



Rossendale Local Plan (2019-2036)

Schedule of Suggested Additional Modifications to the Rossendale Local Plan 2019 -2036
Publication Draft Plan (SD023)

September 2021

**The Council's Schedule of Suggested Additional Modifications to the Rossendale Local Plan 2019-2036 Publication
Version (March 2019)**

Additional Modifications Consultation – September to October 2021

This table sets out a number of changes to the Publication (Regulation 19 – March 2019) version of the Rossendale Local Plan. These changes are considered to be minor/non-material amendments to the Plan which do not need to be considered therefore through the Examination process.

Although these minor amendments are not part of the Examination process, so are not something the Planning Inspector will make recommendations over, they are changes that the Council has identified as being necessary to improve the Plan. Therefore, any comments relating to them can be provided for the Council's attention using the unique 'AM Ref'.

Note: to clarify the main mods are based on the publication draft Plan version SD023 – but for ease of referencing, the MM schedule uses the paragraph numbers in the submission version SD001.

Additional Mod. Ref	Policy Ref./ No.	Page / Para. No.	Additional Modification Required
Contents Page and Table of Figures and Tables			
AM001		Contents Table (without page numbers)	<p>Contents</p> <p>Tables and Figures.....</p> <p>Spatial Portrait</p> <p>The Spatial Strategy</p> <p> Strategic Policy SS: Spatial Strategy</p> <p> Strategic Policy SD1: Presumption in Favour of Sustainable Development</p> <p> Strategic Policy SD2: Urban Boundary and Green Belt</p> <p> Policy SD3: Planning Obligations</p> <p> Policy SD4 Green Belt Compensatory Measures.....</p> <p>Chapter 1: Housing.....</p> <p> Strategic Policy HS1: Meeting Rossendale’s Housing Requirement.....</p> <p> Policy HS2: Housing Site Allocations</p> <p> Housing Site Specific Policies</p> <p> H5 H3 – Swinshaw Hall, Loveclough.....</p> <p> H7-H5 – Land adjacent Laburnum Cottages, Goodshaw</p> <p> H8 H6 – Oak Mount Garden, Rawtenstall</p> <p> H10 H7 – Land at Bury Road, Rawtenstall.....</p> <p> H13 H10 Policy H64: Loveclough.....</p> <p> H18 H14 – Carr Barn and Carr Farm.....</p> <p> H20 H16 – Old Market Hall, Bacup.....</p> <p> H25 H21 – Land at Blackwood Road, Stacksteads.....</p> <p> H28 H24 – Sheephouse Reservoir, Britannia</p> <p> H29 H25 – Land off Pennine Road, Bacup.....</p> <p> H31 H27 – Lower Stack Farm</p> <p> H33 H29 – Land off Rockcliffe Road and Moorlands Terrace, Bacup.....</p> <p> H34 H30 – Land at Higher Cross Row, Bacup</p> <p> H37 H32 – Land off Gladstone Street, Bacup.....</p> <p> H39 H34 – Land off Cowtoot Lane, Bacup.....</p> <p> H40 H35 – Land off Todmorden Road, Bacup</p> <p> H47-H41 – Land at Kirkhill Avenue, Haslingden</p> <p> H49 H43 – Land adjacent 53 Grane Road, Haslingden.....</p>

