

Rossendale Local Plan 2019 to 2036



Adopted 15th December 2021

Contents

Tables and Figures	5
Spatial Portrait	6
The Spatial Strategy	10
Key Diagram	11
Strategic Policy SS: Spatial Strategy	16
Strategic Policy SD1: Presumption in Favour of Sustainable Development	18
Strategic Policy SD2: Urban Boundary and Green Belt	19
Policy SD3: Planning Obligations	21
Policy SD4: Green Belt Compensatory Measures	22
Chapter 1: Housing	24
Strategic Policy HS1: Meeting Rossendale’s Housing Requirement	24
Policy HS2: Housing Site Allocations	28
Housing Site Specific Policies	33
H4 – Swinshaw Hall, Loveclough	33
H6 – Land adjacent Laburnum Cottages, Goodshaw	36
H7 – Oak Mount Garden, Rawtenstall	36
H8 – Land at Bury Road, Rawtenstall	37
H11 – Loveclough Working Mens Club and land at rear and extension	37
H15 – Carr Barn and Carr Farm	39
H17 – Old Market Hall, Bacup	39
H22 – Land at Blackwood Road, Stacksteads	40
H25 – Sheephouse Reservoir, Britannia	40
H26 – Land off Pennine Road, Bacup	41
H28 – Lower Stack Farm	42
H30 – Land off Rockcliffe Road and Moorlands Terrace, Bacup	42
H31 – Land at Higher Cross Row, Bacup	42
H33 – Land off Gladstone Street, Bacup	43
H35 – Land off Cowtoot Lane, Bacup	44
H36 – Land off Todmorden Road, Bacup	45
H42 – Land at Kirkhill Avenue, Haslingden	46
H44 – Land adjacent 53 Grane Road, Haslingden	46
H45 – Land Adjacent Park Avenue/Cricceth Close, Haslingden	47
H46 – Land to side and rear of Petrol Station, Manchester Road	47
H47 – Land to the rear of Haslingden Cricket Club Haslingden Cricket Club, land off Private Lane	48

H52 – Foxhill Drive, Whitewell Bottom	50
H53 – Land off Lea Bank, Cloughfold.....	51
H55 – Johnny Barn Farm and land to the east, Cloughfold	51
H56 – Hareholme, Staghills	51
H57 – Land off Peel Street, Cloughfold	52
H58 – Hargreaves Fold Lane, Chapel Bridge, Lumb	52
H64 – Irwell Vale Mill	53
H65 – Land East of Market Street, Edenfield	54
H66 – Land West of Market Street, Edenfield	55
H67 – Edenwood Mill, Edenfield	58
H68 – Grane Village, Helmshore.....	60
Policy HS3: Affordable Housing	61
Policy HS4: Housing Density.....	62
Policy HS5: Housing Standards	63
Policy HS6: Open Space Requirements in New Housing Developments	64
Policy HS7: Playing Pitch Requirements in New Housing Developments.....	65
Policy HS8 : Private Outdoor amenity space.....	66
Policy HS9: House Extensions.....	67
Policy HS10: Replacement Dwellings	68
Policy HS12: Conversion and Re-Use of Rural Buildings in the Countryside.....	69
Policy HS13 : Rural Workers Dwellings.....	70
Strategic Policy HS14: Gypsies, Travellers and Travelling Showpeople	72
Policy HS15: Specialist Housing	73
Policy HS16 : Self Build and Custom Built Houses.....	74
Chapter 2: Employment Growth and Employment.....	76
Strategic Policy EMP1: Provision for Employment	76
Policy EMP2: Employment/mixed-use allocations and existing employment sites.....	78
Site Specific Policies	84
Policy NE1: Extension to Mayfield Chicks, Ewood Bridge	84
Policy NE2: Land north of Hud Hey, Acre.....	86
Policy NE3: Carrs Industrial Estate North Extension, Haslingden.....	88
Policy NE4: New Hall Hey	89
Policy NE5: Extension to Baxenden Chemicals site, Rising Bridge	91
Policy M1: Waterside Mill, Bacup	92
Policy M3: Futures Park	93
Policy EMP3: Employment Site and Premises	94

Policy EMP4: Development Criteria for Employment Generating Development.....	95
Policy EMP5: Employment Development in non-allocated employment areas	97
Chapter 3: Retail	98
Strategic Policy R1: Retail and Other Town Centre Uses	98
Policy R2: Rawtenstall Town Centre Extension.....	102
Policy R3: Development and Change of Use in Town, District and Local Centres and Neighbourhood Parades	103
Policy R4: Existing Local shops	104
Policy R5: Hot Food Takeaways	105
Policy R6: Shopfronts	106
Chapter 4: Environment	108
Strategic Policy ENV1: High Quality Development in the Borough.....	108
Strategic Policy ENV2: Historic Environment.....	110
Policy ENV3: Landscape Character and Quality	113
Policy ENV4: Biodiversity, Geodiversity and Ecological Networks	116
Policy ENV5: Green Infrastructure networks	118
Policy ENV6: Environmental Protection	119
Policy ENV7: Wind Turbines	121
Policy ENV8: Other forms of Energy generation.....	125
Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality	126
Policy ENV10: Trees and Hedgerows	129
Chapter 5: Leisure and Tourism.....	131
Strategic Policy LT1: Protection of Playing Pitches, Existing	131
Open Space, Sport and Recreation Facilities	131
Policy LT2: Community Facilities	133
Policy LT3: Tourism	134
Policy LT4: Overnight Visitor Accommodation.....	136
Policy LT5: Equestrian Development	137
Policy LT6: Farm Diversification.....	139
Chapter 6: Transport.....	141
Strategic Policy TR1: Strategic Transport.....	141
Policy TR2: Footpaths, Cycleways and Bridleways	143
Policy TR3: Road Schemes and Development Access	144
Policy TR4: Parking	145
Monitoring.....	147

