfield land providing 4 bedrooms each.

The creation of 156m² of retail floorspace is due to the change of use from a hairdressers to a takeaway on Bacup Road and change of use from a shop to cafe on Bank Street. However as these are changes of use, there is no net gain of retail floorspace.

The completion of a conversion from a ground floor office to a dwelling on Newchurch Road, resulted in the loss of 157m² of space.

The table below sets out progress in relation to the specific targets identified for Rawtenstall, Crawshawbooth, Goodshaw and Loveclough in the Core Strategy DPD.

Target	Hospital site to be developed by 2017
Progress towards Target	Rosendale Hospital completely closed to the public in September 2010 with services largely transferred to the new Urgent Care Unit on Bacup Road. The vacant site was marketed with Taylor Wimpey emerging as preferred bidder. A planning application for

	139 housing units which also involves demolition of all existing buildings on site was submitted in March 2012.
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 <ol style="list-style-type: none"> 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	Development of the existing bus station is recognised as a priority. Options for relocating the bus station closer to the town centre were considered as part of “Rawtenstall Vision” document prepared by consultants BDP but the draft SPD expressed a preference for re-use of the existing site. In late 2011 Lancashire County Council identified £3.5 million that has been committed to the scheme. Investigative work will be undertaken in 2012/13 to assess the benefits of different site options, look at broader public realm issues on Bacup Road and bus circulation around the town centre. The Council will also commence design of a preferred scheme for public consultation. It is intended that the preferred scheme will be implemented in 2013/14.
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 little progress. It is understood that the site has been sold to another party. The part finished structures on site were completed but remain unoccupied with no moves toward submission of details for the parts of the site that only have outline permission.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. No discussions with owners and developer about the scheme details including funding by 2013 2. Initial phases not complete by 2015 3. 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 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

In June 2011 a "Vision" document for Rawtenstall Town Centre prepared for the Council by consultants BDP was published. The Council used this as a basis to prepare a draft Supplementary Planning Document (SPD) for the area but with the addition of policies that could be used as a framework for making decisions on planning applications and to guide development proposals. Consultation on this document was undertaken in February/March 2012.

The demolition of the derelict Valley Centre in the centre of Rawtenstall started in February/March 2012 following successful negotiations by the Council to purchase the site. This will have a significant impact on the appearance of this part of the town. Planning permission was obtained to use the site as an area of Open Space including for public events. In the longer term it is still envisaged that retail use will be returned to a large part of the land.

The Rossendale Ski slope was closed by the Council at the end of March 2011 but was re-opened by a Social Enterprise company in September 2011. The £2.3 million refurbishment and updating of the Marl Pits Sports Centre was commenced in early 2012.

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.

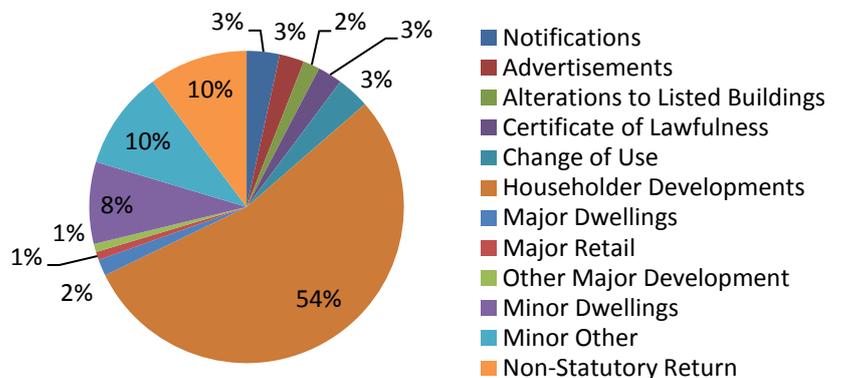
The table below gives an overview of what was applied for and approved between 1st April 2011 and 31st March 2012.

Applications, Approvals and Refusals for 2011/2012	
Number of Planning Applications Received	118
Number Approved	103
Refused	15
Number of New Houses Approved	83
Amount of New Housing Approved on Previously-Developed Land	82
Amount of New Housing Approved on Greenfield Land	1
Amount of New Office, Retail and Industry Approved	None
Applications of Interest:	
1. 2011/0046 – 74 houses at Holmefield House, Helmshore (approved at appeal)	

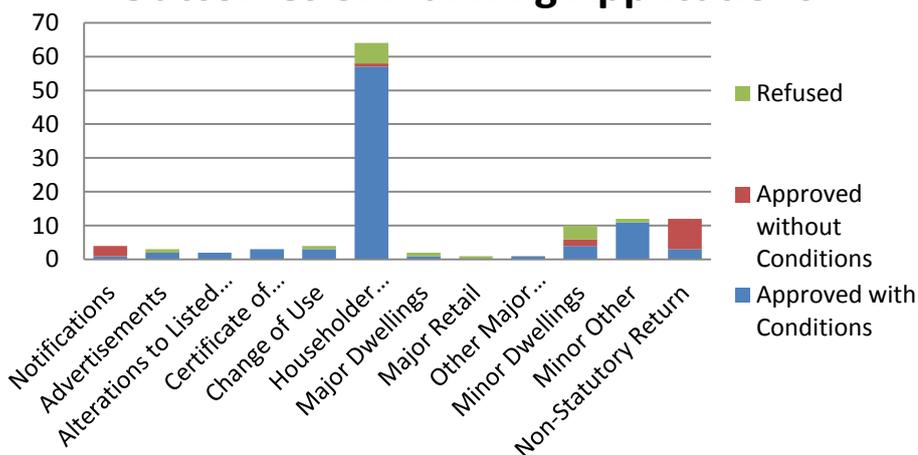
A total of 118 planning applications were received in 2011/2012 for a range of development and planning consents.

83 houses were approved, of these only one was a greenfield site. The bulk of the permissions is made up from the approval by appeal of 74 houses on the former Holmefield House site on Holcombe Road, Helmshore, with a further 8 from minor dwellings in the area.

Planning Applications Received



Outcomes of Planning Applications



The graph (left), illustrates how the applications were decided by the Council.

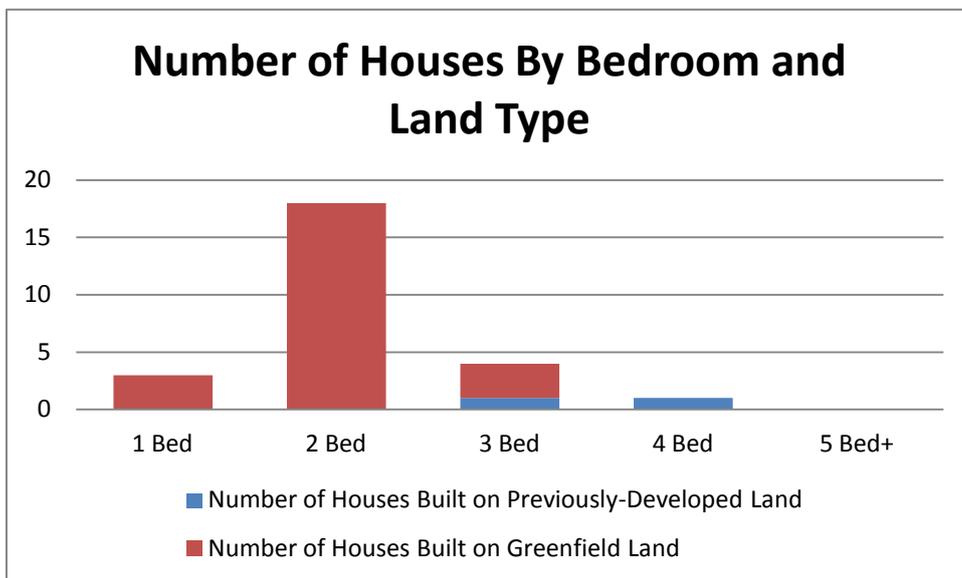
87% of all applications received were approved, whilst 15 applications were refused.

These included 6 householder applications, 4 minor dwellings and single applications for an advertisement, change of use, major dwelling, major retail and one minor other application.

In addition to keeping track of what has been approved and is expected to come forward in the future, it is also necessary to monitor what has been built and delivered over the last year.

The table below shows what has been built in the last year and on what type of land it was built.

Total Amount of Development in 2011/2012	
Total Number of Houses Built	27
Amount of Housing Built on Previously-Developed Land	2
Amount of Housing Built on Greenfield Land	25
Amount of New Office, Retail and Industry Built	329m ² food and drink
Amount of Office, Retail and Industry Lost	0



The table above and graph (left) illustrate that 93% of the housing delivered in the South-West was on greenfield sites.

This is predominantly due to the completion of 25 apartments at the Alden Place development in Helmshore which is a historic housing allocation from the 1995 Local Plan.

It is anticipated that the amount of housing on previously-developed land will increase over the next few

years, as the development of 74 units at Holmefield House, Helmshore starts to build out.

329m² of additional cafe/ restaurant floorspace was created as part of an extension to the Fishermans Retreat, in Shuttleworth.

Aside from residential development, no new office, retail or industrial floorspace was lost over the monitoring period.

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. Funding is currently limited as a large proportion of LTP3 funding has been allocated to traffic-calming measures across the borough. 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.
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.
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.