			<p>H50 H44 – Land Adjacent Park Avenue/Cricceeth Close, Haslingden.....</p> <p>H51 H45 – Land to side and rear of Petrol Station, Manchester Road.....</p> <p>H52 H46 – Land to the rear of Haslingden Cricket Club Haslingden Cricket Club, land off Private Lane.....</p> <p>H57 H50 – Foxhill Drive, Whitewell Bottom.....</p> <p>H58 H51 – Land off Lea Bank, Cloughfold.....</p> <p>H60 H53 – Johnny Barn Farm and land to the east, Cloughfold.....</p> <p>H61 H54 – Hareholme, Staghills.....</p> <p>H62 H55 – Land off Peel Street, Cloughfold.....</p> <p>H64 H56 – Hargreaves Fold Lane, Chapel Bridge, Lumb.....</p> <p>70 H60 – Irwell Vale Mill.....</p> <p>H71 H61 – Land East of Market Street, Edenfield.....</p> <p>H72 H62 – Land West of Market Street, Edenfield.....</p> <p>H73 H63 – Edenwood Mill, Edenfield.....</p> <p>H74 H64 – Grane Village, Helmsore.....</p> <p>Policy H56-H53: Affordable Housing.....</p> <p>Policy H57-H54: Housing Density.....</p> <p>Policy H58-H55 Housing Standards.....</p> <p>Policy H510-H56: Open Space Requirements in New Housing Developments.....</p> <p>Policy H511-H57: Playing Pitch Requirements in New Housing Developments.....</p> <p>Policy H58 : Private Outdoor amenity space.....</p> <p>Policy H59: House Extensions.....</p> <p>Policy H510: Replacement Dwellings.....</p> <p>Policy H515-H511: Rural Affordable Housing – Rural Exception Sites.....</p> <p>Policy H512 Conversion and Re-Use of Rural Buildings in the Countryside.....</p> <p>Policy H513 : Rural Workers Dwellings.....</p> <p>Strategic Policy H514-H514: Gypsies, Travellers and Travelling Showpeople.....</p> <p>Policy H515: Specialist Housing.....</p> <p>Policy H516 : Self Build and Custom Built Houses.....</p> <p>Chapter 2: Employment Growth and Employment.....</p> <p>Strategic Policy EMP1: Provision for Employment.....</p> <p>Policy EMP2: Employment Site Allocations.....</p> <p>Site Specific Policies.....</p> <p>Policy NE1: Extension to Mayfield Chicks, Ewood Bridge.....</p>
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			<p>Policy NE2: Land north of Hud Hey, Acre</p> <p>Policy NE3: Carrs Industrial Estate North Extension, Haslingden</p> <p>Policy EMP7 NE4: New Hall Hey</p> <p>Policy NE5: Extension to Baxenden Chemicals site, Rising Bridge</p> <p>Policy M1: Waterside Mill, Bacup</p> <p>Policy M3 EMP6: Futures Park</p> <p>Policy EMP3: Employment Site and Premises</p> <p>Policy EMP4: Development Criteria for Employment Generating Development</p> <p>Policy EMP5: Employment Development in non-allocated employment areas</p> <p>Policy EMP6: Futures Park</p> <p>Policy EMP7: New Hall Hey</p> <p>Chapter 3: Retail</p> <p>Strategic Policy R1: Retail and Other Town Centre Uses</p> <p>Policy R2: Rawtenstall Town Centre Extension</p> <p>Policy R3: Development and Change of Use in Town, District and Local Centres and Neighbourhood Parades</p> <p>Policy R4: Existing Local shops</p> <p>Policy R5: Hot Food Takeaways</p> <p>Policy R6: Shopfronts</p> <p>Chapter 4: Environment</p> <p>Strategic Policy ENV1: High Quality Development in the Borough</p> <p>Strategic Policy ENV2: Heritage-Assets-Historic Environment</p> <p>Policy ENV3: Landscape Character and Quality</p> <p>Policy ENV4: Biodiversity, Geodiversity and Ecological Networks</p> <p>Policy ENV5: Green Infrastructure networks</p> <p>Policy ENV6: Environmental Protection</p> <p>Policy ENV7: Wind Turbines</p> <p>Policy ENV8: Other forms of Energy generation</p> <p>Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality</p> <p>Policy ENV10: Trees and Hedgerows</p> <p>Chapter 5: Leisure and Tourism</p> <p>Strategic Policy LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation FacilitiesPolicy LT2: Community Facilities</p> <p>Policy LT3: Tourism</p>
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			<p>Policy LT4: Overnight Visitor Accommodation.....</p> <p>Policy LT5: Equestrian Development.....</p> <p>Policy LT6: Farm Diversification.....</p> <p>Chapter 6: Transport.....</p> <p>Strategic Policy TR1: Strategic Transport.....</p> <p>Policy TR2: Footpaths, Cycleways and Bridleways.....</p> <p>Policy TR3: Road Schemes and Development Access.....</p> <p>Policy TR4: Parking.....</p> <p>Monitoring.....</p> <p>Appendices.....</p> <p>Appendix 1: Parking Standards.....</p> <p>Appendix 3: Glossary.....</p> <p>Appendix 4: Housing Trajectory.....</p> <p>Appendix 5: Superseded Policies.....</p> <p>Appendix 6: Abbreviations.....</p>
AM002		<p>List of Tables and Figures <i>(without page numbers)</i></p>	<p><u>Tables and Figures</u></p> <p>Table 1: Settlement Hierarchy.....</p> <p>Table 2: Calculating the housing requirement for the period 2021 -2026.....</p> <p>Table 3 lists the sources of the supply for the period 2021-2026.....</p> <p>Table 4: Housing Land Supply between 2021 and 2026.....</p> <p>Table 5: Calculation of the 5-year housing land supply (2021 -2026).....</p> <p>Table 6: Overall Housing Land Supply (2019-2036).....</p> <p>Table 7: Housing Site Allocations.....</p> <p>Figure 1: Swinshaw Hall Loveclough Location Plan.....</p> <p>Figure 2: Haslingdon Cricket Club Location Plan.....</p> <p>Table 2-8: Employment Site Allocations.....</p> <p>Table 9: Sources of employment land supply in gross area (ha) during the extended Plan period (2019 -2036).....</p> <p>Table10: Retail Hierarchy.....</p> <p>Figure 3: Typical current cross-section through Rossendale.....</p> <p>Table 11: Monitoring Framework: Rossendale Local Plan.....</p> <p>Table 12: Contextual Indicators.....</p> <p>Appendix 2: Environmental Network Study Diagram.....</p>