APPENDICES.....	183
Appendix 1: Parking Standards.....	183
Appendix 2: Environmental Network Study Diagram	190
Appendix 3: Glossary	191
Appendix 4: Housing Trajectory	207
Appendix 5: Abbreviations	209
Appendix 6: Superseded Policies.....	211

Tables and Figures

Table 1: Settlement Hierarchy.....	13
Table 2: Calculating the housing requirement for the period 2021 -2026.....	26
Table 3 : the sources of the supply for the period 2021-2026.....	26
Table 4: Housing Land Supply between 2021 and 2026	26
Table 5: Calculation of the 5-year housing land supply (2021 -2026)	27
Table 6: Overall Housing Land Supply (2019-2036).....	27
Table 7: Housing Site Allocations.....	28
Figure 1: Swinshaw Hall Loveclough Location Plan	35
Figure 2: Haslingden Cricket Club Location Plan	48
Table 8: Employment Site Allocations	78
Table 9: Sources of employment land supply in gross area (ha) during the extended Plan period (2019 -2036)	82
Table 10: Retail Hierarchy.....	99
Figure 3: Typical current cross-section through Rossendale	115
Table 11: Monitoring Framework: Rossendale Local Plan.....	151
Table 1: Contextual Indicators.....	181
Appendix 2: Environmental Network Study Diagram	190

Spatial Portrait

- 1 The Rossendale Local Plan seeks to promote sustainable housing and employment growth while protecting and enhancing the special valley and moorland setting of the Borough. The Plan will cover the whole of the Borough of Rossendale for the period 2019 to 2036 and will provide the statutory planning framework for the borough. The Plan will be used to guide decisions on planning applications and areas where investment should be prioritised. Once adopted, it will replace the Adopted Core Strategy 2011.
- 2 Rossendale has much to offer – historic towns, attractive countryside, a substantial pool of skilled workers and proximity to Manchester. Marrying development potential to sites does however present challenges.
- 3 One of the smallest boroughs in Lancashire, Rossendale covers an area of 138 sq kilometres, with a population of 70,000 people, and is located in the south east of Lancashire, on the border with Greater Manchester and West Yorkshire. The city of Manchester has a strong influence for work and shopping, with good road links to Manchester via Bury (the A56) and poorer linkages via Rochdale.
- 4 Although earlier in origin, the main towns that now form Rossendale grew rapidly during the Industrial Revolution due to the availability of water and coal to power mills and this led to a strong textile industry, typical of this part of Lancashire. Rossendale in particular was well-known for its shoe and slipper industries.
- 5 Rossendale is defined by a series of inter-locking valleys, which dissect open moorland, and closely linked small towns line the valley floors. This creates a main urban core from Haslingden through to Whitworth, interspersed with and surrounded by countryside, dictated by geology and topography. This countryside forms part of the broader South Pennine Landscape Character Area, which stretches from Chorley through to Bradford. Rossendale contains some priority habitats including in particular blanket bog as well as upland heath, upland oak and wet woodland, and upland springs and flushes.
- 6 This countryside still has evidence in places of its importance for farming (mainly sheep grazing which continues today), quarrying (which once was extensive for sandstone and though much diminished still takes place), mining and textile manufacture. As a result, different historic periods are clearly identifiable. More recently dis-used quarries are being re-used for leisure purposes, for example, Lee Quarry is popular for mountain bikers. This part of Lancashire also has an extensive network of rights of way.
- 7 Changes have come following the rapid development in Victorian times and the subsequent decline in manufacturing and to some extent the Borough has an

east/west split, with areas in the west benefitting from better road connections (the A56), and an attractive landscape, some of which is designated as Green Belt. As a result these areas are more affluent with fewer signs of deprivation, However going east from Rawtenstall, the towns have poorer interconnectivity and the perception of being isolated. Parts of Rossendale around Bacup (so including the densely terraced areas of Stacksteads and Britannia too) were included in the East Lancashire Housing Market Regeneration Programme, known as Elevate, where residents voted to refurbish their properties rather than demolish and build new houses. This regeneration programme has finished.

- 8 Using other funding sources the Council is now prioritising regeneration in Bacup and Haslingden with its 2040 Visions for both towns. Each identifies a number of specific projects; under the themes of enterprise, place, people and vibrancy for Bacup. The themes for Haslingden are: investment; evolution; revitalisation; and people.
- 9 Development choices in Rossendale are constrained by the topography of the area. This means that the supply of flat, available land is limited. There are also other physical constraints, notably flood risk and geology, as well as a road network that is operating close to capacity in some key locations and limited bus-based public transport. Brownfield sites, where available, often have issues that require resolution before the site can come forward. Large, easy to develop sites are in short supply. In addition Green Belt covers over 20% of the Borough while there are also extensive areas of moorland.

The Local Plan Vision

- 10 The emerging Local Plan attempts to reflect the Council's current Corporate Strategy (2017 to 2021) with the following vision:
- 11 *Rossendale will be a place where people want to live, visit, work and invest. By 2034, inequalities across the Borough will be reduced through sustainable growth and by strengthening opportunities in the east of Rossendale and fulfilling the potential of the west of the Borough. The Town and District Centres, and key transport hubs, will be the main areas of development, with surrounding communities also having opportunities for growth and enhancement. The vision and masterplans for Rawtenstall, Bacup and Haslingden will act as regeneration catalysts, creating new opportunities for retail, leisure, recreation, housing and other economic development. Rossendale's distinctive landscapes and natural assets will continue to be protected and enhanced for their intrinsic value to biodiversity and tackling climate change as well as their recreational and economic value to local people and visitors alike. Coupled with housing and employment growth and a range of policies designed to enhance the built, natural and social environment, this will boost the economic potential of the Borough and improve health and well-being of residents.*

The special character will be maintained whilst supporting and accommodating sustainable growth for the Borough, its residents and businesses.

