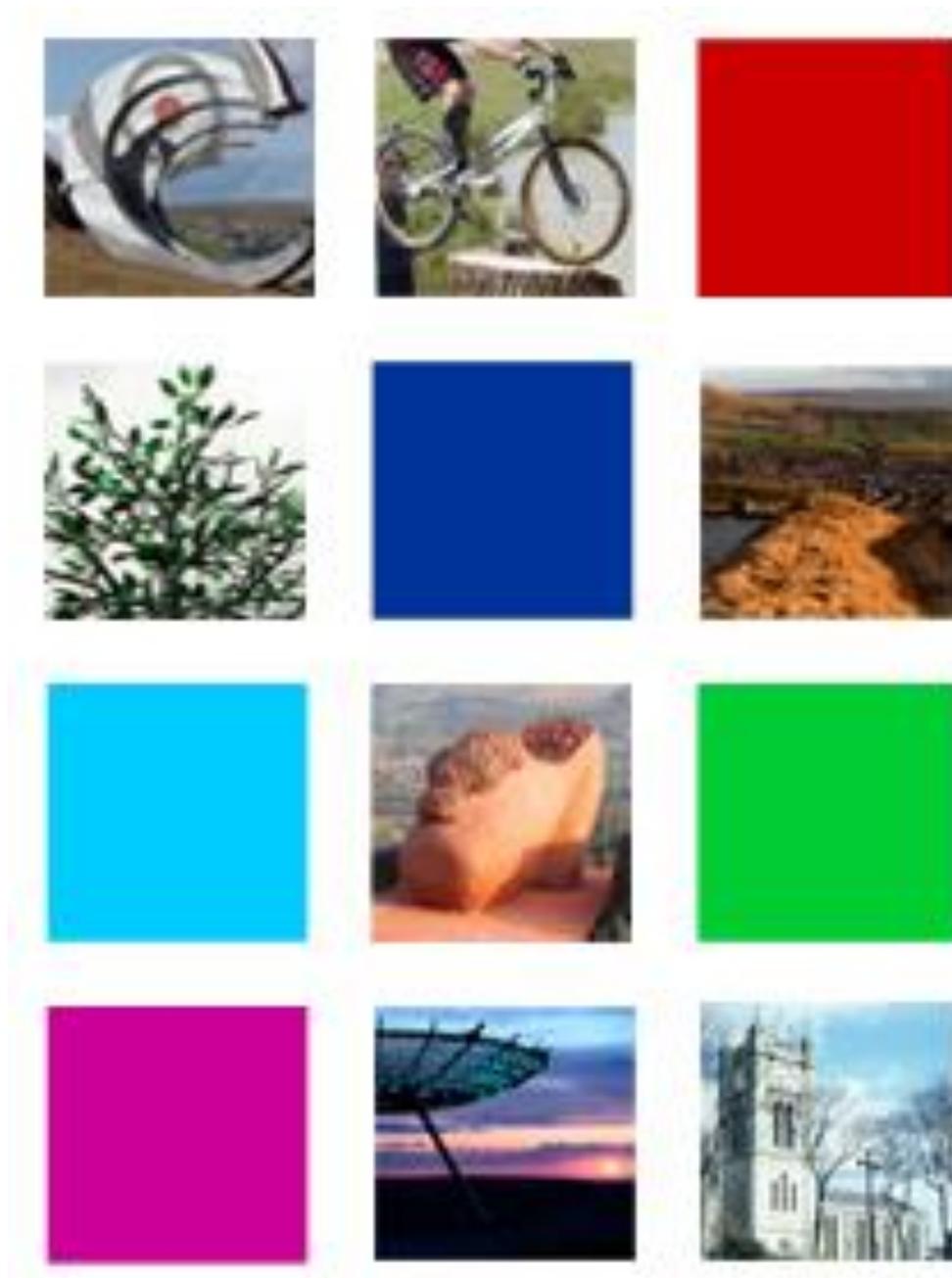


Annual Monitoring Report (AMR) 2010/2011

Produced by Forward Planning December 2011



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Introduction

Welcome to the new format for the Annual Monitoring Report (AMR). This document covers events and facts for the period from 1st April 2010 up to 31st March 2011 but in the ensuing months 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. Reflecting this, the layout is quite different to Annual Monitoring Reports produced in previous years.

Because the data for the new targets was not being specifically collected during the Monitoring period there are some gaps in information available. In addition, 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. The first such Report will be published in summer 2012 in order to provide an accurate baseline position for monitoring the new policies.

We hope that you like the new 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 Caroline Ridge at carolineridge@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.

Business, employment and retail development in the Borough witnessed only two developments of note during 2010/11. These are the Rising Bridge Business and Enterprise Village which was the only employment floorspace completed over the year. The large retail development under Indicator BD4 reflects the final completion of a large retail unit at New Hall Hey Business Park. This was located within the former Local Plan town centre boundary when initially granted planning permission.

Housing supply fluctuates on a year by year basis with only 74 dwellings completed during the year, significantly below the Plan target. Developers have found it challenging to sell new properties because of the difficulties faced by purchasers in obtaining mortgages. Similarly government funding to Registered Social Landlords to provide affordable housing has been lower than previously. Obtaining mortgages for shared ownership schemes has also been difficult.

The amount of housing constructed on Greenfield land reflects the fact that two large sites on the edge of Bacup are still being brought forward in phases. These historic permissions will continue to affect greenfield/brownfield figures for the foreseeable future.

Two officers have been trained in “Building for Life” Assessment which looks at the overall design and environmental quality of a scheme but no appraisals have yet been undertaken.

Sites of Biological Heritage have seen little change over the period. Small reductions have been made to reflect technical mapping errors and following a review of Healey Dell Nature Reserve it was decided to increase this Local Nature Reserve to include adjacent areas.

There has been a continued development of small scale wind turbines reflecting both the suitability of the area for wind energy generation and the attractiveness of investment in renewable technologies following the introduction of the government “Feed in Tariff”. The capacity of the landscape to absorb new turbines, which are becoming progressively larger, is however becoming more contentious.

Some headlines for Rossendale for the year 2010-11 are:

- The national recession continues to significantly dampen development activity with only 74 new houses completed, none of which were affordable
- 44.6% of new houses were built on previously developed land
- The Rising Bridge Business and Enterprise Village, built to BREAM “excellent” rating was completed in January 2011 with 3000 m² of business space but with no initial take-up
- There were no major retail developments
- There were 10 approvals for wind turbines and one for a Photo Voltaic (PV) solar scheme with a combined total output of 85.6kw

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 2010/2011?	B1a: 3021 square metres B1b: 0 B1c: 0 B2: 0 B8: 0	
BD2: Total Amount of Employment Floorspace on Previously-Developed Land	No employment floorspace was delivered on previously-developed land in 2010/2011	
BD3: How much employment land is available for the future?	B1a: 11.63 hectares B1b: 0 hectares B1c: -0.07 hectares B2: -0.02 hectares B8: 7.11 hectares Total Amount of Land Available: 18.85 hectares	
BD4: How much floorspace was delivered in a) town centres and b) across the entire Borough?	A1 (Gross): 7,620 m ² A2 (Gross): 0 m ² B1a (Gross): 3,021 m ² D2 (Gross): 113 m ² Total (Gross): 10,754 m ²	A1 (Net): 7,620 m ² A2 (Net): -28 m ² B1a (Net): 3,021 m ² D2 (Net): 113 m ² Total (Net): 10,726 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, 769 new houses have been built as set out below:				
	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010
	206	114	222	54	173
H2(b): How many houses (net) were built in the 2010/2011 financial year?	Between 1 st April 2010 and 31 st March 2011, a total of 74 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 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 2010/2011?	33 out of 74 new houses were built on previously-developed land, equating to 45%.				
H4: How many Gypsy and/or Traveller sites/pitches were approved in 2010/2011?	Planning permission was granted in December 2010 on appeal for one Mobile Home and one caravan at Cobland View, Rooley Moor Road, Stacksteads. The site previously had temporary consent due to personal circumstances.				
H5: How much affordable housing (gross) was built in 2010/2011?	No new affordable housing was built in 2010/2011.				
H6: What was the quality of new housing built in 2010/2011 according to the Building for Life Assessments?	No new housing assessed against the Building for Life Assessment criteria was built in 2010/2011.				