Spatial Strategy and Strategic Development			
AM003	SD1	Para 37 page 13	At the heart of the Framework <u>NPPF</u> is a presumption in favour of sustainable development, this is a golden thread running through both plan-making and decision-taking.
AM004	SD1	Para 38 Page 13/14	the policies of the Framework <u>NPPF</u> that protect areas or assets of particular importance provide a strong reason to restrict the scale, type or distribution of development; or any adverse impacts of doing so would significantly and demonstrably outweigh <u>outweigh</u> the benefits, when assessed against the policies in the Framework NPPF taken as a whole.
AM005	SD1	Para 39 Page 14	<ul style="list-style-type: none"> • the policies protecting areas or assets of particular importance in the Framework <u>NPPF</u> provide a clear reason for refusing the development proposed, or • any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework <u>NPPF</u> taken as a whole. e-
AM006	SD1	Para 40 page 14	Policies in this Local Plan follow the approach of the presumption in favour of sustainable development contained in the Framework <u>NPPF</u> so that it is clear that development which is sustainable can be approved without delay
AM007	SD2	Para 43 Page 15	The Green Belt releases have been taken forward following detailed analysis of the non <u>Green non-Green</u> b <u>Belt</u> alternatives.
AM008	SD2	Para 44 Page 15	For the Green Belt employment sites, the challenge of finding suitable employment land reflecting strong market demand close to the A56 corridor

AM009	SD2	Para 45 Page 15	Masterplanning or, for smaller sites, the development of a design framework,
AM010	SD3	Para 48 Page 17	The use of Planning Obligations to address unacceptable impacts of development is one way of mitigating negative impacts. The use of such Obligations is particularly helpful
Housing			
AM011	HS1	Para 53 Page 19	Previously developed <u>land</u> (brownfield land) has been identified wherever possible but the supply of sites
AM012	HS2	Para 56 Page 23	Approximately 50% of the sites allocated are small and medium in size reflecting the nature of the Valley, and this follows recommendations in the NPPF
AM013	HS2	Para 58 page 23	Brownfield land has been utilised wherever possible (30% of the sites allocated are brownfield and 10% are mixed site <u>site</u>) but the supply of sites without significant constraints within the urban boundary is limited. Bringing vacant dwellings back into use is not counted within the allocations in line with national guidance. Green Belt
AM014	HS6 <u>HS3</u>	Para 81 page 33	Affordable housing comprises social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the private housing market.
AM015	HS7 <u>HS4</u>	Para 84 Page 33/34	The Government's Housing White Paper 'Fixing our broken housing market' (2017) encourages better use of land for housing by encouraging higher densities where appropriate, such as in urban locations where there is high housing demand. This is repeated in the Framework <u>NPPF</u> within the "Making effective use of land" chapter and especially paragraph 123.