Local Plan Objectives

- 12 The objectives for the Local Plan are as follows, grouped according to the themes of people, economy, and environment:

People

- Rebalancing the east/west divide in Rossendale by providing a range of housing and economic opportunities across the Borough
- Meeting housing and employment land needs in line with national policy whilst protecting the borough's natural and built environment
- Improving housing choice and meeting housing needs for all groups, including specialist and affordable housing
- Improving health and well-being, with access to health and leisure facilities
- Improving connectivity within the Borough and to other urban areas through improvements to highways and public transport routes and enhancements to the existing network of walking and cycling routes

Economy

- Promoting economic prosperity and helping to grow and retain local job opportunities, including increasing the supply of suitable employment land, to support business and job growth through the provision of a portfolio of suitable sites – the A56 Rossendale Valley Growth Corridor and Futures Park Employment Village
- Supporting each centre identified in the retail hierarchy through appropriate development which strengthens their role and function, in particular increasing the retail and leisure offer and delivering the 2040 Visions for Bacup and Haslingden
- Providing strategic infrastructure improvements
- Supporting the visitor economy to raise the profile of the Borough's attractions and strengthen the offer to visitors

Environment

- Ensuring good design that reinforces Rossendale's local character
- Reducing the carbon footprint through suitable design and ensuring sustainable development in appropriate locations
- Reducing the impact of and adapting to climate change, including suitable flood prevention measures, the promotion and protection of Green Infrastructure, green energy projects, and encouraging travel by modes other than the car
- Protecting and enhancing natural assets, and improving biodiversity
- Conserve and enhance the historic environment

Strategic Priorities

13 The key projects and priorities that will help achieve the Vision and Objectives are as follows:

- Delivering housing and employment allocations
- Provide new employment opportunities along A56 Corridor – the A56 Rossendale Valley Growth Corridor
- Development of Futures Park as a mixed-use site to generate employment within the east of the Borough – the Futures Park Employment Village
- Rawtenstall Town Centre Regeneration
- Deliver Bacup 2040 Vision
- Deliver Haslingden 2040 Vision
- Improving links to Greater Manchester, such as the Manchester to Rawtenstall Valley Rail Link and supporting improvements to the M60, M62 and A56
- Addressing congestion including Rawtenstall Gyratory improvements
- Developing the strategic cycle network, linking the Borough's towns and improving access to the countryside
- Deliver a series of actions identified in the Visitor Economy Strategy, which will grow Rossendale's leisure, tourism, heritage and culture sectors
- Enhancing the Borough's biodiversity including through the use of the Scout Moor Habitat Enhancement Fund to deliver upland restoration projects
- Addressing the Climate Change emergency through the enhancement of Green Infrastructure, provision of electric charging points and renewable energy projects