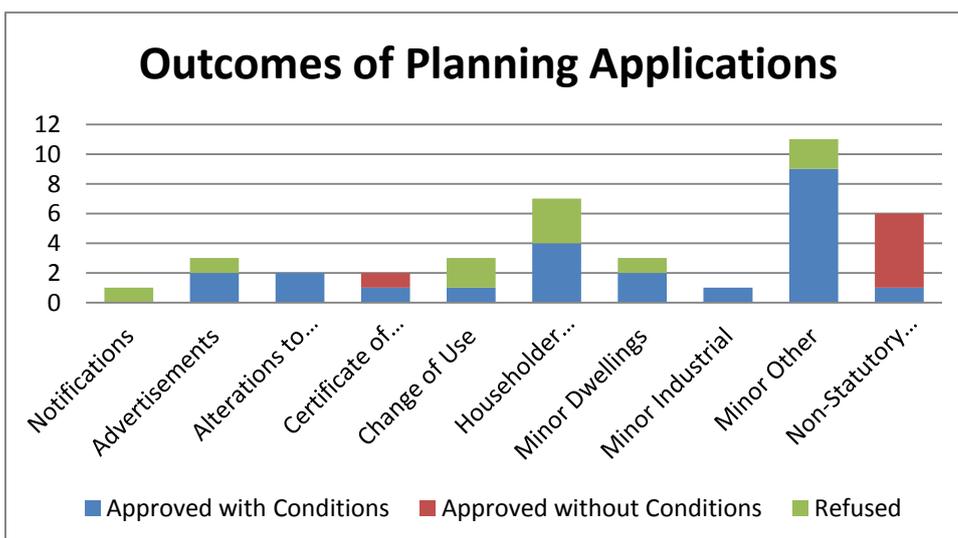
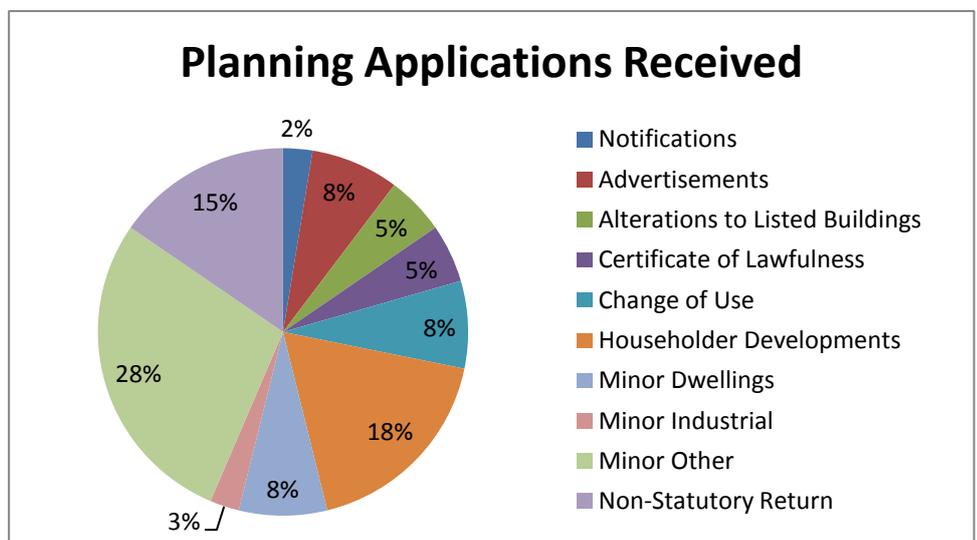
The table below gives an overview of what was applied for and approved between 1st April 2011 and 31st March 2012.

Applications, Approvals and Refusals for 2011/2012	
Number of Planning Applications Received	39
Number Approved	29
Refused	10
Number of New Houses Approved	3
Amount of New Housing Approved on Previously-Developed Land	2
Amount of New Housing Approved on Greenfield Land	1
Amount of New Office, Retail and Industry Approved	None
Applications of Interest	None

39 planning applications were received in 2011/2012 for a range of development and planning consents.

However unlike other areas in the Borough the largest number of applications was for minor other developments (i.e. extensions to non-residential properties, minor engineering works etc).

The graph (below), illustrates how the applications were decided by the Council.



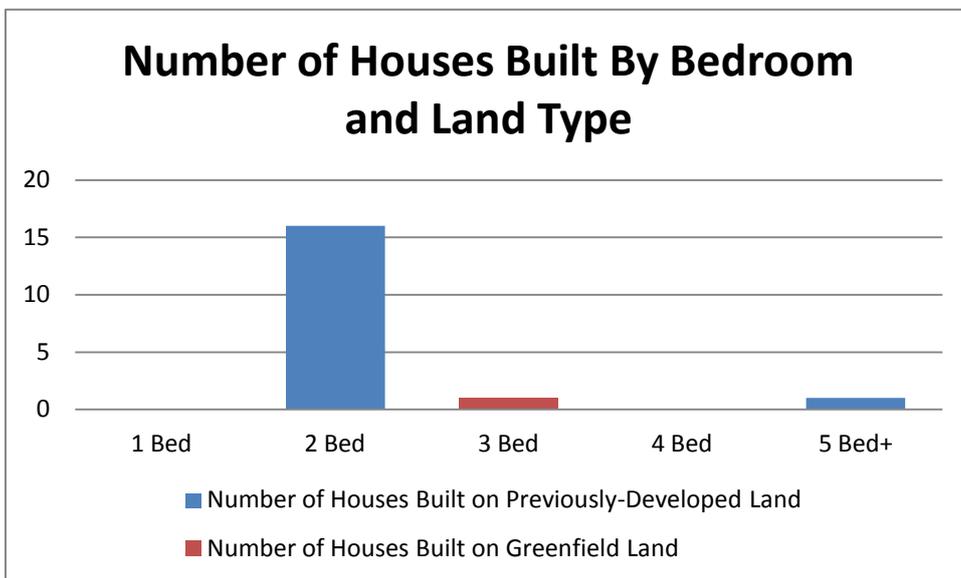
75% of all applications received were approved, as illustrated in the graph (left), however overall 10 applications were refused.

These included 3 householder applications, 2 changes of use, 2 minor other and single applications for advertisement consent, notification and a minor dwelling.

In addition to keeping track of what has been approved and is expected to come forward in the future, it is also necessary to monitor what has been built and delivered over the last year.

The table below shows what has been built in the last year and on what type of land it was built.

Total Amount of Development in 2011/2012	
Total Number of Houses Built	18
Amount of Housing Built on Previously-Developed Land	17
Amount of Housing Built on Greenfield Land	1
Amount of New Office, Retail and Industry Built	0
Amount of Office, Retail and Industry Lost	0



As is shown in the table above and illustrated in the graph (left), 18 houses were built in the area mainly on previously-developed land. The bulk of the properties were 2 bedroom with single completions of 3 and 5 bedrooms.

Aside from residential development, no new office, retail or industrial floorspace was created or lost over the monitoring period.

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 has recently been completed 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 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.

This 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.

In future reports it is intended to show not only changes in the last 12 months but also the cumulative changes taking place since the adoption of the Core Strategy in September 2011.

Policy 1: General Development Locations and Principles

This is the overarching policy which runs through the Core Strategy. It sets out the main principles by which development in Rossendale should take place and generally where it should be located.

It puts the main emphasis on developing within the urban area and provides guidance on how any changes to the urban and Green Belt boundaries should be undertaken.