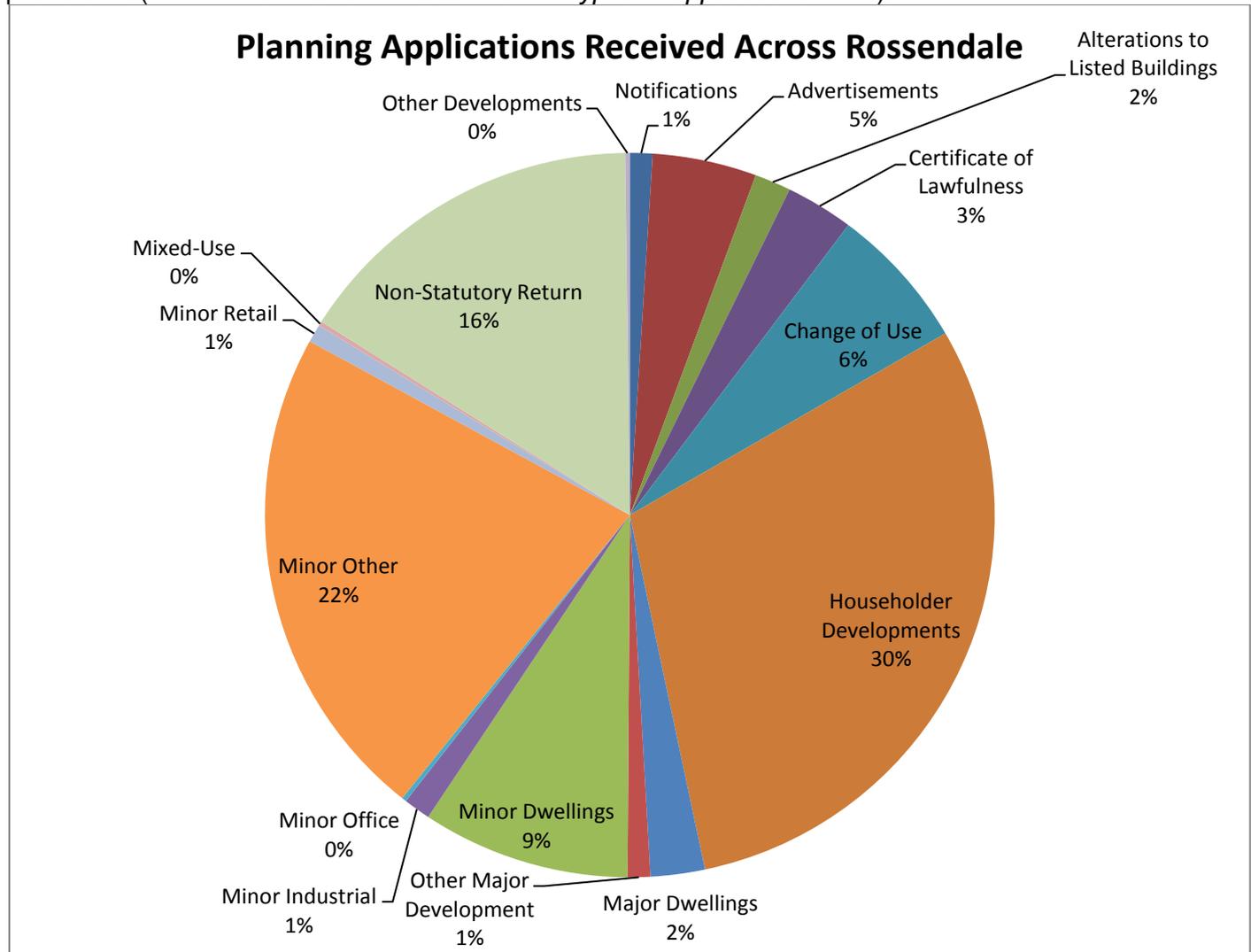
Environmental Quality

E1: How many planning permissions were granted contrary to advice from the Environment Agency on flooding or water quality grounds.	No planning permissions were granted contrary to advice from the Environment Agency.		
E2: Have there been any losses or additions to areas of biodiversity importance?	During the reporting period, there was a gain of 2.52 hectares of Biological Heritage Sites (0.28ha added at Alder Bottom Field, and 2.24ha added at Healey Dell), and a loss of 4.31ha – giving an overall loss of 1.79 hectares of BHSs within the borough, as reported by Lancashire County Council’s Natural Environment Service. However, the losses are due to the removal of certain areas of BHSs which were previously included on the database in error (at Alder Bottom Bank and Mitchell’s House Reservoir Clough), rather than representing actual degradation of the Borough’s biodiversity resource.		
E3: How much renewable energy was approved and generated?	Renewable Energy Generation	Number of Applications	Amount of Power (kw)
	Planning Permissions Granted	8	81.6
	Planning Permissions Refused	0	0
	Permissions by energy type		
		Number of Schemes	Amount of Power (kw)
	Solar	1	3.6
	Wind	7	78
	Biomass	0	0
	Other	0	0
Total	8	81.6	

Overview

Between 1st April 2010 and 31st March 2011 over 500 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).



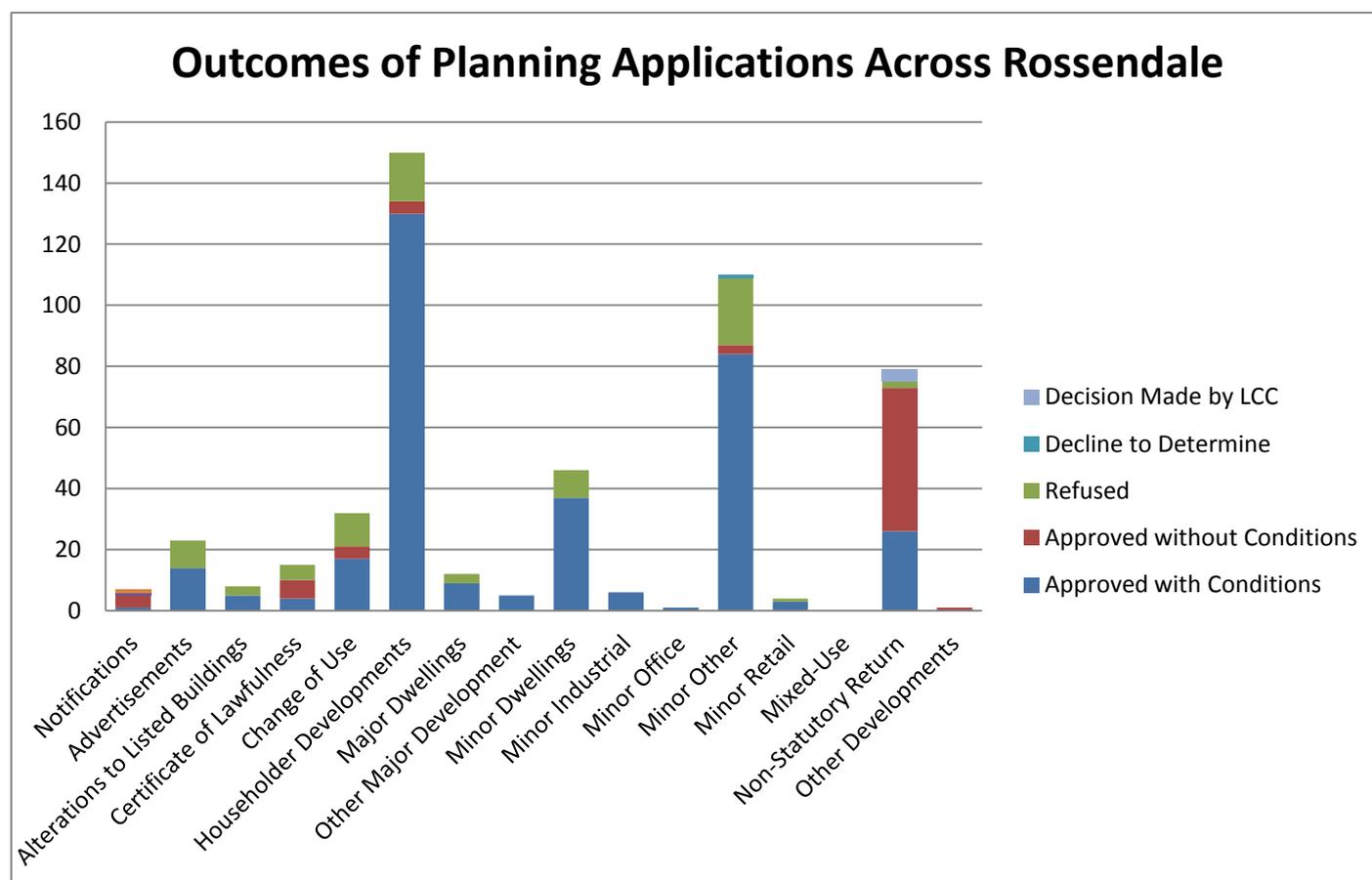
As it shows over half of the applications received were for householder developments and other minor applications, while a significant but lesser number of applications were submitted for non-statutory returns such as discharging conditions attached to existing planning permissions.

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 416 (78%) of the applications received in the last 12 months were approved. Most of these (98%) were approved with conditions controlling aspects of the development i.e. materials, working hours etc.

Four non-statutory applications were decided by Lancashire County Council for minor building works within schools in Rossendale and one application relating to mineral works. One application for the removal of a planning condition was not determined as there were some significant departures from the planning permission that had been granted.

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

	2010												2011												2012												2013												2014																																	
	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	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																						
Statement of Community Involvement	A Revised Statement of Community Involvement (SCI) was adopted by the Council in December 2010.																																																																																	
Core Strategy DPD	[Cyan bar]												[Blue]	[Green]	[White]	[Green]	[Purple]	[Maroon]	[Orange]	[Yellow]	[Red]																																																													
Actual Progress	[Cyan bar]												[Blue]	[Green]	[White]	[Green]	[Purple]	[Maroon]	[Orange]	[Yellow]	[Red]																																																													
Allocations DPD																									[Light Green]	[Cyan bar]												[Blue]	[Green]	[White]	[Green]	[Purple]	[Maroon]	[Orange]	[Yellow]	[Red]																																				
Actual Progress																									[Light Green]	[Cyan bar]																																				[Blue]	[Green]	[White]	[Green]	[Purple]	[Maroon]	[Orange]	[Yellow]	[Red]												
Proposals Map	The Proposals Map will be Updated as Each DPD is Adopted																																																																																	
	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	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																						
	2010												2011												2012												2013												2014																																	

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

Progress on the implementation of the Local Development Scheme has developed according to schedule. An additional Regulation 25 consultation on the Core Strategy was held in May-June 2010 which included three new policies and six

amended policies. These changes were put forward to reflect comments made on the previous "Proposed Way Forward" consultation as well as updates to the evidence base. 13 comments were received. The pre-submission (Publication) consultation under Regulation 27-29 occurred over the period 20th September to 1st November 2010. 164 representations were made by 32 respondents. Submission of the Core Strategy together with all the legally required documentation to the Planning Inspectorate took place on 21st December 2010.

Following discussion with the Planning Inspectorate it was agreed that no pre-hearing meeting was required. The Core Strategy Examination in Public commenced on 5th April 2011, five days later than the programmed date in March.

Work on the Site Allocations and Development Management DPD is not programmed to occur until the 2011-12 monitoring year.

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 over the next 15 years to meet the needs and demands of its communities, businesses and visitors.