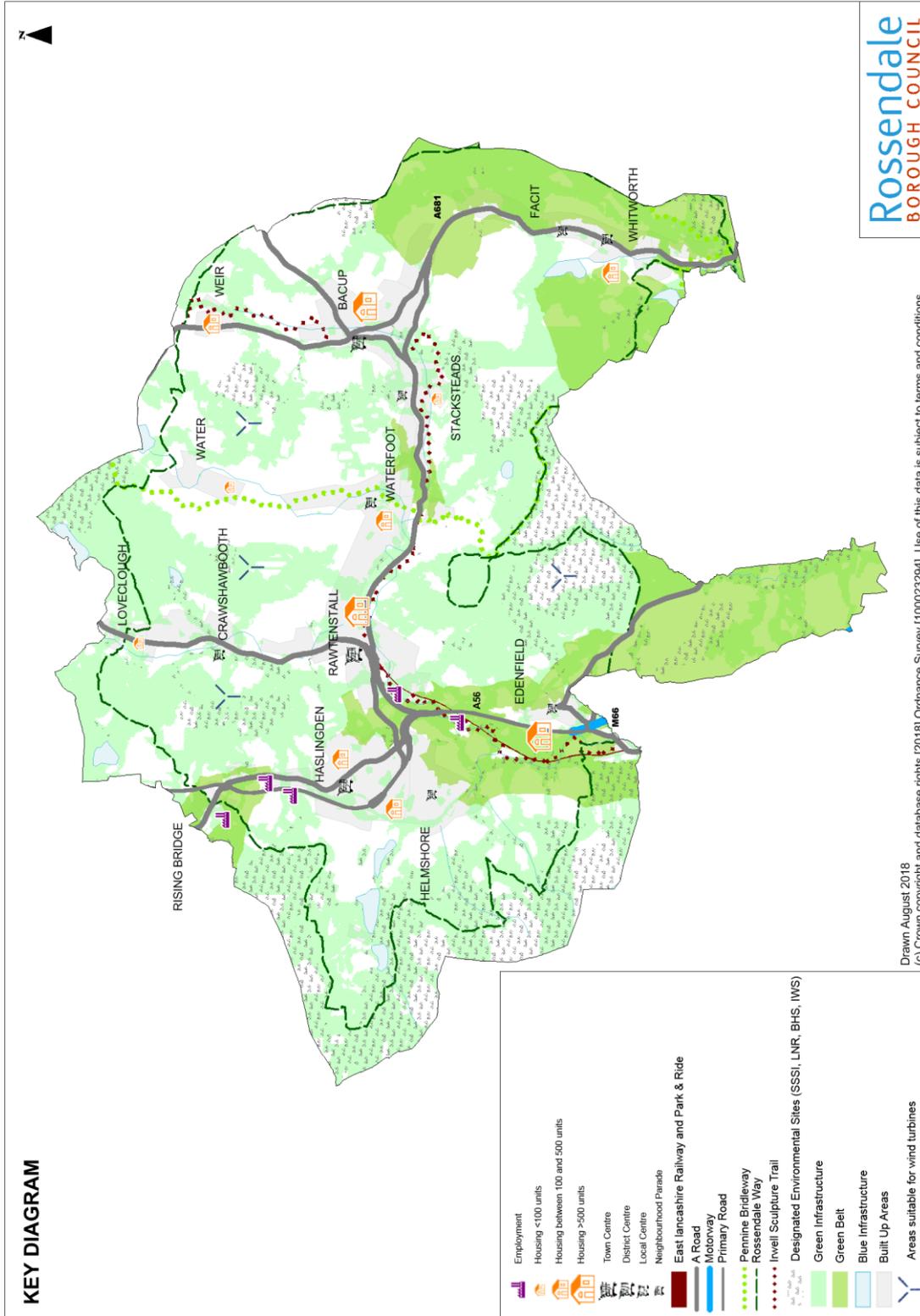
The Spatial Strategy

- 14 The Spatial Strategy seeks to make the most of the existing physical infrastructure in the Borough when allocating sites:
 - The main transport corridors, particularly the A56 and the A682 link into Rawtenstall
 - Existing Town centre renewal initiatives
 - Proximity to services
 - Previously developed land
- 15 The Borough's built and environmental heritage is fundamental to the unique character of the area. The Local Plan recognises the importance of:
 - Important buildings and historic areas
 - Areas of high environmental value, such as the South and West Pennine Moors
 - Greenspace corridors
- 16 A number of major sites are identified, some of which are outside the urban boundary and / or were previously in Green Belt. Their strategic value for development has led to their inclusion in the Plan. These sites reflect, where possible, the priorities of the Council and key partners.
- 17 The **Key Diagram** (overleaf) illustrates the principal spatial proposals contained in the Local Plan.
- 18 This Local Plan does not cover minerals and waste planning as this is the responsibility of Lancashire County Council. The adopted Joint Lancashire Minerals and Waste Local Plan forms part of the development plan for Rossendale.

Development Hierarchy

- 19 This is the Settlement Hierarchy which identifies the role and function of places. It has helped to inform the spatial distribution of growth and the Spatial Strategy. Please see Policy SS for details.

Key Diagram



Key Service Centres

- 20 The town of **Rawtenstall** is the Borough's primary centre complemented by **Bacup, Haslingden** and **Whitworth**, which act as Key Service Centres with a range of housing and employment opportunities, as well as retail, leisure and other services such as GP's that serve a wide area. They are each located on high frequency bus corridors.

Local Service Centres

- 21 Those Local Service Centres that are close to the Key Service Centre towns and are more urban in character are distinguished from Local Service Centres in more rural locations.
- 22 Urban Local Service Centres benefit from good transport connections to services in the nearby towns as well as having a range of facilities such as schools, parades of shops and community facilities. These include **Waterfoot, Crawshawbooth and Stacksteads**.
- 23 Rural Local Service Centres are discrete settlements with links to Key Service Centres that serve their own residents and those in nearby villages with basic services, and are able to provide for future local housing and employment needs. These include **Rising Bridge, Loveclough/Goodshaw and Water**. Good access to services is essential if rural communities are to survive and prosper.

Other Settlements

- 24 Outside of the main urban area and service centres, there are many smaller settlements or villages with limited facilities. Examples include **Acre and Cowpe**. In the interests of sustainable development, growth and investment should be confined here to small scale infill and the change of use or conversion of existing buildings. Affordable housing development of an appropriate scale on the edge of a rural settlement to meet a particular local need may be justified in accordance with national planning policy.
- 25 The following table provides details of each of the settlements in the Borough in terms of; designation, and services, facilities and characteristics identified in 2021. The established settlement hierarchy is based on the facilities that are offered at present at each location as identified in Table 1 Settlement Hierarchy.

Table 1: Settlement Hierarchy

Settlement and Designation	Services, Facilities and Characteristics at 2021
<p><u>Key Service Centres</u></p> <ul style="list-style-type: none"> • Rawtenstall (<i>Primary Centre</i>) • Bacup • Haslingden • Whitworth 	<ul style="list-style-type: none"> • High frequency bus service; • Education (range of primary schools and/or secondary school); • Health services: GP's, Dentists, Pharmacy; • Community facilities; • Range of sports / recreation facilities • Leisure facilities
<p><u>Urban Local Service Centres</u></p> <ul style="list-style-type: none"> • I Waterfoot • ii. Edenfield • iii. Stacksteads • iv. Crawshawbooth • v. Helmshore 	<ul style="list-style-type: none"> • Local Centre, Neighbourhood Parade OR more than one shop, including grocery/convenience store or other key service; • High frequency bus service; • Education (primary school); • Health service: GP, Dentist or Pharmacy; • Community facilities; • Recreation / sports facilities • Leisure facility
<p><u>Rural Local Service Centres</u></p> <ul style="list-style-type: none"> • Loveclough/Goodshaw • ii. Water • iii. Weir • iv. Whitwell Bottom • v. Broadley/Tonacliffe • vi. Facit • vii. Britannia • viii. Stubbins • ix. Newchurch • x. Rising Bridge • xi. Shawforth 	<p><u>Contain at least three of any of the following key characteristics:</u></p> <ul style="list-style-type: none"> • Neighbourhood Parade, Grocery/convenience store, other key service or other A1 retail • Medium frequency bus service; • Education (Primary school); • Community facility; • Recreation, sport or leisure facility • Other facility
<p><u>Smaller Villages and Substantially Built up Frontages</u></p> <ul style="list-style-type: none"> • Acre • ii. Chatterton • iii. Cowpe • iv. Ewood Bridge • v. Irwell Vale • vi. Turn • vii. Sharneyford • viii. Lumb (near Water) 	<p><u>Contain at least one of the following characteristics:</u></p> <ul style="list-style-type: none"> • Grocery/convenience store, other key service or other A1 retail; • Bus service; • Education (Primary school); • Community facility; • Recreation, sport or leisure facility • Other facility