AM016	HS12 <u>HS8</u>	Para 98 Page 39	The Framework <u>NPPF</u> identifies as one of its core planning principles, that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.” Access to outdoor amenity space, particularly green space, is important for quality of life, health, for biodiversity
AM017	HS16 <u>HS</u>	Para 104 page 43	The Government has made it easier to change agricultural buildings to other uses without planning permission through the prior approval process, subject to meeting certain criteria. This policy applies when planning permission is required and it seeks to increase the supply of housing in rural areas and diversify the rural economy, whilst ensuring that works do not result in a substantial rebuild of structures and ensure that conversions which involve external alterations and / or other associated development e.g. hardstanding, boundary treatment etc. <u>which</u> are sympathetic <u>All applications should have regard to guidance set out within the latest version of the Council’s Supplementary Planning Document on Converting and Re-using Buildings in the Countryside.</u>
AM018	HS17 HS13	Para 105 page 45	The Framework <u>NPPF</u> states that new isolated homes
AM019	HS19 <u>HS15</u>	Pages 46 and 47 para 109	<u>All applications should have regard to guidance set out within the latest version of the Council’s Supplementary Planning Document on Converting and Re-using Buildings in the Countryside.</u>
AM020	HS19 <u>HS15</u>	Page 47 Para 110	The Council will therefore welcome applications that meet the requirements set out in this policy and <u>will</u> work proactively with care providers to deliver schemes, especially where these meet the needs of those in deprived areas.
Employment Growth and Employment			

AM021	EMP2	Para 124, page 54	This is in line with the Framework <u>NPPF</u> , which seeks to avoid
Retail			
AM022	R1	Page 64 Para 142	in the <u>NPPF</u> Framework recognises
AM023	R1	Page 64 Para 143	2034.; †This study
AM024	R1	Page 64 Para. 145	the <u>NPPF</u> Framework requires
AM025	R1	Page 65 Para. 146	with the <u>NPPF</u> Framework.
AM026	R1	Page 66 Para150	centres, the <u>NPPF</u> Framework requires
AM027	R1	Page 66 Para 150	in the <u>NPPF</u> Framework to address
AM028	R3	Page 68 Para 155	In Bacup, for example,
AM029	R3	Page 68 Para155	Morrisons' foodstore
AM030	R3	Page 68 Para 155	Irwell Street, as well
AM031	R3	Page 68 Para 155	a reduction in <u>to</u> the

AM032	R3	Page 68 Para 155	units, and The PSA has <u>also</u> been
AM033	R6	Page 71	Planning Document, including
AM034	R6	Page 71 Para 162	In Rawtenstall Rossendale , Deardengate
Environment			
AM035	ENV1	Page 73 Para 165	distinctiveness. “Anywhere”
AM036	ENV1	Page 74 Para 165	appearing cramped, and
AM037	ENV1	Page 74 Para 165	Wherever possible, internal layouts
AM038	ENV2	Page 76, Para 168	<ul style="list-style-type: none"> • Bacup Town Centre; - • Rawtenstall Town Centre; - • Lovecloughfold; - • Goodshawfold; - • Cloughfold; - • Fallbarn; - • Whitworth Square; - • Irwell Vale; -and • Chatterton Strongstry.

AM039	ENV2	Page 77, Para 171	Development needs to be in accordance with the Framework <u>NPPF</u> and relevant Historic England guidance;
AM040	ENV4	Page 83, Para 181	As well as Core Areas, <u>S</u> stepping stone habitats will be particularly protected;
AM041	ENV4	Page 83, Para 182	wider green infrastructure value_which need to be afforded protection. The study also emphasises the importance of cross-border linkages and the value of the network for flood risk management and leisure. Where there are elements of limited value within a larger area, it may be possible to release part of a site whilst retaining and enhancing elements of most environmental value and/or contribute to the enhancement of another part of the network in line with Policy ENV5. Rossendale’s ecological network map as identified in the study is included in Appendix 2. Further details on Rossendale’s ecological network will be set out in a Supplementary Planning Document (<u>SPD</u>).
AM042	ENV5	Page 84, 85Para 185	In Rossendale it includes Ecological Networks, “Greenlands”, <u>and</u> linear corridors such as cycle routes and waterways (“blue infrastructure”), Opportunities will be taken <u>to</u> working with partners to enhance the network wherever possible.
AM043	ENV7	Page 90, Para 193	The Framework <u>NPPF</u> and national guidance on renewable energy ⁱ highlights