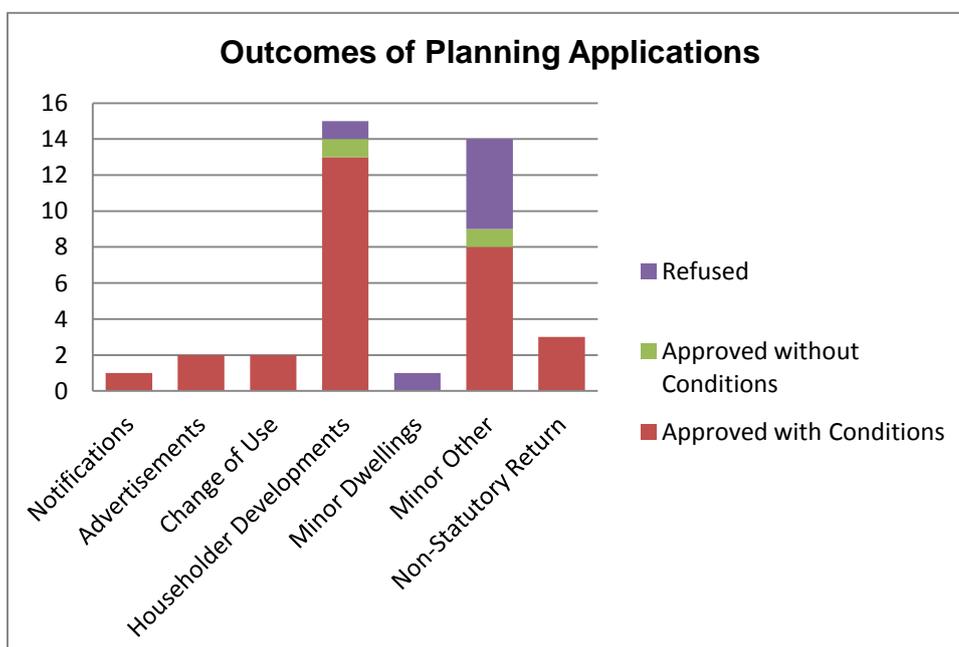
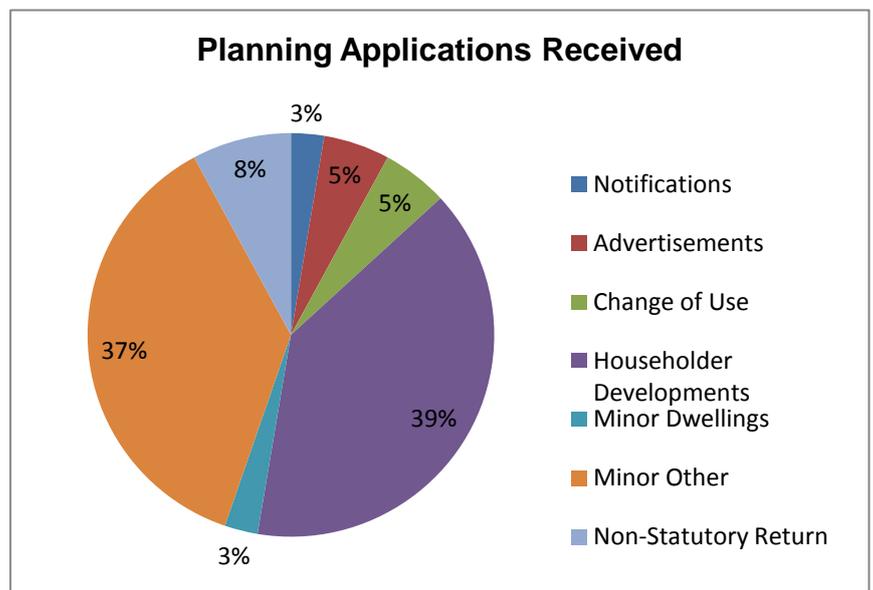
The table below gives an overview of what was applied for and approved between 1st April 2010 and 31st March 2011.

Applications, Approvals and Refusals for 2010/2011	
Number of Planning Applications Received	38
Number Approved	31
Refused	7
Number of New Houses Approved	3
Amount of New Housing Approved on Previously-Developed Land	0
Amount of New Housing Approved on Greenfield Land	3
Amount of New Office, Retail and Industry Approved	0
Applications of Interest	None

Of the 38 applications the pie chart (right) shows that the majority of the 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).

No applications for office, retail or industrial uses were submitted during the monitoring period.

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



As shown, all applications for notifications, advertisements, changes of use and non-statutory returns were approved.

One application for housing was received in 2010/2011 and refused by the Council, however it was subsequently allowed at appeal.

5 out of the 14 applications for other minor development were refused while only 1 householder application was refused.

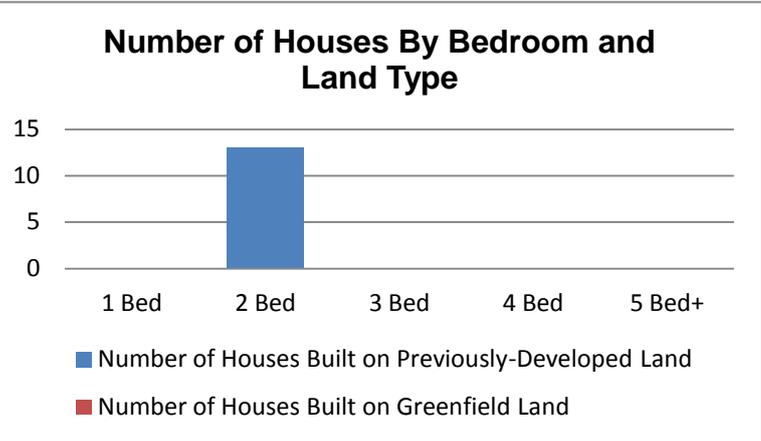
In addition to keeping track of

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 2010/2011

Total Number of Houses Built	13
Amount of Housing Built on Previously-Developed Land	13
Amount of Housing Built on Greenfield Land	0
Amount of New Office, Retail and Industry Built	98.93 square metres of retail
Amount of Office, Retail and Industry Lost	0



As is shown in the table above and illustrated in the graph (left), all 13 houses built in the area were 2 bedroom properties and took place on previously-developed land.

In addition to new housing in the area, a new gift shop was created through the change of use of an existing property, providing an additional 99 square metres of shopping space.

There were no losses of office, retail or industrial space 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	It has been agreed in principle with the various land owners and the route identified on the ground, with some of the physical works carried out. It is awaiting the signing of formal agreements before all the work is finished off and it is opened to the public. This should be completed by around April 2012.
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.
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.”

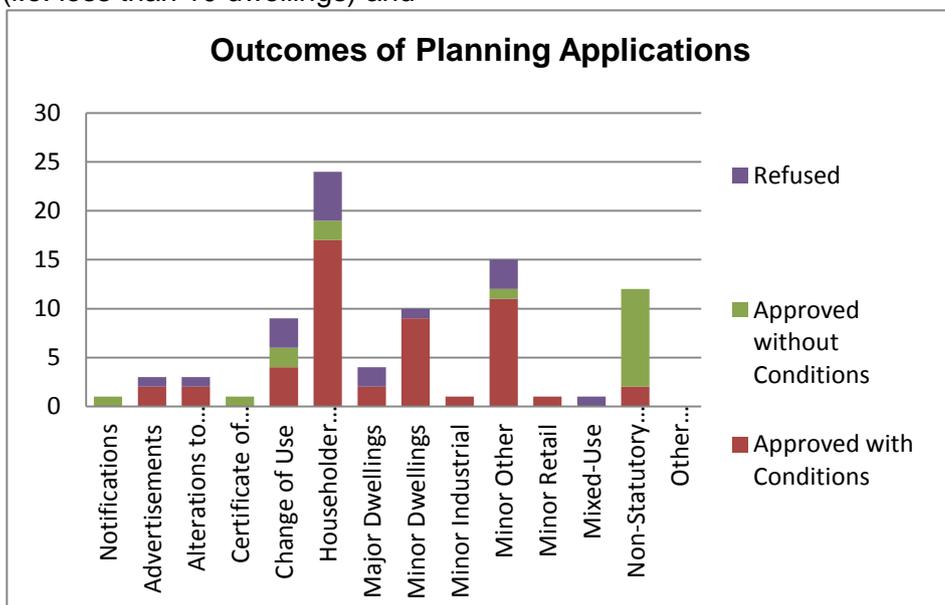
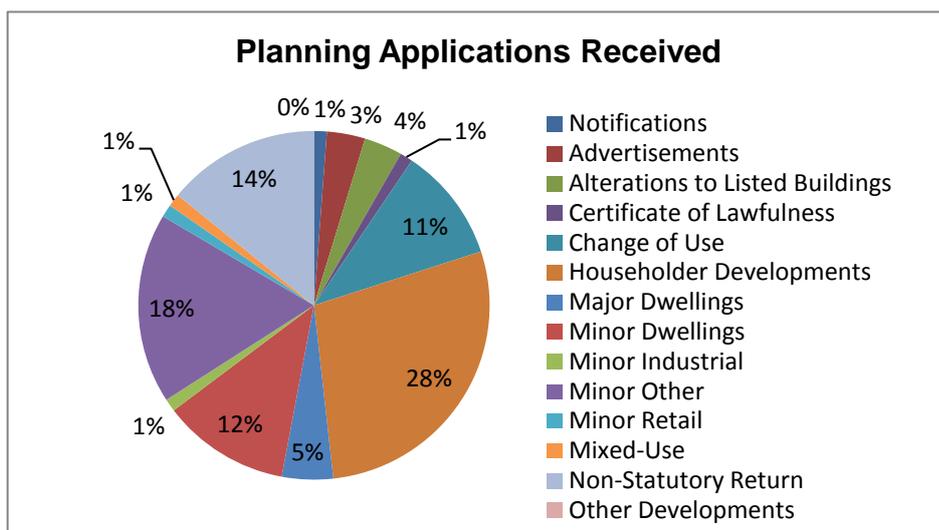
Bacup is one of the main settlement areas in Rossendale and the vision (above) in the Core Strategy sets out how the area will grow and develop over the next 15 years to meet the needs and demands of its communities, businesses and visitors.

The table below gives an overview of what was applied for and approved between 1st April 2010 and 31st March 2011.

Applications, Approvals and Refusals for 2010/2011	
Number of Planning Applications Received	85
Number Approved	68
Refused	17
Number of New Houses Approved	28
Amount of New Housing Approved on Previously-Developed Land	18
Amount of New Housing Approved on Greenfield Land	10
Amount of New Office, Retail and Industry Approved	
Applications of Interest	

A total of 85 applications were received for the area in 2010/2011 for almost all types of development and planning consent.

However 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), non-statutory returns (discharge of conditions etc), minor dwellings (i.e. less than 10 dwellings) and



changes of use (i.e. from a hot food takeaway to an office etc).

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

As shown, most applications were approved, however overall 17 applications were refused.

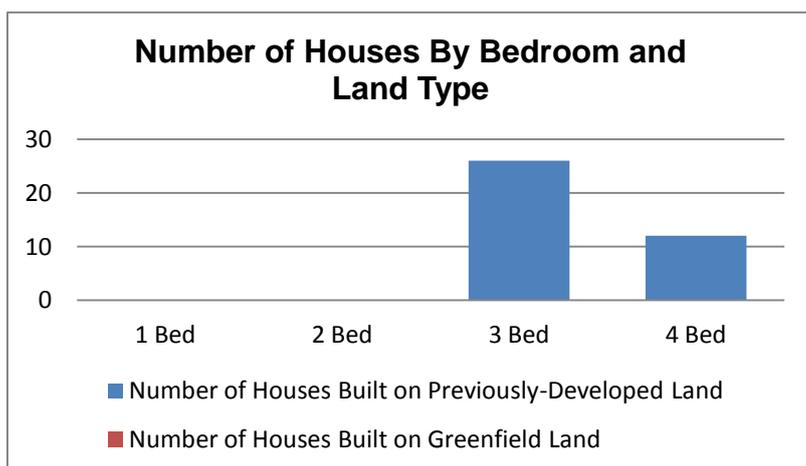
These included 5 householder applications, 3 changes of use and minor other developments, 2 major dwellings and single applications for a minor dwelling, mixed-use, advertisement and alterations to

a listed building.