Key topics

Housing

- 26 The Plan allocates in full land to meet the Housing requirement of 3,191 new homes over the Plan period 2019 to 2036.
- 27 The majority of new housing will be located in and around the main centres of **Rawtenstall** and **Bacup** with these centres accommodating in total around 50% of the housing requirement. The majority of the other development will be located in other identified settlements.
- 28 The Strategy seeks to maximise the use of brownfield land for housing by bringing former mill sites back into use. It is expected that **30%** of allocated housing land will be brownfield. A significantly higher percentage of windfall sites will be brownfield.
- 29 **Higher densities** (40 dwellings per ha or higher) will be sought near town centres, in particular Rawtenstall, and where it is appropriate to the existing development pattern.
- 30 **Strategic Green Belt releases** for housing are proposed in Edenfield. The development in Edenfield creates the opportunity to masterplan a substantial new addition to the village that would have a limited impact on the openness of the Green Belt.

Employment

- 31 The Plan sets a requirement for **27** ha of employment land of which 23 ha is new provision. The new sites are primarily located close to the A56 and A682 as this is where market demand is highest.
- 32 Development of Futures Park in Bacup will build on the existing leisure offer in the area, in particular the Mountain Bike facility at Lee Quarry, as well as a range of mixed uses.
- 33 **Green Belt release** is required south of New Hall Hey, north of Hud Hey and at Ewood Bridge for the proposed new sites. This reflects the current tight nature of the urban boundary and the availability of suitable land.

Retail

- 34 The existing retail hierarchy is retained with the addition of a **new local centre** in Crawshawbooth. The former Valley Centre has been removed from the Primary Shopping Area (PSA) as it is now public realm. The Local Plan proposes retaining this as potential PSA should a new retail scheme re-emerge.

Green Infrastructure

- 35 Protection of designated sites, including the West Pennines SSSI, features in the Plan as does enhancement of non-designated locations such as Scout Moor. This integrates with a broader objective to protect and enhance a network of **Ecological Corridors** that reflect river valleys and cycle routes as well as ecological corridors. It is recognised that Green Infrastructure enhancement has multiple benefits, including for the health of the population. This also links into protection of play and sports facilities.

Historic Environment

- 36 New **Conservation Areas** are proposed in, Helmshore, Crawshawbooth and Newchurch. A new **Local List** will be introduced to provide protection to key non-designated assets that make a strong contribution to the area's character.

Transport

- 37 The Plan recognises the importance of working with partners to address key transport issues. This especially relates to addressing issues affecting key road junctions such as the **Gyratory** in Rawtenstall; enhancing the **A56 corridor** and bringing forward options to develop the heritage **East Lancashire Railway** as a commuter rail link.

Strategic Policy SS: Spatial Strategy

The Council will focus growth and investment in and around the Key Service Centres, with development supported in other areas taking account of the suitability of the site, its sustainability and the needs of the local area, whilst protecting the landscape and existing built form and the character of rural areas.

Greenfield development will be required within and on the fringes of the urban boundary to meet housing and employment needs. The Council will require that the design of such development relates well in design and layout to existing buildings, green infrastructure and services.

To promote vibrant local communities and support services, an appropriate scale of growth and investment will be encouraged in identified Local Service Centres, providing it is in keeping with their local character and setting.

The Council will work with partners and developers to protect and enhance the Ecological Corridor Network and the Borough's built heritage.

A level of growth and investment appropriate to the settlement size will be encouraged at the Urban Local Service Centres listed in Table 1 above to help meet housing, employment and service needs.

Limited growth and investment will be encouraged at the Rural Local Service Centres listed in Table 1 above to help meet local housing and employment needs and to support the provision of services to the wider area.

In other places – such as smaller villages and substantially built up frontages – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.

Explanation

- 38 The pattern of development in Rossendale has been heavily influenced by the natural and physical environment, from the earliest development at key sheltered locations through the Industrial Revolution, when the area grew rapidly, taking advantage of its location. As a result urban development has grown along the valley bottoms, and opportunities for further development are constrained by factors including topography, geology, flood risk, and ecology. Nevertheless the Borough

does have development needs over the next 15 years to provide sufficient housing and employment land for its residents, and opportunities for shopping and leisure pursuits. Such development needs to take place in sustainable locations, which are not at risk of flooding or exacerbating flooding elsewhere, whilst retaining and strengthening Rossendale's special character and enhancing its valuable natural habitat.