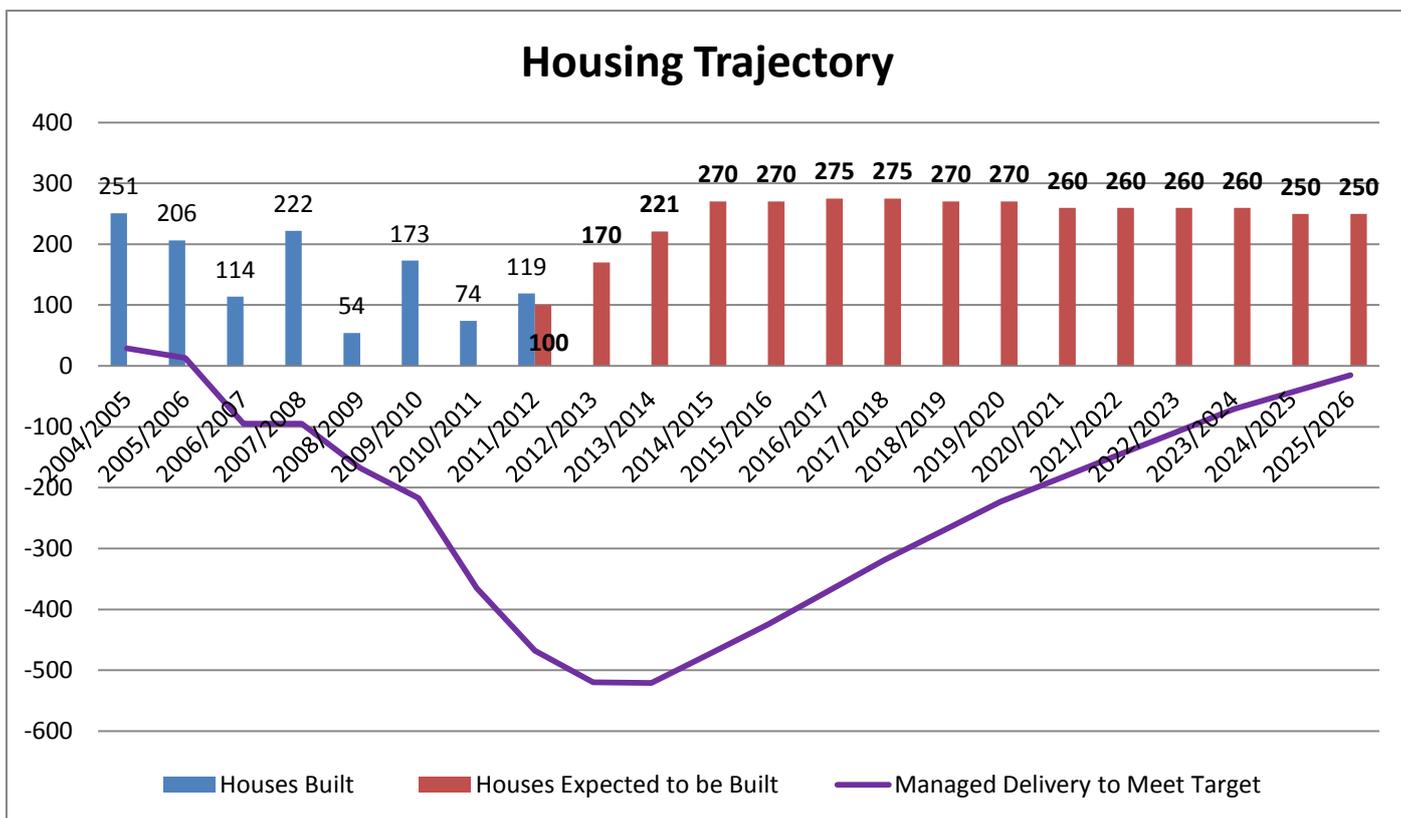
Target	95% of all new housing units, excluding Major Developed Sites in Green Belt, to be built within the urban boundary defined in the Site Allocations DPD over plan period up to 2026	
Progress towards Target	Most new housing was delivered inside the urban boundary; however two large schemes in Bacup (Wainhomes and Fernlea Filling Station) on the edge of the urban boundary have reduced the figure to 77%.	
	Whilst below the target, it is anticipated that the amount of residential development taking place within the urban boundary will 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.	
	2010/2011	2011/2012
	97%	77%
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	The total (gross) amount of retail floorspace delivered in 2011/2012 was 4401m ² of which 329m ² was outside the urban boundary, supporting a rural business, equating to 75%.	
	While this is significantly lower than the target, it should be noted that no office floorspace was delivered in the Borough and only 112m ² of retail was completed which took place in Rawtenstall.	
	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.	
	2010/2011	2011/2012
	100%	25%
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>The total (gross) amount of retail floorspace delivered in 2011/2012 was 441m² of which 112m² was in Rawtenstall.</p> <p>While this is significantly lower than the target, it should be noted that no office floorspace was delivered in the Borough and only 112m² of retail was completed in Rawtenstall, with the remainder being developed in support of a rural business.</p> <p>As above, 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 Lives & Landscapes DPD (Site Allocations) to identify future sites and development opportunities to ensure that this target is met.</p> <table border="1"> <tr> <td>2010/2011</td> <td>2011/2012</td> </tr> <tr> <td>62%</td> <td>25%</td> </tr> </table>	2010/2011	2011/2012	62%	25%
2010/2011	2011/2012				
62%	25%				
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>Although lower than desired, the Council is committed to increasing the amount of housing built in Rawtenstall 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.</p> <p>In addition, several large housing sites in Rawtenstall have started and are expected to complete dwellings in coming year and an application for the redevelopment of the Rossendale Hospital Site for housing has also been received. Therefore, it is anticipated that levels of housing delivery in Rawtenstall will increase over the coming years.</p> <table border="1"> <tr> <td>2010/2011</td> <td>2011/2012</td> </tr> <tr> <td>12%</td> <td>2%</td> </tr> </table>	2010/2011	2011/2012	12%	2%
2010/2011	2011/2012				
12%	2%				
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 				

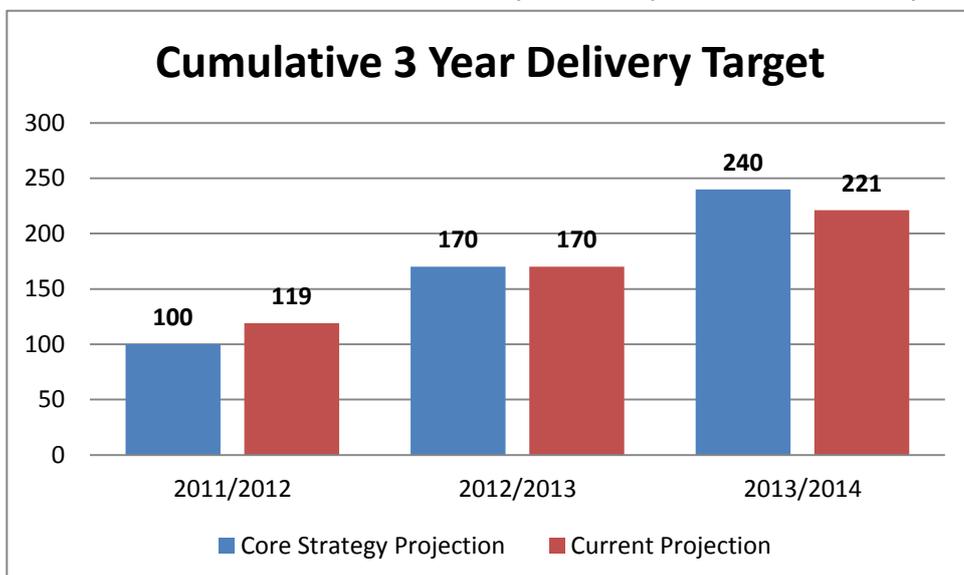
Policy 2: Meeting Rossendale's Housing Requirement

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.

From the Housing Trajectory below, it is clear that the levels of house building are not expected to recover from the effects of the recession until 2013/2014 at the earliest. It also shows that in order to achieve the target of 3,700 new houses in Rossendale by 2026, an increase in the annual rate of delivery is necessary in the medium term to ensure that unnecessary pressure is not placed on resources towards the end of the plan period.



To achieve the target of 3,700, the rate of delivery is monitored over rolling three year periods. As this is the first monitoring report since the Core Strategy was adopted, the information will not be available until 2013/2014. Nonetheless, it is necessary to identify whether the three year target is likely to be met.



Between 2011/2012 and 2013/2014 the trajectory plans for a minimum of 510 new dwellings to be delivered.

Exceeding the 2011/2012 target by 19 dwellings, means that the target for year three (2013/2014) can be reduced to take account of market conditions and slow economic recovery.

As such the rolling three year target is currently being exceeded by 3%.

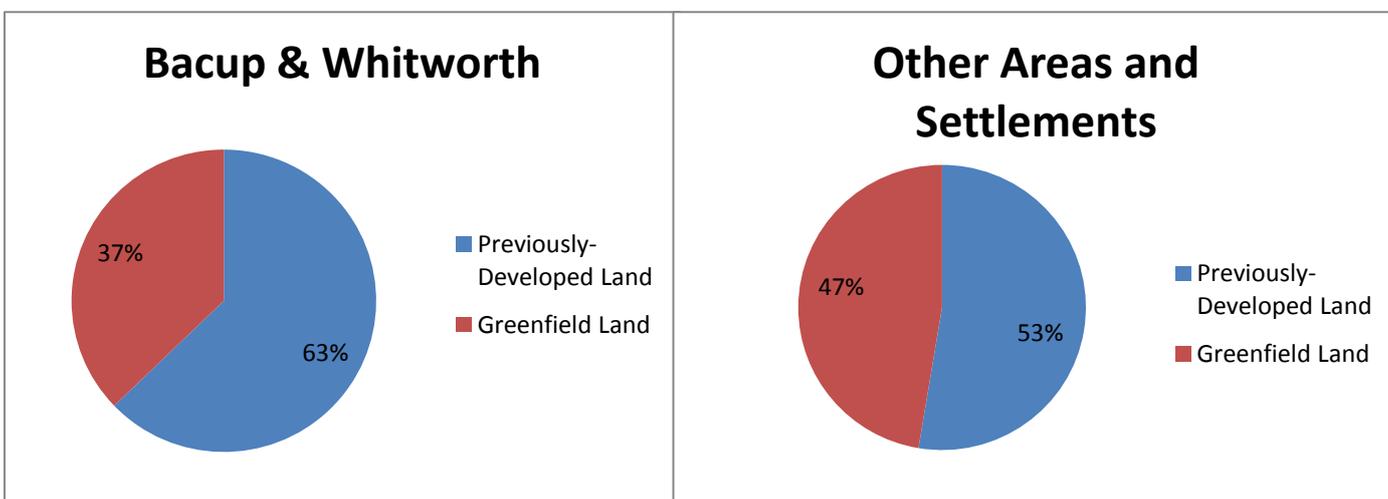
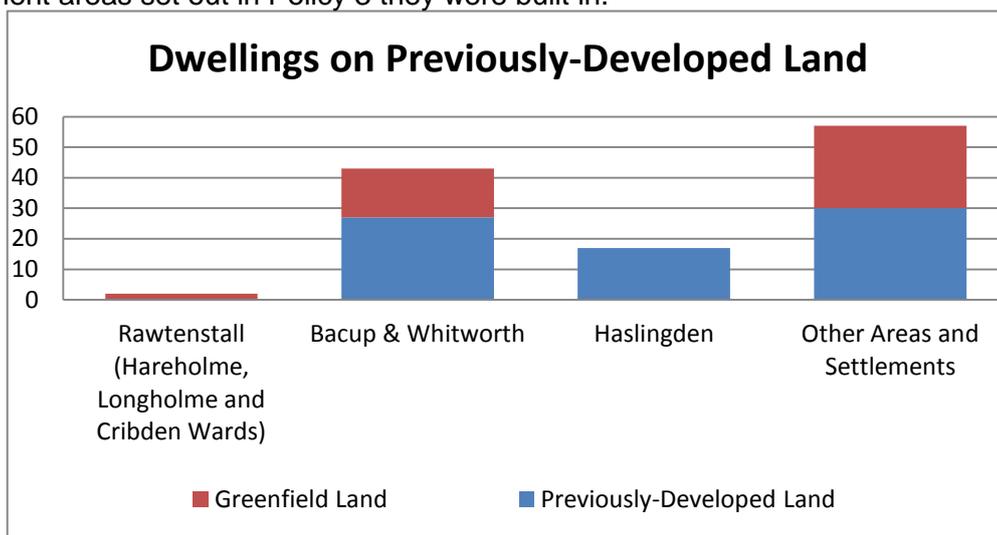
Further more it is anticipated that this situation will continue, as a number of large housing developments are currently underway and will continue to deliver new dwellings throughout the three year period.