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 2010/2011	
Total Number of Houses Built	38
Amount of Housing Built on Previously-Developed Land	0
Amount of Housing Built on Greenfield Land	38
Amount of New Office, Retail and Industry Built	98 square metres of retail
Amount of Office, Retail and Industry Lost	0



As is shown in the table above and illustrated in the graph (left), all 38 houses built in the area took place on greenfield land and were a mix of 3 and 4 bedroom properties.

This is predominantly due to the ongoing developments on Rochdale Road and Douglas Road.

A new cafe was also created through the change of use of an office, providing an additional 98 square metres of local retail.

There were no losses of office, retail or industrial space over the monitoring period

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	Over the period 2010 to 2011, although there was interest in developing a supermarket on the site of the Former Horace's Nightclub, no application was submitted by the developer.
Trigger to Implement Contingencies	1. Planning permission not resolved by October 2011 2. Work to commence on site by April 2012
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 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	Initial joint working has been undertaken between Rossendale Borough Council, Lancashire County Council and Lancashire County Development Ltd (LCDL) to support the development of cycle links in the Bacup area, linking to the Adrenaline Gateway at Lee Quarry.
Trigger to Implement Contingencies	1. Funding not in place by October 2011.
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 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.”

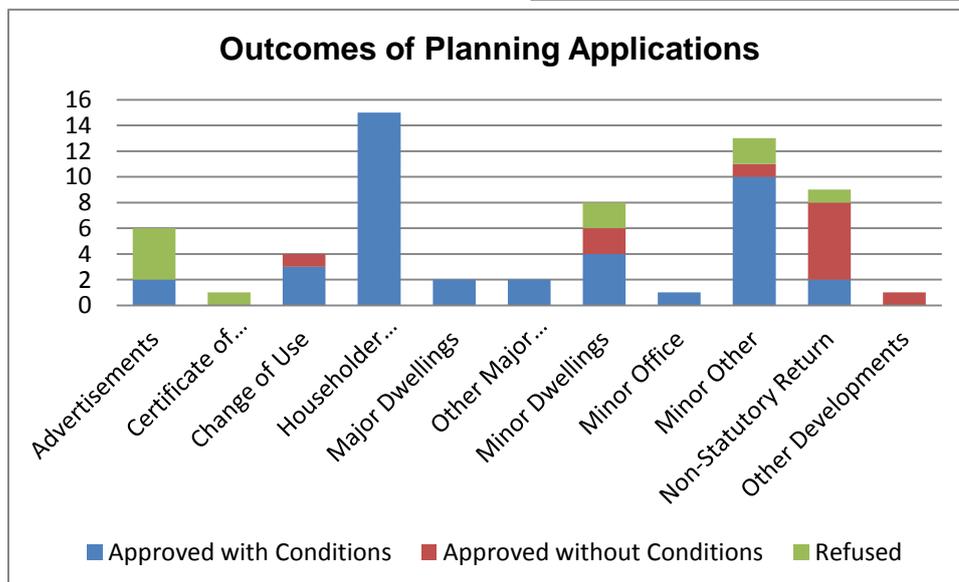
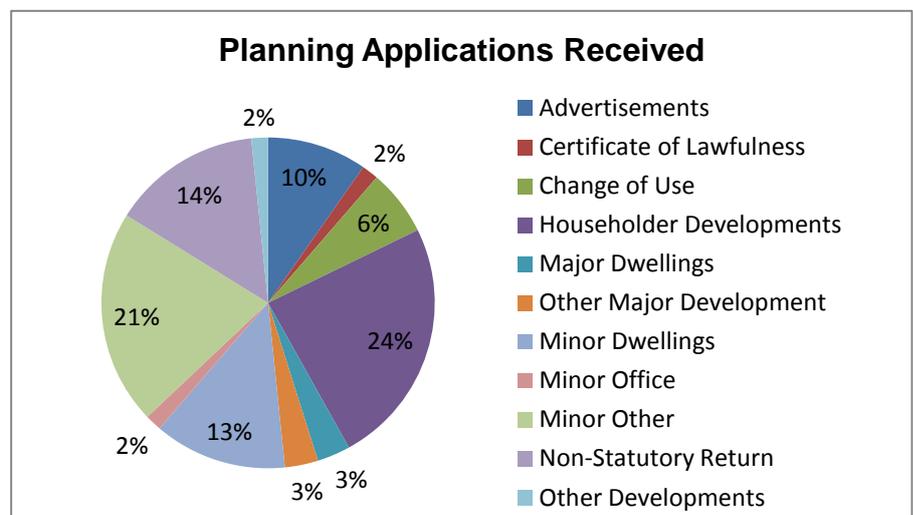
Waterfoot forms a substantial part of the main urban corridor in Rossendale and the vision (above) in the Core Strategy sets out how the area will grow and develop over the next 15 years to meet the needs and demands of its communities, businesses and visitors.

The table below gives an overview of what was applied for and approved between 1st April 2010 and 31st March 2011.

Applications, Approvals and Refusals for 2010/2011	
Number of Planning Applications Received	62
Number Approved	52
Refused	10
Number of New Houses Approved	63
Amount of New Housing Approved on Previously-Developed Land	
Amount of New Housing Approved on Greenfield Land	
Amount of New Office, Retail and Industry Approved	
Applications of Interest	None

A total of 62 applications were received for the area in 2010/2011 for almost all types of development and planning consent.

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

As shown, most applications were approved, however overall 10 applications were refused.

These included 4 advertisements, 2 minor dwellings, 2 minor other and single applications for a certificate of lawfulness 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 2010/2011	
Total Number of Houses Built	0
Amount of Housing Built on Previously-Developed Land	0
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

Although no developments were completed in 2010/2011, Waterfoot has continued to see change over the Monitoring period with developments continuing and work commencing on the new Waterfoot Primary School off Booth Road with completion expected at the end of 2011.

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	The current economic situation continues to create a challenging environment for retailers including those in Waterfoot. An update of the Town Centre Study will be undertaken in 2012.
Trigger to Implement Contingencies	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 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 over the next 15 years to meet the needs and demands of its communities, businesses and visitors.

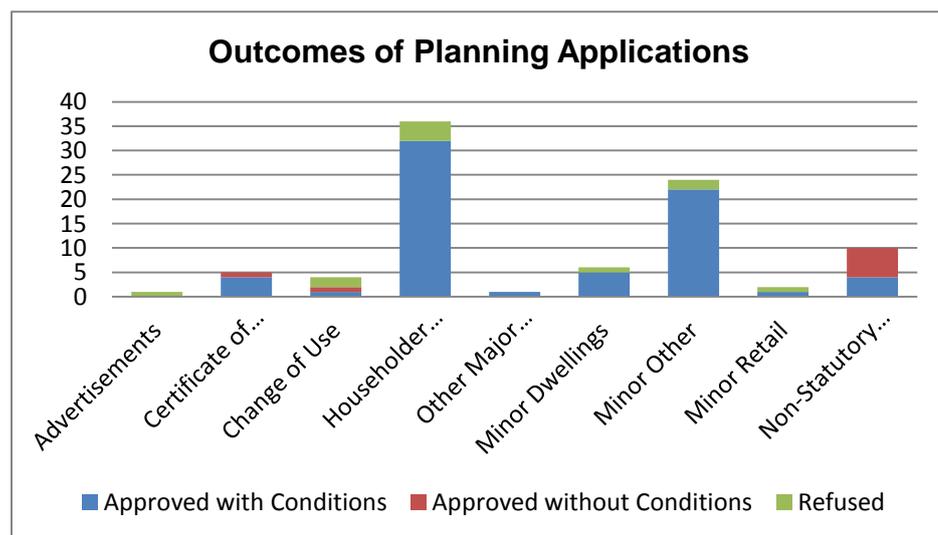
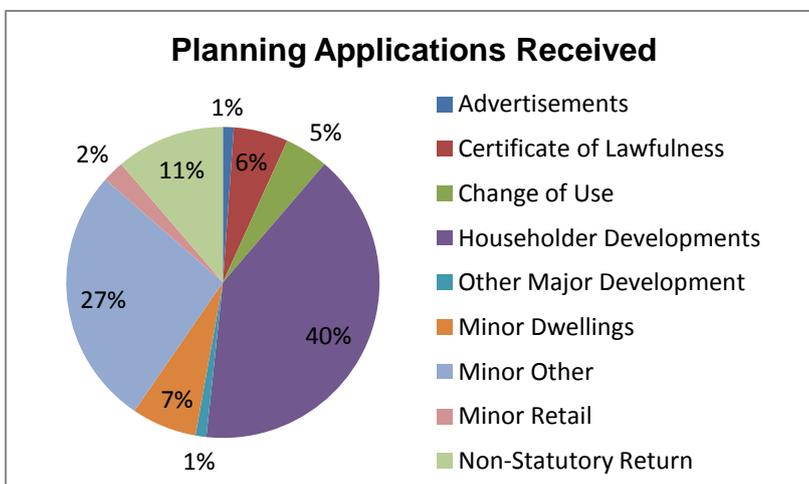
The table below gives an overview of what was applied for and approved between 1st April 2010 and 31st March 2011.

Applications, Approvals and Refusals for 2010/2011	
Number of Planning Applications Received	89
Number Approved	78
Refused	11
Number of New Houses Approved	5
Amount of New Housing Approved on Previously-Developed Land	3
Amount of New Housing Approved on Greenfield Land	2
Amount of New Office, Retail and Industry Approved	
Applications of Interest	

A total of 89 applications were received for the area in 2010/2011 for almost all types of development and planning consent.

40% of all applications received were for householder developments (i.e. house extensions, conservatories etc), while 1/3 were 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.