- 39 In identifying suitable sites priority has been given to transport nodes, close to the identified centres. The use of brownfield land has been maximised but greenfield sites have been needed in order to identify sufficient land to meet the Borough's development needs. Development sites that are deliverable are necessary. Factors that have been taken into account include the settlement hierarchy as well as existing designations such as the countryside and Green Belt, as well as the physical constraints mentioned above.
- 40 As well as extending the urban boundary into the designated countryside to identify additional new sites, the Green Belt has also had to have been considered. The loss of existing Green Belt land has been minimised but there are exceptional circumstances to justify some Green Belt release on greenfield sites, given the overall imperative to identify sites that can deliver the Borough's future needs. This applies to new employment sites, which need to be in areas with good access to the strategic road network, which is where businesses want to be.
- 41 The Borough's largest housing allocation at Edenfield (H62) for 400 new houses is located on the former Green Belt land, which has good accessibility. The scale of the site to the west of Market Street means that this allocation will contribute significantly to housing provision, including affordable tenures, in Rossendale. The strategic release of the land identified for allocation will be contained by a strong boundary (the A56), so limiting the potential for future urban sprawl. This will be perceived as the main block of settlement within Edenfield, growing incrementally north and will to fill the gap between the A56 and the linear settlement along Market Street, to create a stronger Green Belt boundary and settlement edge.
- 42 Some smaller housing sites have been allocated on land released from the Green Belt, but where part of the land is previously developed. In keeping with the priority to protect Green Belt and take forward robust boundaries for the future, the Council's approach to Green Belt releases focuses on major schemes that will contribute significantly to meeting the Borough's needs for employment and housing and have a strategic role. All allocations which will result in the release of Green Belt will need to provide compensatory benefits to the land remaining in the Green Belt.

Strategic Policy SD1: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no relevant policies or the policies which are most important for determining the application are out of date at the time of making the decision the Council will grant permission unless:

a) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

b) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Explanation

- 43 At the heart of the NPPF is a presumption in favour of sustainable development, this is a golden thread running through both plan-making and decision-taking.
- 44 For plan-making this means the Council will:
- positively seek opportunities to meet Rossendale's development needs with sufficient flexibility to adapt to rapid change;
 - prepare strategic policies to provide for the needs for the Borough in terms of housing and other uses, unless:
 - the policies of the NPPF 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 the benefits, when assessed against the policies in the NPPF taken as a whole.

- 45 For decision-taking this means the Council will:
- approve development proposals that accord with the Local Plan without delay; and
 - where the Local Plan is absent, silent, or relevant policies are out-of-date, grant permission unless:
 - the policies protecting areas or assets of particular importance in the NPPF 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 NPPF taken as a whole.
- 46 Policies in this Local Plan follow the approach of the presumption in favour of sustainable development contained in the NPPF so that it is clear that development which is sustainable can be approved without delay. This Local Plan is based on and reflects the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Strategic Policy SD2: Urban Boundary and Green Belt

All new development in the Borough will take place within the Urban Boundaries, defined on the Policies Map, except where development specifically needs to be located within a countryside location and the development enhances the rural character of the area.

Land has been removed from Green Belt in the following locations on the basis that exceptional circumstances exist:

- **H63 Cowm Water Treatment Works, Whitworth**
- **H64 Irwell Vale Mill**
- **H65 Land East of Market Street**
- **H66 Land West of Market Street, Edenfield**
- **H67 Edenwood Mill, Edenfield**
- **NE1 Extension to Mayfield Chicks, Ewood Bridge**
- **NE2 Land north of Hud Hey, Haslingden**
- **NE4 Extension of New Hall Hey, Rawtenstall**

The Council will expect that the design of development on the above sites minimises the impact on the character of the area and addresses relevant criteria in policy ENV3.

Development will also be expected to contribute to compensatory improvements to land elsewhere in the Green Belt, enhancing both its quality and public access.

Explanation

- 47 The settlement boundaries set out on the Policies Map define the extent of the towns and villages within the Borough. Sustainable Development will normally be permissible in these locations subject to the policies of the Plan as a whole.
- 48 Development in the countryside will be supported where it is for a use that needs to be located in this location. Examples would include farm diversification or certain types of tourism uses, as well as rural affordable housing to be delivered on rural exception sites.
- 49 The Plan makes a number of changes to the Green Belt boundaries which have been incorporated in the urban boundary. Most of these are cartographical changes. A small number of major changes have been made to the Green Belt boundary, most notably at Edenfield for housing and at Rawtenstall and Haslingden for employment use. "Exceptional circumstances" are considered to exist that justify the proposed releases. There is a need for a balanced portfolio of sites within the Borough that reflect need; are attractive to the market and address past under-delivery, particularly for housing. A wide range of sites have been considered for development across the Borough, with a focus on brownfield sites and higher densities around town centres. In addition, neighbouring authorities have been consulted on their ability to accommodate part of Rossendale's demand. The Green Belt releases have been taken forward following detailed analysis of the non-Green Belt alternatives.
- 50 At Edenfield the justification for Green Belt release particularly relates to the strong defensible boundary of the A56 and the opportunity to masterplan the site to produce a high quality planned housing development that minimises impact on openness. There is strong market demand in the area. For the Green Belt employment sites, the challenge of finding suitable employment land reflecting strong market demand close to the A56 corridor as well as meeting the overall employment land requirement, is considered to be an exceptional circumstance.
- 51 Masterplanning or, for smaller sites, the development of a design framework, will be expected to demonstrate how the design of the scheme minimises impacts on openness such as through the location of development within the site; the scale of the buildings and appropriate landscaping. In order to provide compensatory improvements to the remainder of the Green Belt, developments will be expected to contribute to enhancements to other open space and improved recreational access.

Policy SD3: Planning Obligations

Where developments will create demands for additional services, facilities and infrastructure or exacerbate an existing deficiency, the Council may seek a contribution or legal agreement to address this issue where it cannot be suitably addressed through the use of planning conditions or other mechanisms. Where sought, such contributions will reflect the most up to date national guidance and may include, but not exclusively, the following issues:

- Affordable Housing
- Public Open Space
- Green infrastructure
- Sustainable transport
- Schools and Educational facilities
- Health infrastructure
- Sports and recreation facilities

Explanation

- 52 The topography and existing pattern of development within Rossendale means that there is already pressure on parts of the existing infrastructure such as roads and flood defences. Many schools are close to capacity.
- 53 New development frequently places demands on existing infrastructure or in some cases requires completely new infrastructure. This can often be addressed through the use of planning conditions or Section 278 agreements for Highway improvements.
- 54 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 where management agreements are required or work is required off-site and financial contributions are required. Such obligations have to meet national requirements of being necessary, directly related to the development and fairly and reasonably related in scale and kind. The Council may seek contributions to address a range of infrastructure and related issues. In doing so it will take into account the wider policies in this Plan, the comments of consultees and the viability of the development.