The graph below illustrates how much housing was built on previously-developed land and greenfield land and in which of the three settlement areas set out in Policy 3 they were built in.

As shown all housing in Rawtenstall took place on greenfield land, whereas all residential development in Haslingden was delivered on previously-developed land.

However in Bacup, Whitworth and other smaller settlements, there was a mix of house building on both greenfield and previously-developed land.

The pie charts (below) illustrate the split between dwellings delivered on greenfield and previously-developed land, which show that over 60% of all new housing in Bacup and Whitworth was built on previously-developed land and 53% of housing in settlements outside of the top four took place on previously-developed land.

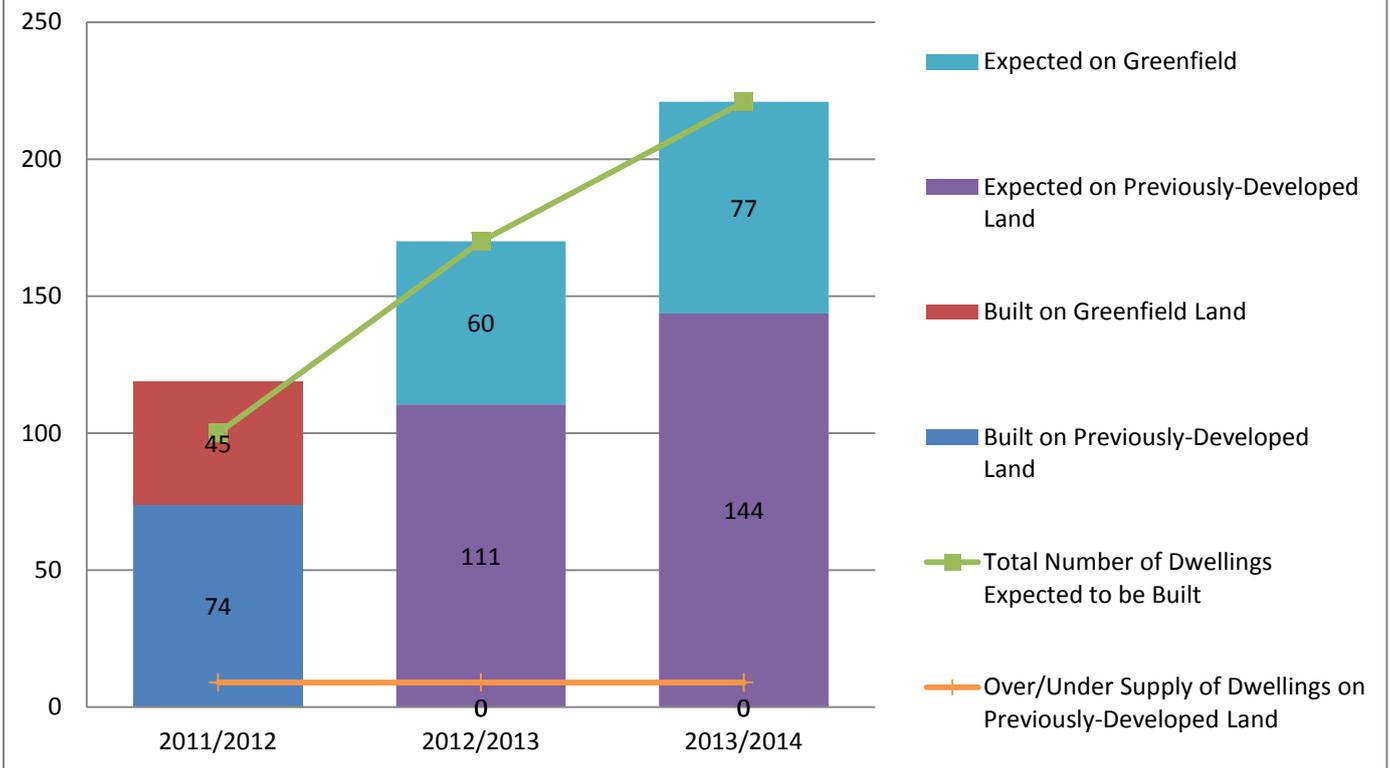


Dwellings on Previously-Developed Land and Greenfield Land: Borough-Wide	Dwellings on Previously-Developed Land	Core Strategy Target	Dwellings on Greenfield Land	Core Strategy Target
Rawtenstall (Hareholme, Longholme and Cribden Wards)	0%	40%	100%	60%
Bacup	47%	80%	53%	20%
Haslingden	100%	90%	0%	10%
Whitworth	100%	80%	0%	20%
All Other Areas	53%	50%	47%	50%
Total Housing Delivered	62%	65%	38%	35%

From the table above, it is clear that the only areas which are under-achieving against the targets set out in the Core Strategy are in Rawtenstall where only 2 dwellings were completed and Bacup, where two large historic greenfield sites which gained permission in 2006 continue to deliver housing.

In all other areas, targets are being exceeded, resulting in the achievement of the overall target of 65%. Furthermore, it is anticipated that through the Site Allocations and Development Management DPD (known as Lives & Landscapes) and ongoing discussions with developers and the house building industry, the amount of houses built on previously-developed land in Bacup and across the Borough will increase over the plan period.

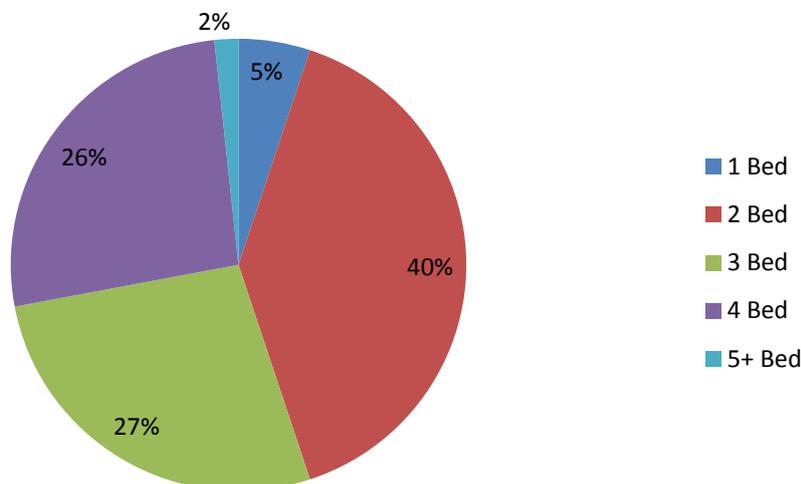
Projected Housing Delivery on Previously-Developed and Greenfield Land



The graph above illustrates how the delivery of dwellings over the remainder of the 3 year period should break down. As shown, to meet the target of 65% over the plan period and avoid activating the contingency measures, 111 and 144 dwellings need to be provided on previously-developed land in 2012/13 and 2013/14 respectively.

These levels of housing delivery on previously-developed land are based on the predicted cumulative 3 year delivery target. While the figures represented in the above graph are ambitious, several large residential schemes on previously-developed have recently been approved in Bacup, Whitworth and Helmshore totalling 187 dwellings.

New Dwellings by Bedroom Size: Borough-Wide



In addition to the number of dwellings built and the type of land on which they are delivered, it is a key aim of the Core Strategy to deliver the types, sizes and tenures of new dwellings that are needed.

This chart illustrates the size of properties that were built in the last financial year.

As shown there was a broad range of dwelling sizes built across the Borough, 40% of which were 2 bedroom properties.

Significant numbers of 3 and 4 bedroom properties were also built, accounting for half of all new dwellings.