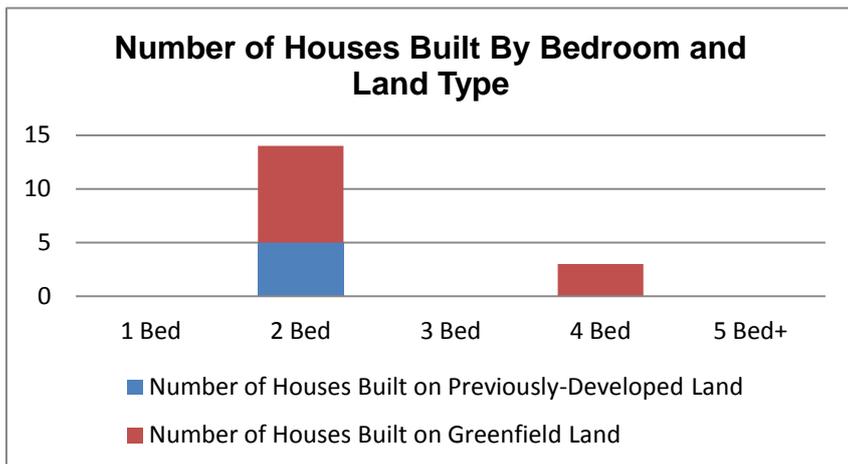
88% of all applications received were approved, as illustrated in the graph (left), however overall 11 applications were refused.

These included 4 householder applications, 2 changes of use, 2 minor other applications and single applications for an advertisement, minor dwelling and one minor 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 2010/2011	
Total Number of Houses Built	17
Amount of Housing Built on Previously-Developed Land	5
Amount of Housing Built on Greenfield Land	12
Amount of New Office, Retail and Industry Built	5,257 square metres of retail
Amount of Office, Retail and Industry Lost	0



As is shown in the table above and illustrated in the graph (left), 12 houses built in the area took place on greenfield land and 5 on previously-developed land and were a mix of 2 and 4 bedroom properties.

5000 square metres of new retail floorspace was created, mainly as a result of the completion of one unit at New Hall Hey.

There were no losses of office, retail or industrial space over the monitoring

period

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	Rossendale 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 is currently being marketed to potential bidders by East Lancashire Hospitals NHS Trust. It is expected that a planning application will be submitted in early 2012.
Trigger to Implement Contingencies	<ol style="list-style-type: none"> No discussions with developer/owner about scheme detail including mixed use opportunities by 2012 Development/design not proposed by 2013 <ol style="list-style-type: none"> Application not submitted by 2014 in accordance with the Site Allocations DPD Application not approved by 2015 Development not completed by 2017
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> Identify the problem and barriers/causes to development via discussions and/or assessment(s) include viability assessment 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). 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. It was however concluded that this would significantly undermine the viability of any retail led scheme on the Valley Centre as well as being challenging operationally and that it would be most appropriate for any redevelopment to occur on the existing footprint. Lancashire County Council is examining inclusion of a new Bus Station as part of Local Transport Plan 3. Associated improvements to footpaths and crossing facilities on Bacup Road are proposed as part of the BDP "Rawtenstall Vision" document.

Trigger to Implement Contingencies	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	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 witnessed little progress by the administrators for the project. 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	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	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 May 2010 the Council appointed BDP together with a number of other partners to produce a "Vision" document for Rawtenstall town centre. This was intended to provide the evidence base for development of a Supplementary Planning Document as well as an assessment of how the Valley Centre may be redeveloped. Detailed appraisals of the viability of different options for the Valley Centre and adjacent land were undertaken. A supplementary study of parking provision and turnover by sub-consultant JMP was also prepared. Among the main issues identified were:

- The importance of dealing with the vacant Valley Centre as this is a major detractor from the quality of the town centre
- The difficulties of crossing St Mary's Way
- Creation of a more attractive market area including opening out of the space in front of the market hall
- The need for a new bus station and enhancement of Bacup Road for pedestrians
- The use of Kay Street car park as an informal "Park and Ride"

The draft public consultation and exhibition on the Town Centre in March 2011 attracted a number of comments which will inform the final document.

During 2010/11 the Council committed to borrow £2.6m to make some big improvements to sports and leisure facilities at Marl Pits. These will include refurbishment of the pool, four outdoor 5-a-side all weather football pitches, a new 40 station fitness suite, a new dance studio and additional parking.

Ski Rossendale was also identified as needing major investment, with urgent attention required to the ski lifts in particular. As a result private sector investment was sought but no suitable purchaser was found. A decision was taken to close the facility on 31st March 2011 but with continuing negotiations to identify a suitable purchaser.

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 over the next 15 years to meet the needs and demands of its communities, businesses and visitors.

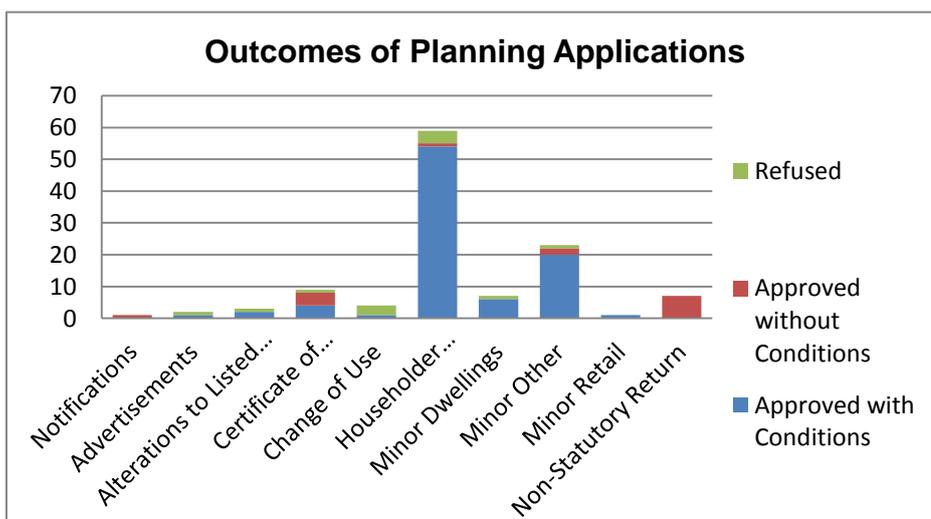
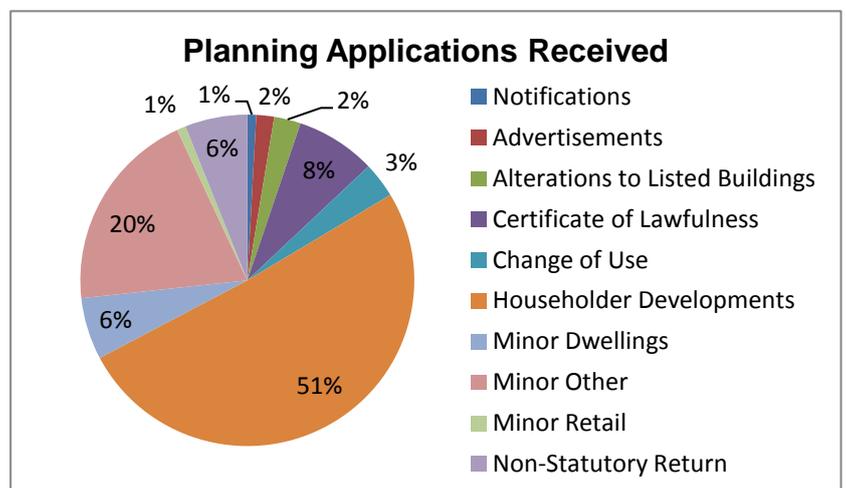
The table below gives an overview of what was applied for and approved between 1st April 2010 and 31st March 2011.

Applications, Approvals and Refusals for 2010/2011	
Number of Planning Applications Received	116
Number Approved	104
Refused	12
Number of New Houses Approved	71
Amount of New Housing Approved on Previously-Developed Land	71
Amount of New Housing Approved on Greenfield Land	0
Amount of New Office, Retail and Industry Approved	
Applications of Interest:	
1. 2010/0286 – 32 apartments at Wavell House, Helmshore	
2. 2010/0428 – 37 apartments at Free Lane, Helmshore	

A total of 116 planning applications were received in 2010/2011 for a range of development and planning consents.

Although 71 houses were approved, these are made of major applications for a conversion from offices to 32 apartments at Wavell House and a reconfiguration of the partly finished development at Free Lane to 37 apartments.

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



90% of all applications received were approved, as illustrated in the graph (left), however overall 12 applications were refused.

These included 4 householder applications, 3 changes of use, and single applications for an advertisement, alterations to a listed building, certificate of lawfulness, minor dwelling and one minor other applications.

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 2010/2011	
Total Number of Houses Built	0
Amount of Housing Built on Previously-Developed Land	0
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

Although no developments or buildings were completed in 2010/2011, there is still a significant amount of interest from the development industry in the South-West. Applications and development will continue to be monitored over the plan period to ensure that the vision is achieved.

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. An outline design for the route is in place. Discussions are ongoing between the Council, partners and Lancashire County Council to progress this scheme and meet the deadline set out in this target.
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	No.
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 over the next 15 years to meet the needs and demands of its communities, businesses and visitors.

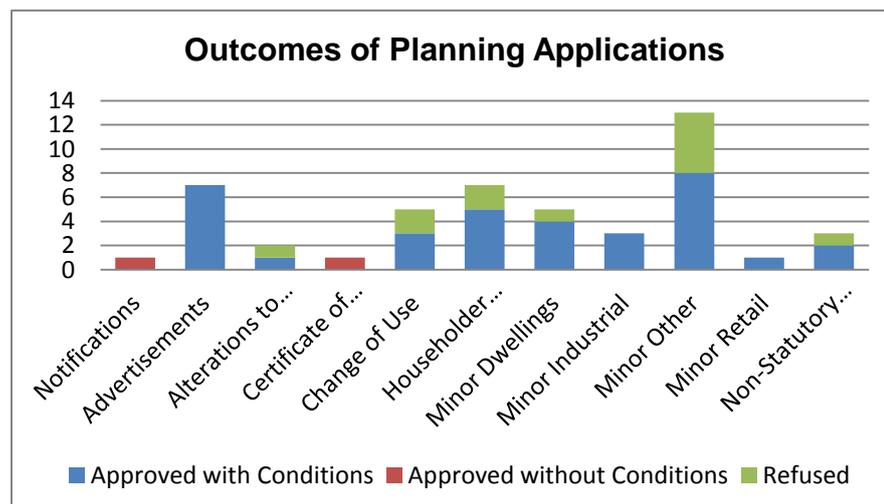
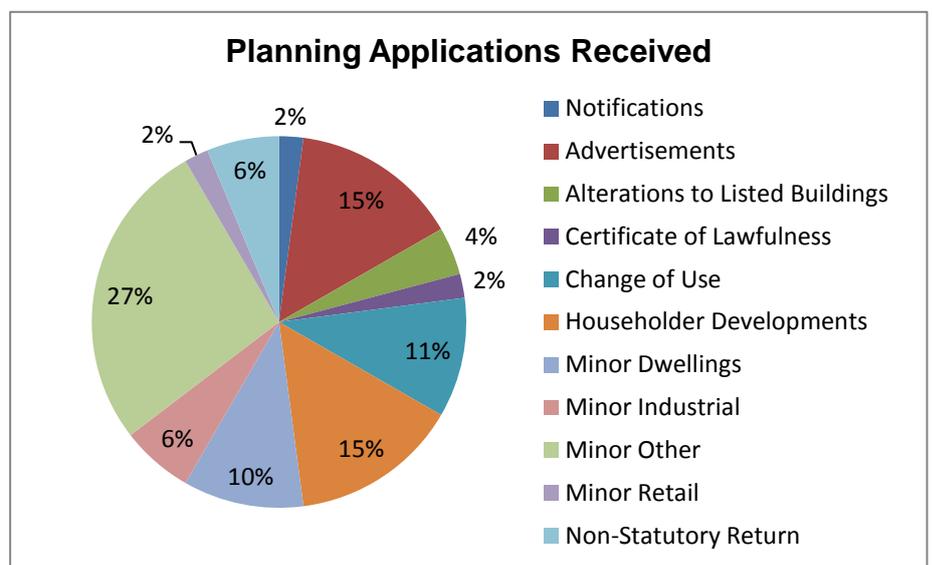
The table below gives an overview of what was applied for and approved between 1st April 2010 and 31st March 2011.