Policy SD4: Green Belt Compensatory Measures

Where land is to be released for development, compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land will be required.

Types of improvements that would be considered acceptable include the creation or enhancement of green or blue infrastructure; biodiversity gains (additional to those required under Policy ENV1), such as tree planting, habitat connectivity and natural capital; landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal); new or enhanced walking or cycling routes; as well as improved access to new, enhanced or existing recreational and playing field provision.

This policy applies to developments on land that is located within the Green Belt or on allocated housing and employment sites that were previously in the Green Belt as listed in Policy SD2

The Council has identified a number of projects where Green Belt compensatory measures can be delivered, or proportionate contributions made towards these schemes, listed below. Further details are contained in the Green Belt Compensatory Document or its successor:

- Rossendale Forest
- Rossendale Incredible Edible
- New Hall Hey Gateway
- Edenfield Cricket Club
- Edenfield CE / Stubbins Primary School Extension
- Public Rights of Way / Cycleway Upgrades and
- Improvements to the Network

Explanation

- 55 Exceptional circumstances exist within Rossendale to release land from the Green belt for the development of additional new housing and employment land. However, in developing on such land developers must provide compensatory improvements to the remaining Green Belt that will help to mitigate the loss of the Green Belt for existing residents.
- 56 Rossendale has several specific areas of Green Belt – around Rising Bridge, between Haslingden and Rawtenstall, south of Rawtenstall to Edenfield and the Borough boundary with Bury, land around Turn, the Glen between Waterfoot and

Stacksteads, and land around Whitworth, from Britannia in the north to the boundary with Rochdale.

- 57 All improvements are expected where possible to be located in the same area of Green Belt to ensure local residents who are most affected by the loss of the Green Belt receive the benefit from the compensatory improvements.
- 58 It should be noted that planning consent may be required for additional off-site compensatory improvements. The applicant will be responsible for ensuring all required planning consents for such compensatory improvements are obtained, where this is required.
- 59 Further details of precise measures are set out in the relevant site specific policy, and the Council's Green Belt Compensatory Document or its successor. Additionally a Supplementary Planning Document (SPD) will be produced setting out the details of these schemes, for example, showing PROW improvements, locations for tree planting etc. These documents inform the site-specific policies and will inform future site-specific negotiations
- 60 The Council may ask developers to provide such measures on-site. Alternatively other land may be identified, for example, in the Council's land ownership. The Council is likely to use planning obligations to ensure the delivery of off-site measures.

Chapter 1: Housing

Strategic Policy HS1: Meeting Rossendale's Housing Requirement

The net housing requirement for the period 2019 - 2036 will be achieved through:

- a) **Providing at least 3,191 additional dwellings over the plan period equating to 208 dwellings a year between 2019/20 and 2020/21 and 185 dwellings a year from 2021/22 to 2035/36**
- b) **Delivering an overall amount of 30% of all new dwellings on previously developed land (PDL) across the Borough**
- c) **Keeping under review housing delivery performance on a yearly basis**

The housing requirement figure for Edenfield Community Neighbourhood Area from 2019 - 2036 is 456 dwellings.

Explanation

- 61 The need for new housing in Rossendale has been assessed in the Council's Strategic Housing Market Area Assessment (SHMA) (2016) and subsequent 2019 up-date. The initial 2016 study and 2019 update examined a range of housing, economic and demographic evidence to assess housing need and demand in Rossendale. The 2019 update was undertaken in light of new demographic evidence that had emerged in the intervening period, and in particular, the publication of the revised NPPF and updated Planning Practice Guidance (PPG).
- 62 The 2016 SHMA recommends that the need for additional housing in Rossendale is between 265 and 335 dwellings per year.
- 63 However, since the SHMA was produced the Government has implemented a standard methodology for calculating housing figures. Using this approach the relevant annual housing provision for Rossendale as of 2019 is set at 208 homes per year for years 2019 and 2020, and 185 dwellings for the remaining years of the plan (2021 to 2036), as set out by the latest Standard Method (March 2021) . This figure is applicable for ten years but the Council has extrapolated this over the Plan period, giving a total housing figure of 3191 dwellings. The Council is not pursuing a higher figure based on "economic uplift".
- 64 The SHMA particularly highlights a need for larger, aspirational property types in Rossendale to rebalance the stock away from small terraced properties and reduce the high levels of out-migration to adjoining areas to satisfy the demand for suitable house types. It also evidences the need for more good quality, specialist accommodation designed specifically for the growing elderly population and also

identifies a need for single level accommodation. The SHMA also identifies a need for 1 and 2 bedroom dwellings.