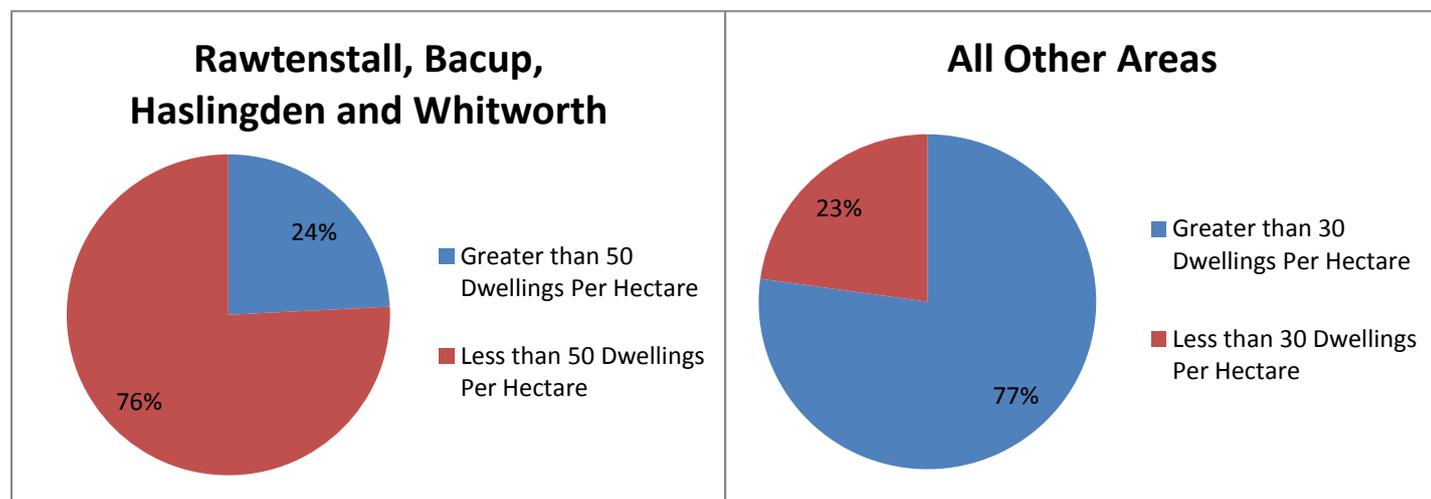
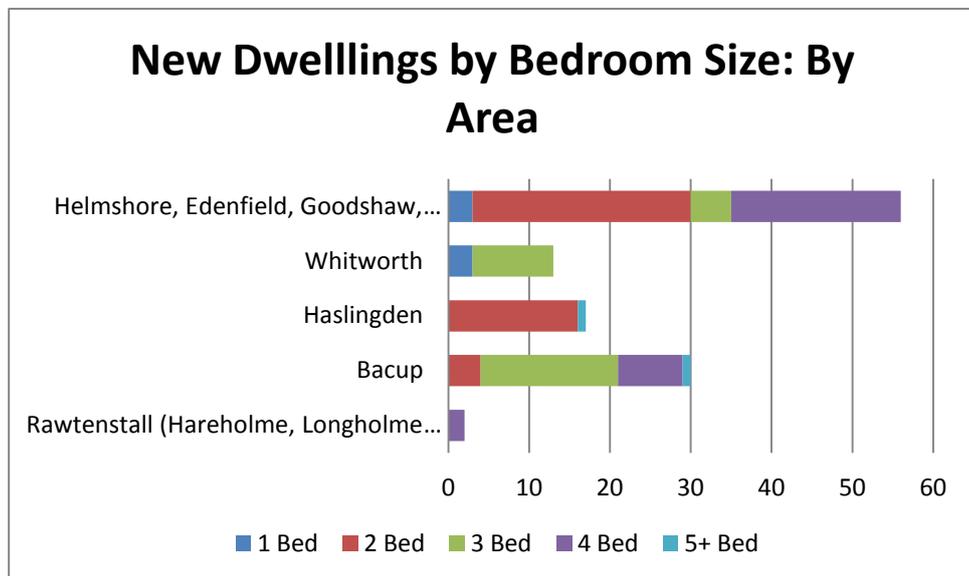
However the delivery of 1 bedroom properties remains low.

Nonetheless, 6 one bedroom properties were built in the 2011/2012 financial year.

Three luxury apartments were delivered in the Alden Place development at Helmshore.

While three 1 bedroom bungalows were completed in Whitworth.

The current housing market assessment highlights an annual need of 8 and 47 units respectively for 2 and 3 bedroom dwellings across all tenures. In 2011/2012 67% of all housing built was 2 and 3 bedroom properties, 47 of which were 2 beds and 32 three beds. Of these a significant number were affordable units made up of both social and intermediate housing.



The pie charts above illustrate the densities of residential development across the Borough. As is evident, ¾ of all dwellings delivered in Rawtenstall, Bacup, Haslingden and Whitworth were built at densities of less than 50 dwellings per hectare as set out in the Core Strategy, however it should be noted that this is due to several ongoing housing sites which received planning permission long before the adoption of the Core Strategy as well as some schemes where the density was in the high 40s.

While the results above are significantly underperforming against the target, it is anticipated that this is the end of a transitional period between existing low density sites building out and more recent sites starting to deliver. As such it is expected that the target will quickly be met as new sites get underway.

In all other areas, it is clear that 30 dwellings per hectare is achievable, however as with developments in the main settlements the target is not currently being met due to developments building out which were approved prior to the adoption of the Core Strategy.

Target	Deliver a minimum of 3,700 new houses over the plan period to 2026.
Progress towards Target	House building is continuously monitored and although houses continue to be built in Rossendale, the number of completions remains low due to the effects of the recession. However there is some evidence from the completions to suggest that the situation is beginning to recover.
Trigger to Implement Contingencies	Shortfall of 20% of cumulative 3 year target according to the housing trajectory in Policy 2
Trigger Met	No. Current figures show the target being exceeded by 3%.

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 						
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>The type, size and tenure of all new housing is monitored continuously, currently the greatest need and demand is for 1 and 4 bedroom properties. 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.</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	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 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 						
Target	65% of all new housing completed on PDL over the plan period to 2026						
Progress towards Target	In the past three years (during the recession) 58% of all new housing has been built on previously-developed land.						
	Expected Delivery on Previously-Developed Land						
	<table border="1"> <thead> <tr> <th>2011/2012</th> <th>2012/2013</th> <th>2013/2014</th> </tr> </thead> <tbody> <tr> <td>74 (62%)</td> <td>111 (65%)</td> <td>144 (65%)</td> </tr> </tbody> </table>	2011/2012	2012/2013	2013/2014	74 (62%)	111 (65%)	144 (65%)
	2011/2012	2012/2013	2013/2014				
74 (62%)	111 (65%)	144 (65%)					
Over the next 3 years in anticipated that 510 new dwellings will be completed of which 330 will be on previously developed land.							
	This level of delivery will result in 65% of all new dwellings being built on previously-developed land. However it should be noted that it is expected that a large proportion of development will take place on greenfield sites while the economy emerges from the recession.						
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 						
Target	40% of all new dwellings completed in Rawtenstall on PDL over the plan period up to						

	2026				
Progress towards Target	100% houses completed in Rawtenstall in 2011/2012 were greenfield land. The Council is committed to increasing the amount of housing built on previously-developed land in Rawtenstall 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.				
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 towards Target	63% of all housing in Bacup and Whitworth were on previously-developed land. While this is below the target, 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.				
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">2010/2011</td> <td style="width: 50%;">2011/2012</td> </tr> <tr> <td style="text-align: center;">33%</td> <td style="text-align: center;">63%</td> </tr> </table>	2010/2011	2011/2012	33%	63%
2010/2011	2011/2012				
33%	63%				
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 the housing in Haslingden was built on previously-developed land in 2011/2012. While this significantly exceeds the target, the Council is committed to maintaining and increasing the amount of housing built on previously-developed land in Haslingden 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.				
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">2010/2011</td> <td style="width: 50%;">2011/2012</td> </tr> <tr> <td style="text-align: center;">67%</td> <td style="text-align: center;">100%</td> </tr> </table>	2010/2011	2011/2012	67%	100%
2010/2011	2011/2012				
67%	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) 				

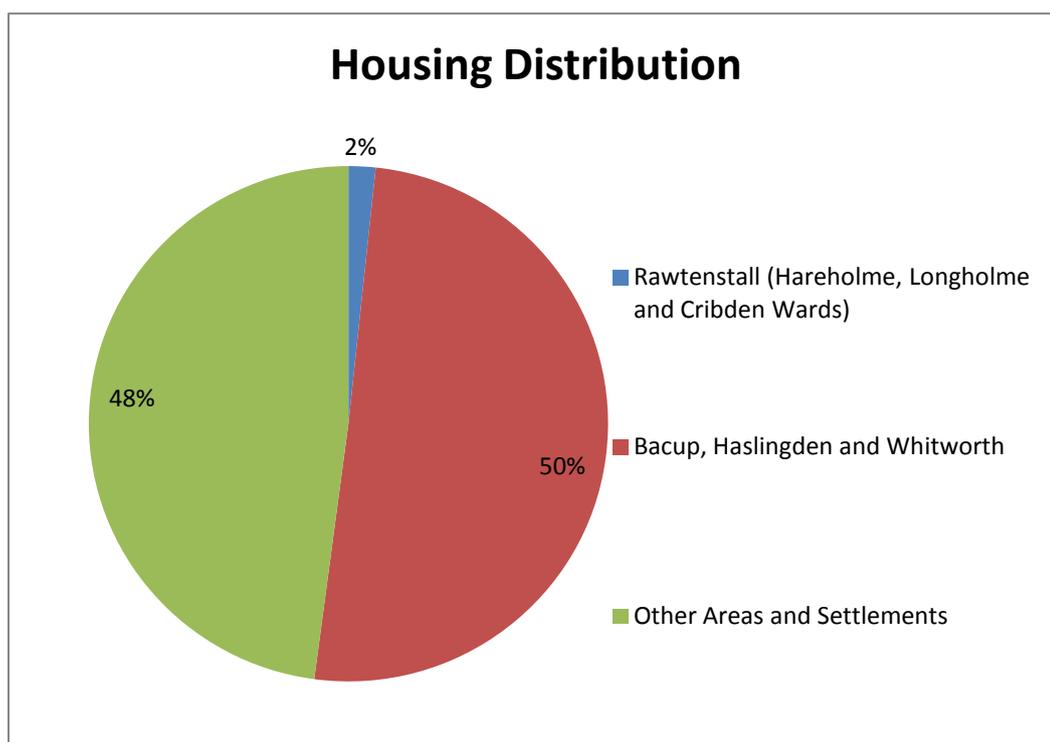
	<ol style="list-style-type: none"> 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy 			
Target	50% of all new dwellings completed in all other areas on PDL over the plan period up to 2026			
Progress towards Target	53% of housing built outside of Rawtenstall, Bacup, Haslingden and Whitworth took place on previously-developed.			
	The Council will continue to promote new housing on previously-developed land in these areas throughout the plan period 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 continues to be achieved.			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">2010/2011</th> <th style="width: 50%;">2011/2012</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">80%</td> <td style="text-align: center;">53%</td> </tr> </tbody> </table>	2010/2011	2011/2012	80%
2010/2011	2011/2012			
80%	53%			
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	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	70% of all new residential development in Rawtenstall, Bacup, Haslingden and Whitworth to be built at 50 dwellings per hectare			
Progress towards Target	24% of all new housing in Rawtenstall, Bacup, Haslingden and Whitworth was built at a density of 50 dwellings per hectare or more. However this is the result of pre-existing sites with low densities granted approval before the adoption of the Core Strategy.			
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 x 3 = 592, 55% = 325)			
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 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 			
Target	85% of all new residential development in all other areas to be built at 30 dwellings per hectare			
Progress towards Target	77% of all new housing in other areas was built at a density of 30 dwellings per hectare or greater.			
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 x 3 = 148, 70% = 104)			
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 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 			

Policy 3: Distribution of Additional Housing

The distribution of the Borough's housing requirement is set out in this policy. 30% will go to Rawtenstall; 50% will be built in Bacup, Haslingden and Whitworth with the remainder in the smaller settlements of Rossendale.