AM044	ENV9	Page 95, Para 212	The Framework <u>NPPF</u> sets strict tests
Leisure and Tourism			
AM045	LT1	Page 99 Para 224	Built S sports facilities at Fearn s <u>Valley Leadership Academy</u> and
AM046	LT1	Page 99 Para 227	Multi-Use
AM047	LT2	Page 100 Para 230	suitable, or
AM048	LT2	Page 101 Para 232	validation policy <u>checklist</u>
AM049	LT3	Page 101	<ul style="list-style-type: none"> • Supporting the “<u>Adrenaline Valley Outdoor Rossendale</u>”; • The development, extension and upgrading of footpaths, cycleways and bridleways (specifically the Rossendale Way, Irwell Sculpture Trail and Mary Towneley Loop, and more generally the Public Rights of Way network), supported by appropriate signage, interpretation and public art; • Support for the clustering of tourism related activities; Events promotion; <u>and</u>
AM050	LT3	Page 102 Para 234	Manchester, <u>that would operate</u> operating alongside
AM051	LT3	Page 102 Para 236	Branded as the Adrenaline Valley <u>Outdoor Rossendale</u>
AM052	LT4	Page 103	barns, <u>and</u> sites

AM053	LT4	Page 103 Para 238	Borough it <u>is</u> expected
AM054	LT4	Page 104 Para 238	this <u>Study Report</u> recommended
AM055	LT5	Page 105	Management, such as those established by the British Horse Society, and should include details of effective land management to avoid over-grazing and run-off;
AM056	LT6	Page 106	without major alterations, or the
Transport			
AM057	TR1	Page 108 Para 246	for <u>the</u> movement
AM058	TR1	Page 109 Para 248	authorities, m <u>More</u> information
AM059	TR1	Page 109, Para 251	Although Rossendale has the densest public rights of way <u>PROW</u> network in Lancashire,
AM060	TR2	Page 111 Para 252	The strategic public rights of way <u>PROW</u> and linking to Adrenaline Valley " <u>Outdoor Rossendale</u> "
AM061	TR3	Page 112	2) will Will prejudice
AM062	TR4	Page 113, Para 255	Borough it is important that parking standards promote sustainable modes <u>of travel</u> but also address local parking issues.

Appendices

AM063

Appendix 5

Appendix 5: Abbreviations

List of Abbreviations

AIA Arboricultural Implications Assessment

AMR - Annual Monitoring Report

AQMA Air Quality Management Areas

BAR Buildings at Risk

BHS Biological Heritage Sites

BURA Brunel University Research Archive

CABE Commission for Architecture and the Built Environment

DfT Department for Transport

GTAA Gypsy and Traveller Accommodation Assessment

ELR Employment Land Review

FRA Flood Risk Assessment

HAR Heritage at Risk

HDT Housing Delivery Test

HER Historic Environment Record

HFR Housing Flows Reconciliation

HIA Health Impact Assessment

			<u>HRA</u> <u>Habitats Regulations Assessment</u>
			<u>IDP</u> <u>Infrastructure Delivery Plan</u>
			<u>IWS</u> <u>Important Wildlife Sites</u>
			<u>LEP</u> <u>Local Enterprise Partnership</u>
			<u>LERN</u> <u>Lancashire Environment Record Network</u>
			<u>LGS</u> <u>Local Geodiversity Sites</u>
			<u>LLFA</u> <u>Lead Local Flood Authority</u>
			<u>LNR</u> <u>Local Nature Reserve</u>
			<u>MM</u> <u>Main Modification</u>
			<u>NCR</u> <u>National Cycle Route</u>
			<u>NPPF</u> <u>National Planning Policy Framework</u>
			<u>OAN</u> <u>Objectively Assessed Need</u>
			<u>OSA</u> <u>Open Space Assessment</u>
			<u>PDL</u> <u>Previously Developed Land</u>
			<u>PPG</u> <u>Planning Practice Guide</u>
			<u>PROW</u> <u>Public Right Of Way</u>
			<u>PSA</u> <u>Primary Shopping Areas</u>
			<u>RIGS</u> <u>Regionally Important Geological Sites</u>
			<u>RTPI</u> <u>Royal Town Planning Institute</u>

			<u>SA</u> Sustainability Appraisal
			<u>SAC</u> Special Area of Conservation
			<u>SEA</u> Strategic Environmental Assessment
			<u>SFRA</u> Strategic Flood Risk Assessment
			<u>SHLAA</u> Strategic Housing Land Availability Assessment
			<u>SHMA</u> Strategic Housing Market Area Assessment
			<u>SPA</u> Special Protection Area
			<u>SPD</u> Supplementary Planning Document
			<u>SSSI</u> Site of Special Scientific Interest
			<u>SuDS</u> Sustainable Drainage Systems