Applications, Approvals and Refusals for 2010/2011	
Number of Planning Applications Received	48
Number Approved	36
Refused	12
Number of New Houses Approved	13
Amount of New Housing Approved on Previously-Developed Land	13
Amount of New Housing Approved on Greenfield Land	0
Amount of New Office, Retail and Industry Approved	
Applications of Interest	

A total of 48 planning applications were received in 2010/2011 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.



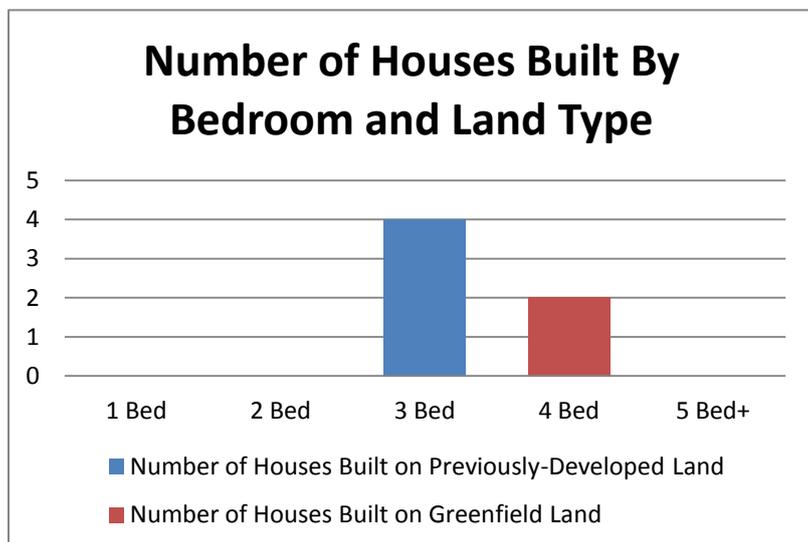
75% of all applications received were approved, as illustrated in the graph (left), however overall 12 applications were refused.

These included 5 minor other applications, 2 changes of use, 2 householder applications and single applications for alterations to a listed building, minor dwelling 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 2010/2011	
Total Number of Houses Built	6
Amount of Housing Built on Previously-Developed Land	4
Amount of Housing Built on Greenfield Land	2
Amount of New Office, Retail and Industry Built	3,021 of office space
Amount of Office, Retail and Industry Lost	0



As is shown in the table above and illustrated in the graph (left), 2 houses built in the area took place on greenfield land and 4 on previously-developed land and were a mix of 3 and 4 bedroom properties.

3000 square metres of new office floorspace was created, as a result of the completion of the Rising Bridge Business and Enterprise Village.

There were no losses of office, retail or industrial space 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 survey of the number of empty buildings in Haslingden town centre is due to be undertaken as part of the upcoming <i>Lives and Landscapes</i> (Site Allocations and Development Management DPD) work.</p> <p>The 2008 Retail and Town Centre Update identified 20 units as being vacant (or 18.5%) of the total 108 units in Haslingden Town Centre; an increase of 2 units from the 2004 study (when 18 units out of 107 were identified as being vacant).</p> <p>At present figures are not available for this indicator, but it is anticipated that the upcoming survey will provide this information and allow ongoing monitoring of the situation over the plan period.</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 there 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 start of the Core Strategy in 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	As this is a newly adopted indicator under the Core Strategy, the figures for the past three years are not available and will be reported on in the next AMR for 2011/2012. However 97% of all housing built in 2010/2011 was within the urban boundary.
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	As this is a newly adopted indicator under the Core Strategy, the figures for the past three years are not available and will be reported on in the next AMR for 2011/2012. However 100% of all new retail and office floorspace delivered in 2010/2011 took place within the urban boundary.
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	As this is a newly adopted indicator under the Core Strategy, the figures for the past three years are not available and will be reported on in the next AMR for 2011/2012. However 62% of all retail and office floorspace delivered in Rossendale in 2010/2011 took place in Rawtenstall.
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

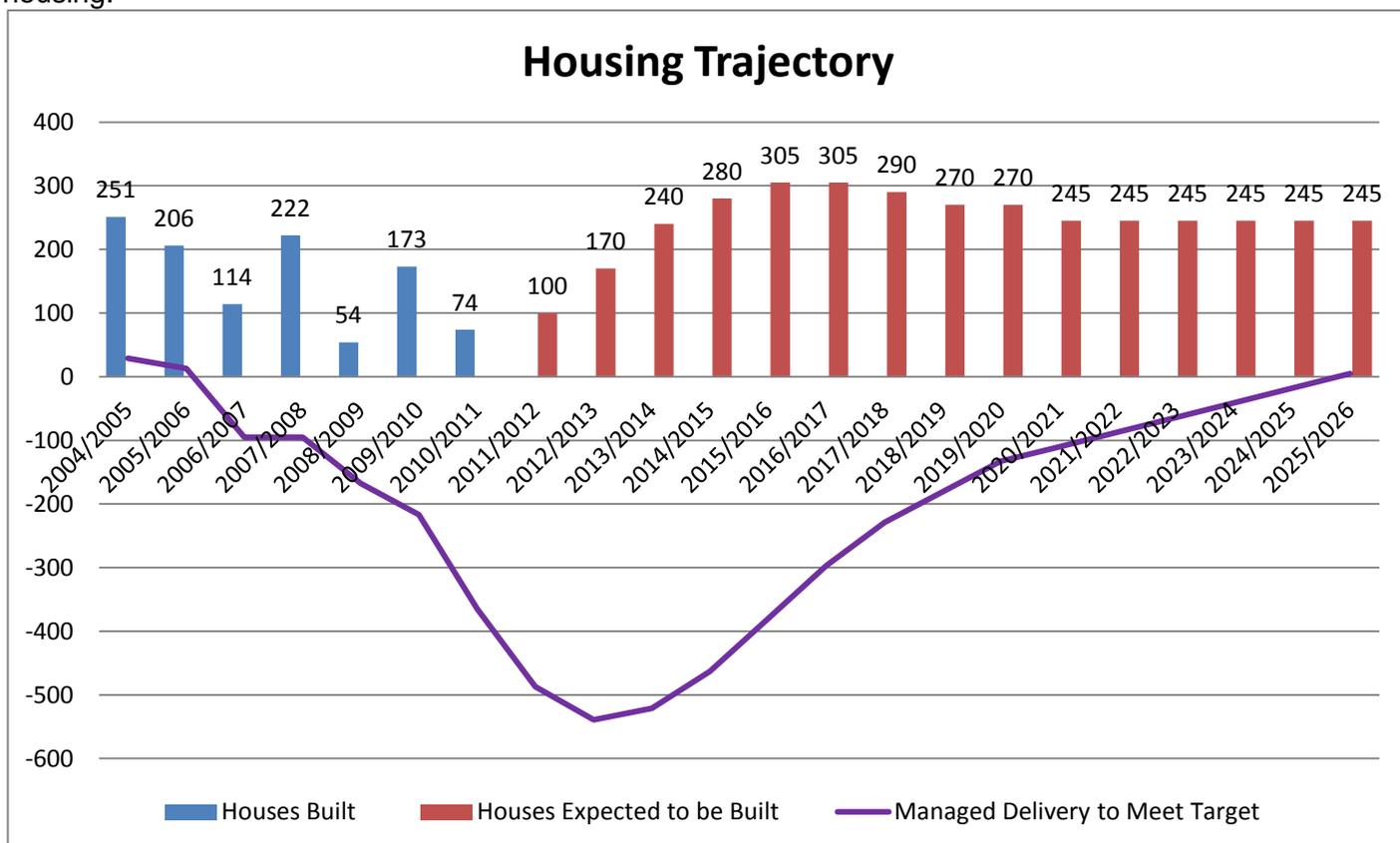
	<p>area including assisting with access to funding and resources.</p> <p>3. Work with partners to identify sites which can be built in 2-3 years and work with them to submit successful applications to meet deficit</p> <p>4. Consider a review of the Policy</p>
Target	30% of all new residential development to be built in Rawtenstall over the plan period to 2026
Progress towards Target	<p>As this is a newly adopted indicator under the Core Strategy, the figures for the past three years are not available and will be reported on in the next AMR for 2011/2012.</p> <p>However in 2010/2011 12% of all housing in the Borough was delivered in Rawtenstall. 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>
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	<p>1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)</p> <p>2. Work with key partners, including Rossendale BC, to encourage development in the area including assisting with access to funding and resources.</p> <p>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</p> <p>4. Consider a review of the Policy</p>

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 recent 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.