Target	All new housing to be delivered in accordance with the percentages accorded to the settlements in Policy 3.	
Progress towards Target	In the first year of monitoring, this target is being achieved and exceeded outside of Rawtenstall. Levels of delivery in Rawtenstall are expected to increase over the period as several stalled sites re-start building works.	
	Rawtenstall 1 year target = $1110/15 = 74$ (20% of 74 = 15)	2 houses were built in Rawtenstall in 2011/2012
	Bacup, Haslingden & Whitworth 1 year target = $1850/15 = 123$ (20% of 123 = 25)	60 houses were built in Bacup, Haslingden & Whitworth in 2011/2012
	Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth 1 year target = $740/15 = 49$ (20% of 49 = 10)	57 houses were built in Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth in 2011/2012
Trigger to Implement Contingencies	+/- 20% of settlements/ area's indicative housing proportion over a rolling 3 year period e.g. Rawtenstall ($1110/15 \times 3 = 222$) (20% of 200 = 44)	
Trigger Met	No. However particular attention must be paid to delivery in Rawtenstall as the main settlement.	
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 	

The pie chart below illustrates where the 119 additional houses were built in 2011/2012. As shown, 98% of all the housing built was delivered outside of Rawtenstall. This is primarily due to the building out of old housing allocations in Helmshore and large sites in Bacup and Whitworth.



Other areas and settlements such as Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth delivered half of all new housing, totalling 57 units across the spectrum.

Rawtenstall provided the fewest new dwellings over the monitoring period with 2 units, however it is anticipated that this will increase as the economy recovers and stalled sites re-start.

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	26 affordable and supported housing units were delivered in 2011/2012 at Huttock End Lane, Bacup and the Former Filling Station and Fernlea, Britannia. 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	No.
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	Between April and September 2011, 15 properties were brought back into use. The final figure for the financial year is not yet available but will be published online as soon as possible and reported on again in the next AMR.
Trigger to Implement Contingencies	Fewer than 9 properties brought back into use as affordable housing over 3 year rolling period.
Trigger Met	No.
Contingencies	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 2011/12
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.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)

	<ol style="list-style-type: none"> 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 a number of illegal encampments during the
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.
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 an upsurge in illegal encampments in the Borough with nine separate incidents recorded. However several of these incidents related to the same group of Irish Travellers in the period April-June where when moved on from one location they found another location a few miles away, including in neighbouring Boroughs.

A number of the encampments were on Council owned land. In order to have a consistent approach to such incidents the Council has developed a Framework setting out how it will manage such incidents and the roles of different interested parties.

The identification of permanent and transit sites for Gypsies and Travellers will be undertaken as part of the preparation of "Lives and Landscapes"-Local Plan Part 2.

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	Planning permission was granted for a Training Facility at Stubbylee Hall Barn in March 2012. This will be operated by Accrington and Rossendale College and is expected to open in 2013. The main courses to be offered include motor engineering and construction with most courses being of NVQ1-3 standard with a particular focus on disadvantaged groups.
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 most recent statistics date from 2010. The

	time series figures show Rossendale exceeding the national average figure in 2004 and 2005 but being consistently below the Great Britain level since. The latest figures are 43% for Rossendale compared to 51% nationally. A similar trend applies to Rossendale compared with regional statistics.
Trigger to Implement Contingencies	1. Lower than the national average for 3 years running
Trigger Met	This time series will be monitored to see if this trend continues. The opening of the new College facility at Bacup should have a positive effect on this trend.
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

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	Lancashire County Council is working closely with British Telecom 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.
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 one or more of these services within easy walking distance. However all the locations do have access to three or more services and all 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.
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 funded East Lancashire West Rochdale Area Study which examines the potential for a commuter rail link as well as other transport projects has been completed but awaits publication. There has also been significant engagement with politicians, including at national level.
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
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. Further consideration of possible locations and designs will form the next step of the process.
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. A final copy of the Report is expected to be published in Summer 2012. Separate to this there has been considerable awareness raising on the issue, including a debate in the House of Commons and discussion with Lancashire County Council.

In January 2012 Lancashire County Council announced a £3.5 million commitment to building a new Bus Station in Rawtenstall. The draft Rawtenstall SPD identifies the existing bus station as the preferred location for development together with enhancements to Bacup Road. However, before a preferred site is chosen Lancashire County Council will be assessing a number of different options.

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	No figures are available though it is clear that a large proportion of new development is located close to the main bus corridors
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.
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 placed a strain on resources available to Lancashire County Council for subsidising socially important bus services. The main 464 bus route from Rochdale to Accrington via Bacup, Rawtenstall and Haslingden has subsidised evening services which were proposed for removal in summer 2011. This would have had a significant impact on the ability of local residents to access employment, education leisure facilities. Following a local campaign the Borough Council stepped in to contribute to the services running costs. The service has been successfully retained.

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	The 2010 employment and working owner figures are still the latest available. It is anticipated that the 2011 figures will be published by the Annual Business Survey in the autumn – the Council will provide a link to these figures on its website when they become available. Similar to other districts throughout the country, Rossendale has shown a decline in the number of jobs due to the economic recession. However, the reduction is not as high as many other districts within Lancashire, and there has been an increase in the number of working owners. This is shown in the table below.
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 the unitaries) over the period 2008 to 2010 based on Office for National Statistics (ONS) information.

	Rossendale			% change 08-10	Lancashire (12 districts)			% change 08-10
	2008	2009	2010		2008	2009	2010	
Overall Employment Jobs	21,100	21,500	21,000	-0.5%	509,000	502,000	498,800	-2.0%
Employee Jobs	20,000	20,100	19,600	-2.0%	485,300	477,200	473,500	-2.4%
Working Owners	1,200	1,400	1,400	15%	23,700	24,800	25,500	7.6%
Working Owners (% of all employment jobs)	5.7%	6.5%	6.8%	n/a	4.7%	4.9%	5.1%	n/a

The Annual Business Survey showed that in 2008 Rossendale had 21,100 jobs, but by 2010 this number had decreased by just 100 jobs, taking account of all employment jobs, including working owners. Based on employee jobs however there is a larger reduction in the number of jobs in the Borough – a loss of 400 jobs, showing a 2% reduction between 2008 and 2010. Overall Lancashire (12 districts, excluding the unitaries) had lost 2.4% of jobs, with Hyndburn showing particularly high numbers of losses (about 10%) and Preston and Pendle showing moderate reductions in the number of jobs (about a 5% reduction). Hence Rossendale's losses were marginally better than the county average. The North West lost 3% of jobs over this period compared with a reduction of 3.4% for Great Britain.

Also worth noting is the number of working owners (i.e. people who receive drawings or a share of the profits of an organisation but are not paid via PAYE). Even though there has been a trend showing an increase in the number of working owners throughout the country (with Rossendale experiencing an increase of 200 jobs over the period 2008 to 2010), it is worth noting that Rossendale has a significantly

greater proportion of working owners than the national and county averages (6.8% for Rossendale compared to about 5% in Lancashire and nationally).

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	At the start of the plan period (2011) there was 18.9ha of employment land in Rossendale as set in the monitoring report of 2010/2011.	
	During 2011/2012 a total (net) amount of 0.005ha of employment land was lost to other uses. This means that the current levels of employment in Rossendale, currently stands at 18.8ha equating to an overall reduction of just 0.1% which is within the target.	
	2010/2011	2011/2012
	0.3ha	- 0.005ha
Trigger to Implement Contingencies	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.	
Contingencies	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	An application for a Morrison's supermarket (2390m ²) in Bacup was approved outside the Primary Shopping Area, adjacent to the Town Centre Boundary. However this decision was made prior to the adoption of the Core Strategy in November 2008.	
	The Former Focus unit on Bocholt Way, Rawtenstall received approval for the variation of conditions of the 1985 planning applications and as such is not a net gain of additional retail floorspace. However it is reported here as an indicator of the location of retail approvals.	
	2010/2011	2011/2012
	0m ² (0%)	11,526m ² (100%)
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 development for office use (A2 and B1(a), measured by floorspace) to be located within town centre boundaries of Rawtenstall, Haslingden and Bacup over plan period	
Progress	No new office space was delivered in 2011/2012.	

towards Target	2010/2011	2011/2012
	0m ² (0%)	0m ² (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	

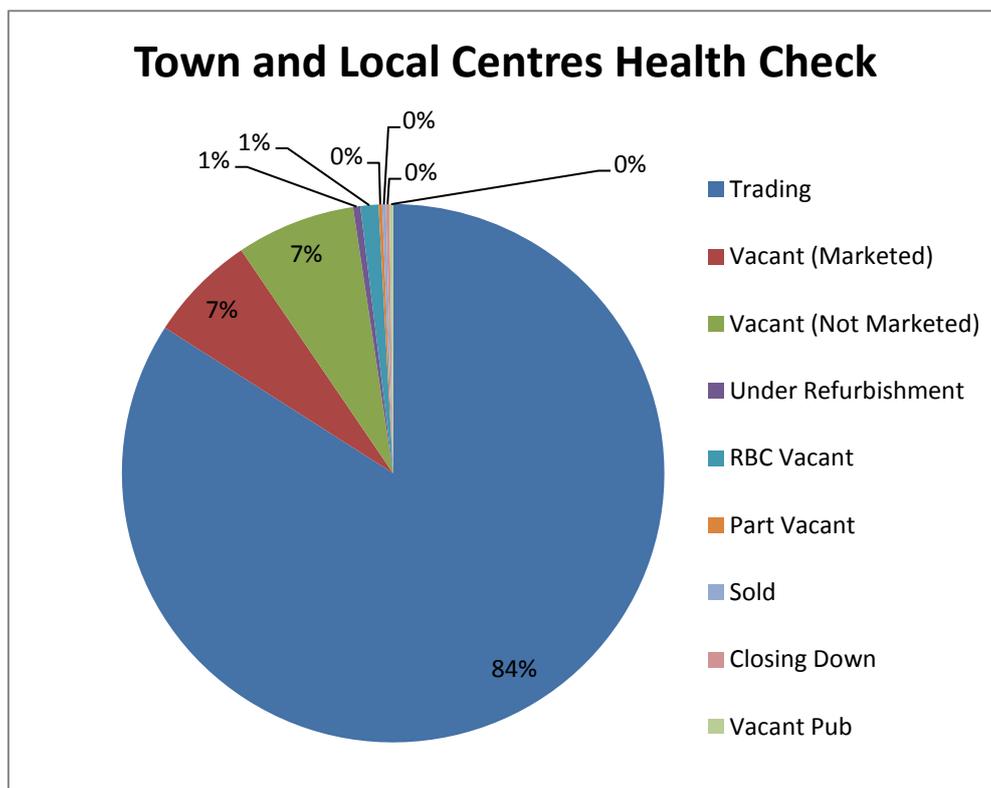
Some additional retail floorspace were granted throughout 2011/2012, none within any of the Primary Shopping Areas. However it should be noted that 2/3 of approvals were granted before the adoption of the Core Strategy in November 2011, while the remainder was a variation of a condition attached to an existing retail approval.

An application for a Morrison's supermarket (2390m²) in Bacup was approved outside the Primary Shopping Area (PSA), adjacent to the Town Centre Boundary and a change of use from a library and office to a tea room was approved adjacent to the PSA for Waterfoot.

The Former Focus unit on Bocholt Way, Rawtenstall received approval for the variation of conditions of the 1985 planning applications and as such is not a net gain of additional retail floorspace, however it is reported here as an indicator of the location of retail approvals.

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 is available for this report with information regarding types of shops and uses to be available at the next check.



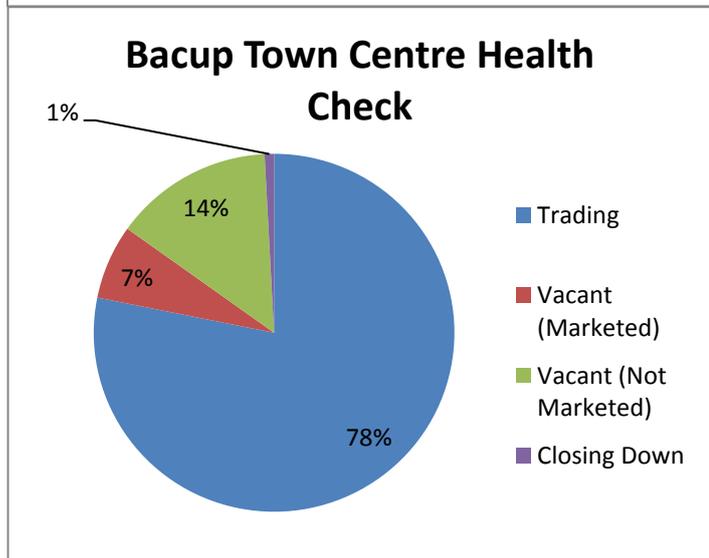
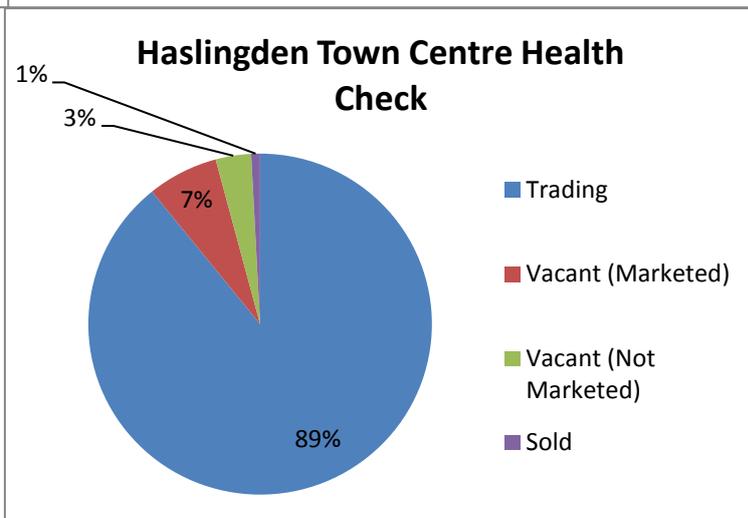
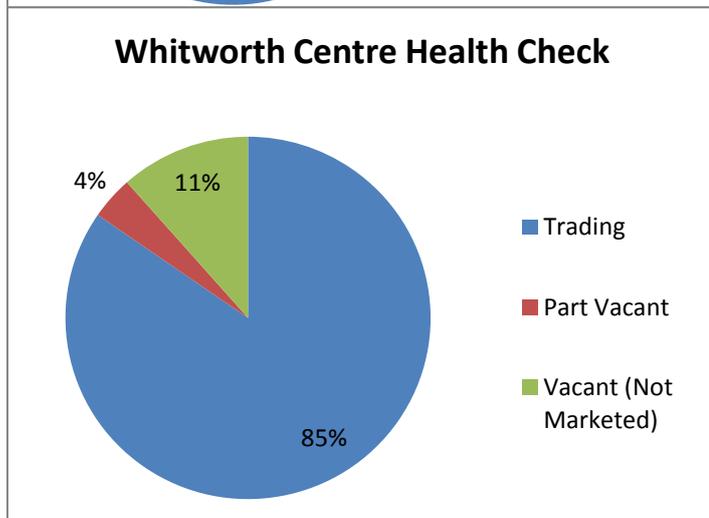
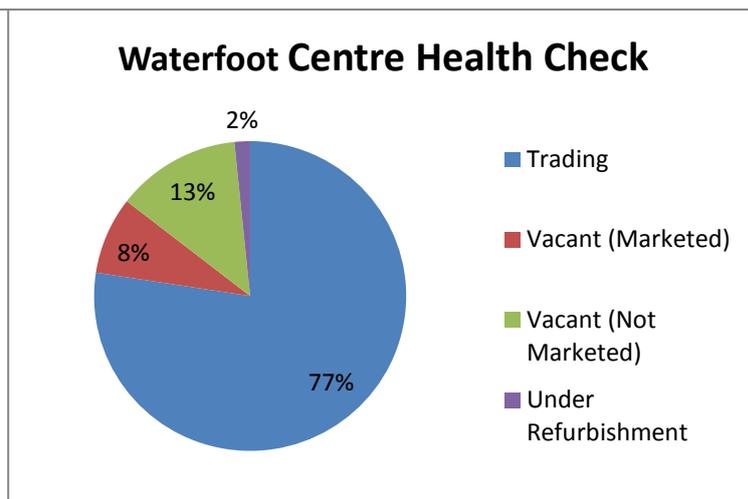
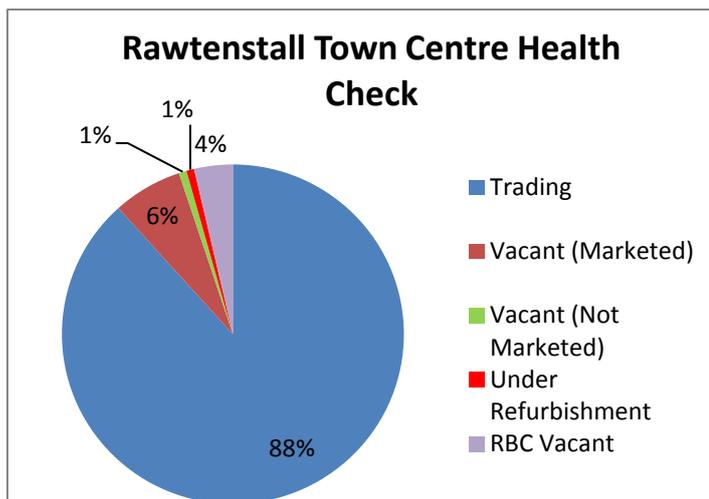
The pie chart (left) shows that 85% of all premises in town centre and local centre boundaries in Rossendale are currently trading with a 14% vacancy rate borough-wide.

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

In addition several premises were undergoing refurbishment and/or renovation works at the time of the health checks which also indicates that business are investing 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.

	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%



From these charts it is evident that there are particular issues with vacancies in Bacup and Waterfoot which 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 commenced in March 2012 following a Council decision in September 2011 to use prudential borrowing funds to purchase the site from the existing owner. A planning application and conservation area consent application were received to demolish the site and in the short term to re-use the land as a public square. Demolition commenced in March 2012.
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.