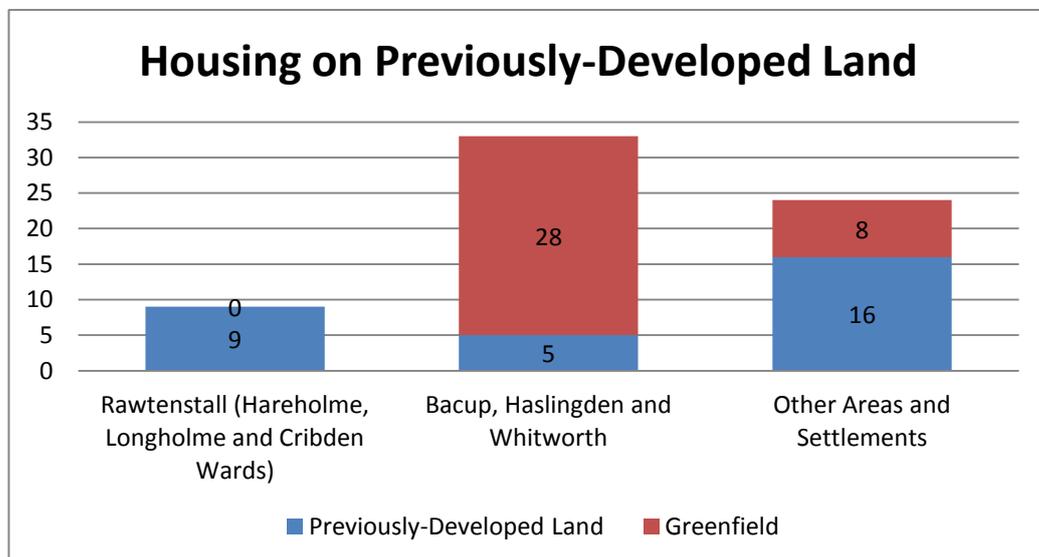
This managed housing delivery will be monitored closely throughout the plan period (2011-2026) and will be key in the preparation of Lives and Landscapes which will allocate land for future uses, including housing.



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 previously-developed land as 2/3 of all housing in areas other than Rawtenstall, Bacup, Haslingden and Whitworth.

The high levels of greenfield development in Bacup, Haslingden and Whitworth are the result of two large greenfield sites in Bacup which gained permission in 2004 and are being built out. It is anticipated that through Lives



and Landscapes and ongoing discussions with developers and the house building industry, that the amount of houses on previously-developed land in Bacup will increase over the plan period (2011-2026).

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.
Trigger to Implement Contingencies	Shortfall of 20% of cumulative 3 year target according to the housing trajectory in Policy 2
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. 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 housing) of housing to meet identified needs and demands in line with the latest assessment where appropriate by 2026.
Progress towards Target	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. 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.
Trigger to Implement Contingencies	80% or less of new housing meeting an identified house type, size or tenure 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) 55% of all new housing has been built on previously-developed land. The Council is committed to increasing the amount of housing built on previously-developed land 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	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 2010/2011 were on previously-developed 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	33% of all housing in Bacup and Whitworth were on previously-developed land. While this is significantly 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.
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	67% of all the housing in Haslingden was built on previously-developed land in 2010/2011. While this is below the target, the Council is committed to 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.
Trigger to Implement Contingencies	80% or less of all new housing built on PDL over a 3 year rolling period (e.g. 1850/15 x 3 = 370, 370/3 = 123, 80% = 97)
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) and decide whether to take action 2. Work with Partners to alleviate constraints on identified PDL sites (e.g. funding for remediation, infrastructure etc) 3. Reduce/restrict new units on greenfield sites if appropriate 4. Phase existing greenfield delivery 5. Consider a review of the Policy

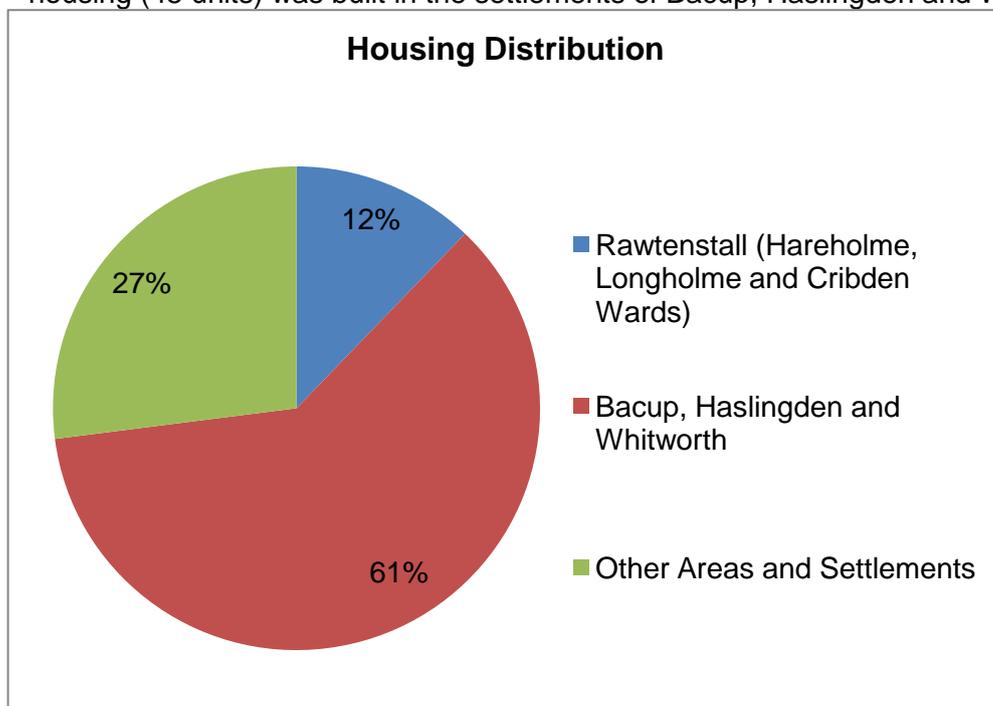
Target	50% of all new dwellings completed in all other areas on PDL over the plan period up to 2026
Progress towards Target	80% of housing built outside of Rawtenstall, Bacup, Haslingden and Whitworth took place on previously-developed. The Council will continue to promote new housing on previously-developed 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.
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	As this is a newly adopted indicator under the Core Strategy, the figures for the past three years are not available. However, these will be reported on in the next AMR for 2011/2012.
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	As this is a newly adopted indicator under the Core Strategy, the figures for the past three years are not available. However, these will be reported on in the next AMR for 2011/2012.
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	Rawtenstall 1 year target = $1110/15 = 74$ (20% of 74 = 15)	9 houses were built in Rawtenstall in 2010/2011
	Bacup, Haslingden & Whitworth 1 year target = $1850/15 = 123$ (20% of 123 = 25)	45 houses were built in Bacup, Haslingden & Whitworth in 2010/2011
	Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth 1 year target = $740/15 = 49$ (20% of 49 = 10)	20 houses were built in Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth in 2010/2011
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.	
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 74 additional houses were built in 2010/2011. As shown, most housing (45 units) was built in the settlements of Bacup, Haslingden and Whitworth. This is primarily due to two large housing sites in Bacup along with a large conversion in Whitworth.



Other areas and settlements such as Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth received 1/3 of all new housing, totalling 20 units across the spectrum.

Rawtenstall provided the fewest new dwellings over the monitoring period with 9 units, however it is anticipated that this will increase as the economy recovers.

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	The effects of the recession are continuing to affect the house building industry including housing associations and as a result, no affordable or supported houses were delivered in 2010/2011. However 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	The Council has established a Vacant Property Forum and is identifying multi-agency Area Based Initiatives to consider bringing empty properties back into use, particularly for affordable housing.
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	Planning permission was granted in December 2010 on appeal for one Mobile Home and one caravan at Cobland View, Rooley Moor Road, Stacksteads. The site had previously had temporary consent due to personal circumstances. This permission will not count towards the Core Strategy target as consent was granted before the Core Strategy was adopted.
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	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Identify alternative sites to bring forward over the next 2-3 years 3. Work with key partners including HCA and recognised charities and representatives of the gypsy and travelling communities to bring forward those sites 4. Consider a review.
Target	Delivery of 3 transit pitches
Progress towards Target	No transit pitches were provided in 2010/2011.
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.

At least two illegal encampments were recorded in 2010/2011, both involving the same vehicles but in different locations within the Borough. This reflects an increasing trend of such events which cause problems for neighbours and incur costs for the Council with respect to legal fees and clean up costs. A spreadsheet has been established to keep a record of all the events that occur. The provision of allocated sites in the future "Lives and Landscapes" DPD is anticipated to manage and diminish such encampments in future years.

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	Over the period 2010-2011, there were initial discussions between the Council and partners to agree a suitable way forward for the project, however at this stage no planning application has been submitted or funding arrangements agreed.
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	As this is a newly adopted indicator under the Core Strategy, the figures for the last three years are not available. However, currently 42.6% of the borough's population is qualified to NVQ Level 3 or above (as measured over the 2010/2011 monitoring period), compared to a national average of 51.0%. This figure will be used in future AMRs to calculate the 3-year figures required by this indicator over the plan period.
Trigger to Implement	1. Lower than the national average for 3 years running

Contingencies	
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. 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	As this is a newly adopted indicator under the Core Strategy, figures are not yet available for next generation broadband access levels. The Council will work with broadband providers to ascertain current levels of access in time for the next Annual Monitoring Report. The Council is also liaising with Lancashire County Council to improve broadband facilities within the Borough.
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>Accessibility to basic services (measured as 1km from a Primary School, GP, Local shop, post office and serviced bus stop) in Rossendale is relatively low. 60.8% of the 74 new houses completed in 2010/11 were within 1km of all 5 of these services. This reflects the fact that Post Offices and Doctor's surgeries in particular are concentrated in the main centres.</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> <p>This indicator uses the figures for 2007/2008 as a baseline comparator. In 2007/2008, the percentage population usually resident within 1km of the 5 basic services in Rossendale was 46.2%, meaning that this year's figures show a positive increase. The 2007/2008 figures will be used in future Annual Monitoring Reports as a comparator.</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	Transport for Greater Manchester funded the East Lancashire West Rochdale Area Study which is currently in progress. Among the issues being examined is the potential for a commuter rail link.
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 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	Alternative solutions are being explored and analysed as part of the Rawtenstall Vision document.
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 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.

Transport for Greater Manchester continued to lead on the East Lancashire West Rochdale Area Study (ELWRAS) which commenced work in November 2009. Transport Consultants Halcrow were commissioned to lead on assessing different options and undertaking a detailed technical analysis of issues involved in re-opening the railway. This report has not yet been published but has identified a number of civil engineering issues that would require addressing.

Lancashire County Council separately undertook an appraisal of different rail re-opening schemes in the county as part of preparation of the new Local Transport Plan. The final recommendations of this study have not yet been published but initial indications are that the more fully developed Todmorden Curve promoted by Burnley Borough Council will be the top priority.