Acquiring the Valley Centre was pivotal to the Council's plans to enhance this key site for both Rawtenstall and the Borough as a whole. Following unsuccessful discussions about a joint venture scheme with the previous owner and unsuccessful bids from third parties the Council made a decision to purchase the site using funds previously allocated to another project. An agreement for sale was reached and necessary planning consents agreed in early 2012 with demolition commencing in March 2012.

Following demolition it is intended that the land will be redeveloped as Public Open Space including a seating area and events space. The longer term ambition remains to use a significant proportion of the area for town centre retail with part of the land remaining as a public area.

Policy 13: Protecting Key Local Retail

Local shops and markets have an important role in providing for peoples 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; however it is anticipated they will be undertaken shortly. The information gathered from the Health Checks will be placed on the AMR website as soon as it is available. As with the AMR report the figures from the Retail and Town Centre study will form the baseline for future AMR reporting, and is shown in the table below.
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. 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.

	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	Progress has been made in terms of selecting a preferred developer to design and build the facility. Pre-planning discussions have taken place, which will lead to a design being progressed in the near future. Triggers are outside this monitoring period.
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	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. 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 the visitor counting equipment experienced technical difficulties in 2011 and the figures for this year are unavailable. Work is ongoing to resolve the technical issue to provide visitor numbers for next year. - Patronage on the East Lancashire Railway, in terms of trips originating in Rawtenstall was 56,289 for the monitoring period. This represents an increase of 2,727 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	<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 (ELR, LCC and other interested parties) about how to facilitate growth 3. Identify funding sources to introduce improvements to existing facilities

The patronage figures for Lee Quarry are available for the following calendar years:

	2009	2010	2011
Lee Quarry cycle counts	20,000	30,000	Figures unavailable

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 56,289 trips originated from Rawtenstall. This represents 39% 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.

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 Annual 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.

In addition Lancashire County Council's reporting of tourism related occupations has widened the definition to the visitor economy. The Annual Monitoring Report 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.

	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%

(* This is based on the SICs 551, 552, 553, 559, 561, 562, 563, 791, 910, 931, 931.)

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	One camping / caravan site was granted planning permission in December 2011 (application number 2011/0548), subject to the satisfactory discharge of conditions. This represents good progress toward the above target.
Trigger to Implement Contingencies	1. Planning application not received for a caravan site, campsite and bunkbarn by start of 2014
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. 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.

Target	Conservation Area Appraisals for all conservation areas to be adopted by April 2012, and management plans adopted by April 2015
Progress towards Target	<p>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.</p> <p>Although this target has been achieved, work will continue on improving and enhancing the Borough's historic assets.</p>
Trigger to Implement Contingencies	<ol style="list-style-type: none"> 1. Conservation Area Appraisals not completed by October 2011 2. Management Plans not completed by October 2014
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 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.

Target	Two thirds of PROWs to be in 'good' condition by 2016, 80% by end of plan period
Progress towards Target	PROW surveys are now carried out on a voluntary basis, rather than by LCC staff. Conditions of PROWs are now 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), rather than being reported as 'poor' / 'good' / 'excellent'. For ease of comparison, we can regard 'pass' as being equivalent to 'good' as previously reported. This will allow continued use of the Core Strategy target. Survey information for 2011 is now available, and the 2012 survey is currently being carried out so will be available for the next AMR. In 2011, 78% of Rossendale's surveyed PROW network was reported as a 'pass', whereas 22% was reported as a 'fail'. The triggers for this target are currently beyond this monitoring period, though it is clear that good progress is being met to exceed the 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.

Target	10% increase over a 3 year rolling period in overall area of biodiversity resource
Progress towards Target	Lancashire County Council are responsible for monitoring biodiversity conservation within the Borough, and are due to produce a report for this year shortly. Once this report becomes available, a link will be placed on the Council's website to it. It is anticipated that in next year's AMR it will be possible to include up to date information from Lancashire County Council.
Trigger to Implement Contingencies	LCC Natural Environment Service information on biodiversity resources within Rossendale
Trigger Met	No.
Contingencies	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 designation 3. 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.

Target	3 year rolling increase of 10% of energy (electric and heat) generating capacity (excluding commercial wind)
Progress towards Target	Between April 2009 – Mar 2010 there was 32kW of renewable energy generation capacity (excluding commercial wind) given planning permission, and between April 2010 – Mar 2011 a total of 85.6kW was given planning permission. The period between April 2011 – March 2012 saw 131kW given planning permission, taking the current total of renewable energy generation in the Borough (excluding commercial wind) to approximately 254.6kW. Prior to April 2009 there was an existing capacity of approximately 6kW on record within the borough. Over the 3 year period, this represents an increase of approximately 4243%. The size of this figure is explained by the extremely low starting point of the Council's records (6kW 3 years ago), rather than a particularly large number of permissions during the monitoring period. It is anticipated that the percentage increase will stabilise at a lower figure in upcoming years as the base level of installed capacity increases.
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 and this policy provides guidance on how future applications for wind energy developments will be assessed. It 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. There continues to be a significant number of applications for very small (under 25m height) and small (25-60 metre height) turbines in the Borough. Six applications were received in the monitoring period of which four were approved.

While there have been no formal Community Benefit Agreements the Council has been actively involved in consideration of the Environmental Scoping report for the Scout Moor Wind Farm extension. This included a section on potential socio-economic benefits. A consultant for the developer has also actively sought the views of a wide variety of local groups on their views of what the content of any future Community Benefit arrangement should be.

A proposal for an amended access road to Crook Hill Wind Farm in neighbouring Calderdale/Rochdale to come via Landgate, Shawforth includes a unilateral obligation under Section 106 of the Town and Country Planning Act to provide funds to enhance defined local facilities.

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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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 19 applications were received for development outside of the urban boundary during 2011/2012, of these 4 were for the re-use of an building in the countryside, however only 1 was for employment purposes, creating holiday-let accommodation.</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" style="margin-left: auto; margin-right: auto;"> <tr> <td>2011/2012</td> </tr> <tr> <td>25%</td> </tr> </table>	2011/2012	25%
2011/2012			
25%			
Trigger to Implement Contingencies	1. Less than 50% approved for employment uses, measured 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 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).

Target	All major applications to provide contributions towards improvements / provision of facilities where appropriate
Progress towards Target	<p>100% of all approved major planning applications were required to provide contributions in 2011/2012. 10 major planning applications were determined during 2011/2012, of these, four were approved either at Development Control or through the appeals system and six were refused.</p> <p>All of the four applications listed below were required as part of the approval to provide contributions towards the improvements of provision of facilities in Rossendale.</p>

	<ol style="list-style-type: none"> 1. 2010/0667 – Orama Mill, Whitworth – erection of 85 dwellings 2. 2010/0692 – Morrisons, Bacup 3. 2011/0101 – Old Market Hall, Bacup – creation of 28 dwellings 4. 2010/0667 – Holmefield House, Helmshore – erection of 74 dwellings <p>Further details about all planning contributions are provided in Appendix 2.</p>
Trigger to Implement Contingencies	1. 80% or less of major proposals providing contributions
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. 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 a prominent shop within Rawtenstall. This is due to be formally adopted in Spring 2012.

Target	50% of all major (10 plus units) housing applications to undergo a Building for Life Assessment over period to 2016
Progress towards Target	No assessments were undertaken in the Monitoring period. The planning application for the Hospital site in Rawtenstall is accompanied by a Building for Life assessment. Two officers have been trained as Building for Life assessors and initial work has been undertaken on a couple of schemes and setting up a Design Review.
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	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 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

Rossendale has a distinctive environment of stone built buildings in narrow valleys. The Core Strategy seeks to promote high quality design both for individual buildings as well as groups of buildings. Improving the quality of design through using recognised accreditation systems will be one way of achieving this.

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	There has been no further data collection on this topic since the 2010/11 Monitoring Report which indicated that there were 61ha of derelict land and 76ha of vacant land in the Borough
Trigger to Implement Contingencies	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	
Contingencies	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 commenced in March 2012 and will have a significant positive impact on the town centre. In Whitworth the commencement of demolition of Facit Mill will open up a large site for planned housing development.

Appendix 1: 5 Year Housing Land Supply

Appendix 2: Planning Obligations

If you would like a summary of this leaflet 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.

Please telephone 01706 217777 and People & Policy Team

اگر آپ کو ان معلومات کا خلاصہ بڑے حروف میں، آڈیو کیسٹ پر، یا انگریزی کے علاوہ کسی اور زبان میں درکار ہے تو برائے مہربانی ہمیں بتائیں، ہم بخوشی آپ کے لئے اس کا انتظام کریں گے۔

برائے مہربانی 01706 217777 پر ٹیلیفون کریں یا پھر کمیونٹی کیشن سیکشن سے اس پتہ پر رابطہ قائم کریں:

Communications Section, Town Centres, Rawtenstall, BB4 7LZ

আপনি যদি এসব তথ্যের সার সংক্ষেপ বড় হরফের ছাপায়, অডিও ক্যাসেটে অথবা ইংরেজী ছাড়া অন্য কোন ভাষায় পেতে চান তাহলে অনুগ্রহ করে আমাদেরকে জানালে আমরা অত্যন্ত খুশী মনে তার ব্যবস্থা করব।

অনুগ্রহ করে ০১৭০৬ ২১৭৭৭৭ এই নাম্বারে অথবা কমিউনিকেশন সেকশন, টাউন সেন্টার অফিস, রটেনস্টল বি.বি.৪ ৭এল.জেড. এই ঠিকানায় যোগাযোগ করুন।



Rossendalealive
BOROUGH COUNCIL