As part of the preparation of the “Vision” document for Rawtenstall, BDP and their transport consultant JMP examined a number of options for the location of a new bus station. This included looking at whether this could be included in proposals for the Valley Centre and the option of putting more bus stops on street. The conclusion of this was put out to public consultation as part of the broader “Vision” work. This proposes that the existing bus station site be retained and rebuilt with the option of two additional bus stops on the north side of Bacup Road. The importance of bus station as the Council’s short term transport priority was

raised with the County Council as part of Rossendale’s submission to the preparation of Local Transport Plan 3.

A review of the Council’s Parking Policy in 2009 led to a decision to remove parking restrictions (including the use of discs) on Council owned car parks. However this resulted in unforeseen results with motorists parking for much longer than previously thus reducing the overall amount of shopper parking. It was therefore decided in July 2010 to re-instate the use of disks in Rawtenstall and Haslingden centres.

The JMP Study into parking in Rawtenstall Town Centre was completed in January 2011. Based on survey work this identified that the Kay Street Car Park was operating as an informal “Park and Ride” site for the X43 bus while the car parks at the north end of the town centre were generally full, especially on Market days. Conversely a number of other car parks, including those at Tesco and Asda, were operating well within their limits.

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	100% of new housing development was located within 400 metres of a bus stop. The vast majority of these are located adjacent to the main 464 corridor through the Valley which has a 10 minute
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

Accessibility to basic services (measured as 1km from a Primary School, GP, Local shop, post office and serviced bus stop) in Rossendale is relatively low. 60.8% of the 74 new houses completed in 2010/11 were within 1km of all 5 of these services. This reflects the fact that Post Offices and Doctor’s surgeries in particular are concentrated in the main centres. 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.

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	This is a newly adopted indicator for the Core Strategy. Rossendale, similarly to other districts throughout the country, has shown a decline in the number of jobs. This is a result of the economic recession, however, the reduction is not so 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	No.
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 the Office for National Statistics (ONS)

	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 and the figure for Great Britain was 3.4% reduction in the number of jobs.

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	The 2009 Employment Land Study identified Rossendale as having 18.7 ha of land committed for B1, B2 and B8 employment uses (based on extant planning permissions and the Local Plan Allocations. No approvals were granted for the loss of B1, B2 or B8 over the period 2010/11. Additional floorspace was approved for B1 uses (119m ²). An additional 1,126m ² was approved for B2 uses in total. We are on track to meet this target.
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	No floorspace was approved for retail (A1) in the Primary Shopping Areas. 56m ² was approved in total.
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 towards Target	The only application approved relating to a B1(a) use was for the conversion from an office dealing with financial/professional services to a B1(a) use in Bacup town centre. This relates to 82m ² of floorspace, but has no overall bearing on the delivery of this target as it is from A2 use to B1(a).
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

Very small levels of additional retail floorspace were granted throughout 2010/11, and none were approved in any of the Primary Shopping Areas. An approval was granted to allow for a post office counter in Helmshore Local Centre, and other retail was granted adjacent to the PSA in Rawtenstall town centre. In total there was a loss of 155m² retail floorspace (A1), from the town centres (but not the PSA), which was converted to restaurant / takeaway uses (A3 and A5 uses).

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	There is still sufficient time to reach this target if the purchase of the Valley Centre can be achieved by negotiation. The use of a Compulsory Purchase Order would be a lengthy process with no guarantee of success.
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.

The derelict Valley Centre saw its last tenant move out in early 2011. Widely seen by local residents and traders as an eyesore having a detrimental impact on the rest of the town, its removal and replacement is seen as a borough-wide priority.

The Council has been in extensive negotiations with the current owner about the purchase of the site. The owner has been unwilling to sell due to the loss that would be incurred as the shopping centre was originally purchased at the height of the property boom. The lack in progress led the Council to consider a variety of options to bring forward the regeneration of the site, including Compulsory Purchase (CPO). In order to substantiate any CPO procedures it was decided to employ consultants to produce a "Vision" for Rawtenstall town centre and a more detailed study into possible approaches to the Valley Centre. In May 2010 BDP supported by Gordon Hood Associates and JMP were appointed to undertake this work.

The consultancy work resulted in intensive analysis of the viability of different approaches to redeveloping the Valley Centre as well as adjacent land in the ownership of the Council and the Police. A number of options were considered and discussed with the owner and their representative. However even the most economically efficient scheme was shown to require an element of subsidy, either from external sources or from cross-subsidising the site as part of a broader property portfolio.

In order to improve the appearance of the site in the interim the Council served a notice on the owners under Section 215 of the Town and Country Planning Act. Actions such as repainting, boarding and addressing the issue of pigeon infestation were eventually agreed voluntarily.

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	This is a newly adopted indicator under the Core Strategy, and will be reported on over the plan period. However, the Retail and Town Centre study shows the number of units within the Local Centres of Crawshawbooth, Edenfield and Stacksteads and compares this to the situation in 2004. This data 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	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

A small extension was approved in order to provide for a post office counter in Helmshore over this year's reporting period.

Policy14: 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	Discussions are underway with partners but the triggers are outside this AMR reporting period.
Trigger to Implement Contingencies	1. Viable location, scheme and funding not agreed by mid 2012 2. Application not submitted by end of 2012 3. Application not approved by mid 2013 4. Scheme not started on site by mid 2014 5. Scheme not operational by mid 2015
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s)

	<ul style="list-style-type: none"> 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	This is a newly adopted indicator for the Core Strategy and figures for previous years are not available. Some patronage figures are available and these will help form the baseline for reporting on in future AMRs.
Trigger to Implement Contingencies	<ul 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	No.
Contingencies	<ul 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
Lee Quarry cycle counts	20,000	30,000

The patronage figures for the East Lancashire Railway are available for the AMR reporting period 1st April 2010 to 31st March 2011. These figures show that a total of 53,562 trips either originated from Rawtenstall or had Rawtenstall or Irwell Vale as their destination from elsewhere along the East Lancashire Railway. It is not possible to take into account trips originating from Irwell Vale as this is an unstaffed station.

Origin / Destination	Number of trips 2010/11
From Rawtenstall	11,587
To Rawtenstall	27,113
To Irwell Vale	14,862
Total	53,562

The number of trips originating in Rawtenstall or ending in Rawtenstall or Irwell Vale was 53,562. This represents 40% of the total number of recorded visitors for the East Lancashire Railway (134,964). These figures take into account passengers who took part in special events.

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	This is a newly adopted indicator in the Core Strategy. Previous information is available but is based on different data due to changes in how tourism is defined and other changes as reported by the Office for National Statistics (ONS).
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	No.
Contingencies	<ul 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	This is a newly adopted indicator under the Core Strategy, and relates to tourism – related provision. The triggers are outside of this AMR reporting period.
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	Work is ongoing to finalise Conservation Area Appraisals and management plans for all the Conservation Areas, with a view to meeting the deadlines set out in this indicator. The Council anticipates that progress will be made by the next Annual Monitoring Report.
Trigger to Implement Contingencies	1. Conservation Area Appraisals not completed by October 2011 2. Management Plans not completed by October 2014
Trigger Met	No.
Contingencies	1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. Liaise with Rossendale BC Conservation Team, and provide assistance where appropriate

Policy 17: Rossendale's Green Infrastructure

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

Target	Two thirds of PROWs to be in 'good' condition by 2016, 80% by end of plan period
Progress towards Target	The information regarding Rossendale's Public Rights of Way network is still being collated by Lancashire County Council, and will be available early 2012. It is therefore not possible to include statistics on the condition of the PROW network in this AMR. The Council hopes to have the information available for the next AMR.
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	During the reporting period, there was a gain of 2.52 hectares of Biological Heritage Sites (0.28ha added at Alder Bottom Field, and 2.24ha added at Healey Dell), and a loss of 4.31ha – giving an overall loss of 1.79 hectares of BHSs within the borough, as reported by Lancashire County Council’s Natural Environment Service. However, the losses are due to the removal of certain areas of BHSs which were previously included on the database in error (at Alder Bottom Bank and Mitchell’s House Reservoir Clough), rather than representing actual degradation of the Borough’s biodiversity resource.
Trigger to Implement Contingencies	LCC Natural Environment Service information on biodiversity resources within Rossendale
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes via discussions and/or assessment(s) 2. Works with Park Department, local communities, Groundwork and others to identify, improve and nominate local sites of biodiversity importance to LCC for appropriate 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	As this is a newly adopted indicator under the Core Strategy, the figures for the past three years are not available. However, the previous year (Apr 2009 – Mar 2010) saw 32kW of renewable energy generation capacity (excluding commercial wind) given planning permission, and this year (Apr 2010 – Mar 2011) saw a total of 85.6kW given planning permission. The current level of renewable energy generation in the Borough (excluding commercial wind) stands at approximately 123.6kW. This figure will be used in future AMRs to calculate the 3 year rolling change / percentage required by this indicator over the plan period.
Trigger to Implement Contingencies	1. Less than 5% increase over 3 year rolling period
Trigger Met	No.
Contingencies	<ol style="list-style-type: none"> 1. Identify the problem and barriers/causes to development via discussions and/or assessment(s) 2. 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.

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	As this is a newly adopted indicator under the Core Strategy, the methodology for collecting this data has not yet been finalised, nor is information from the past 3 years available yet as a comparator. It is anticipated that the next Annual Monitoring Report will include up to date data on this indicator, which will be used as a rolling 3 year comparator for future reports.
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).

It ensures that where developments will create additional need for improvements/ provision of services or facilities or exacerbate an existing deficiency, contributions (either financial or in-kind) will be sought to ensure that the appropriate enhancements/ improvements are made, and appropriate management arrangements are in place.

Target	All major applications to provide contributions towards Improvements / provision of facilities where appropriate
Progress towards Target	As this is a newly adopted indicator under the Core Strategy, the methodology for collecting this data has not yet been finalised and a separate piece of work is being undertaken to assist in the monitoring of this target. However, this will be reported on in the next AMR for 2011/2012.
Trigger to Implement Contingencies	1. 80% or less of major proposals providing contributions
Trigger Met	No.
Contingencies	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.

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, as this is a newly identified target
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	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	
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	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 the things that developments should take into consideration before submitting a planning application, as they will form part of the assessment.

For example the materials to be used, how the development is laid out, privacy of occupants and neighbours as well as energy efficiency 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	2009/10: Derelict land: 54 ha Vacant land: 72ha 2010/11 Derelict land: 61ha Vacant land: 76ha (Source: NLUDS)
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

The amount of both derelict and vacant land in the Borough increased between 2009/10 and 2010/11. This information, derived from the National Land Use Database, shows a change primarily because a much more thorough data collection exercise was undertaken. The current recession has also affected the turnover of vacant land with relatively little development occurring.

The Core Strategy introduces a variety of different policy criteria including making the best use of land.

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।



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