- 65 Previously developed land (brownfield land) has been identified wherever possible but the supply of sites without significant constraints within the urban boundary is limited. Overall 152 brownfield sites were considered comprising a total of 182.4ha. 39 of these sites are proposed for development on an area of approximately 45ha. Other brownfield sites were rejected for a variety of reasons including flood risk; contamination and access difficulties. The overall brownfield delivery rate is expected to be higher than the 30% figure as most sites below the 5 dwelling threshold for inclusion in the Plan are on brownfield land, as are “windfall” sites. Further information on the land supply for housing for Rossendale over the next fifteen years (2018-2033) is included in the Council’s Strategic Housing Land Availability Assessment (SHLAA) (2018).
- 66 Housing delivery performance will be kept under review on a yearly basis in Rossendale’s Five Year Housing Land Supply Reports and the Housing Delivery Test.
- 67 The five year housing land supply is calculated from the intended Local Plan’s adoption year (2021), so from 1st April 2021 to 31st March 2026. It includes dwellings remaining to be built on site allocations and other committed sites during that period, as well as a small sites allowance from 2024/25 onwards. The five year supply is discussed below, firstly setting out the housing requirement and secondly identifying the housing supply.

Housing Requirement:

- 68 The five year housing target is based on the Local Plan proposed housing requirement of 208 dwellings per annum in years 1 and 2 (2019/20 and 2020/21) and 185 dwellings per annum for the remainder of the plan period 2021-2036. The housing requirement should also consider any shortfalls from the early years of the Plan period, in this case 2019/20 and 2020/21. In 2019/20 and 2020/21, 171 dwellings were completed which amounts to a shortfall of 245 dwellings.
- 69 According to paragraph 74 of the NPPF, a 20% buffer should be included where there is a significant under delivery. As stated above the number of dwellings delivered since the start of the plan period is significantly lower than the requirement. Furthermore, the Housing Delivery Test published in January 2021, shows that Rossendale delivered less than 85% of its housing requirement. The Council has therefore applied a 20% buffer to the five year housing land calculation. The Planning Practice Guidance on housing supply and delivery further explains that the buffer should be applied to the requirement including any shortfall. Following this guidance, the calculation of the five year requirement between 2021 and 2026 is shown in Table 2 and amounts to 1,404 dwellings.

Table 2: Calculating the housing requirement for the period 2021 -2026

Component	Calculation (Period 2021-2026)	Amount (No. of dwellings)
5 Year requirement	185×5	925
Shortfall in 2019/20 and 2020/21	416 -	245
20% buffer	$0.2 \times (925 + 245)$	234
5 Year Housing Requirement	$925 + 245 + 234$	1,404

Housing Supply: (2021-2026)

Table 3 lists the sources of the supply for the period 2021-2026.

Sources of supply	No. of dwellings
Dwellings remaining on site allocations	1196
Dwellings remaining on other committed sites	1085
Small sites allowance	38
TOTAL 5 YEAR HOUSING SUPPLY	2,319

Table 4: Housing Land Supply between 2021 and 2026

Local Plan period	2019-2036
5 year period	2021-2026
Annual housing requirement for this 5 year period	185
Backlog from previous years in the Plan	$416 - 171 = 245$
20% buffer calculation	$5 \times 185 + 245 / 100 \times 20 = 234$
5 year housing requirement calculation including 20% buffer and backlog	$5 \times 185 + 245 + 234 =$
5 year housing requirement including 20% buffer and backlog	1404
5 year housing supply	2319
Annual housing requirement including backlog and 20% buffer	$185 + (245 / 5) + 20\% = 280.8$
No. years of supply	8.26

70 Therefore, based on the housing requirement of 208 dwellings per year (2019/20 - 2020/21) and 185 dwellings per annum thereafter (including a backlog and 20% buffer), the Council can demonstrate an **8.26 year housing supply** for the period 2021 – 2026. This is set out in Table 5 below:

Table 5: Calculation of the 5-year housing land supply (2021 -2026)

Component	Calculation	Amount
5 Year Housing Requirement		1404 dwellings
One year requirement	1,561 / 5	280.8 dwellings
5 Year Housing Supply		2,319 dwellings
Years of Supply	2,309 / 280.8	8.26 years

71 Table 6 provides an overview of the overall land supply incorporating sources, for the plan period to 2036. The table is split into tranches of expected delivery. At Appendix 4 there is also a Housing Trajectory. The supply data is correct at 31st March 2021 and will be updated annually and published on the Council’s website alongside the annual 5 Year housing land supply report.

Table 6: Overall Housing Land Supply (2019-2036)

Sources of supply	Years 1-5 (2019/20 – 2023/24)	Years 6-10 (2024/25 – 2028/29)	Years 11-17 (2029/30- 2033/36)	TOTAL
Dwellings completed in Year 1 (2019/20) ¹	94	N/A	N/A	94
Dwellings completed in Year 2 (2020/21)	77	N/A	N/A	77
Remaining dwellings on allocated sites:	417	1145	122	1684
Remaining dwellings on other committed sites:	770	322	0	1092
Small Sites Allowance	0	95	133	228
TOTAL	1358	1562	255	3175

¹ In 2019/20, 34 dwellings were completed on site allocations and 60 dwellings were built on other committed sites (a total of 94 dwellings).

Policy HS2: Housing Site Allocations

The following sites², shown on the adopted Policies Map, have been allocated for housing development. Applicants will be expected to prepare Masterplans for sites of 50 dwellings or over in order to provide a comprehensive approach to development of the site:

Table 7: Housing Site Allocations

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
Rawtenstall, Crawshawbooth, Goodshaw and Loveclough									
H1	Magistrates Court, Rawtenstall	0.02	11	550	Years 1-5	Brownfield	Housing	HS2	
H2	Land at former Oakenhead Resource Centre	0.69	19	28	Years 1-5	Brownfield	Housing	HS2	
H3	Turton Hollow, Goodshaw	0.87	26	30	Years 6-10	Mixed but largely greenfield	Housing	HS2	
H4	Swinshaw Hall, Loveclough	1.72	47	26	Years 1-5	Greenfield	Housing	HS2	Yes
H5	Land south of 1293 Burnley Road, Loveclough	0.19	5	26	Years 6-10	Greenfield	Housing (Self Build)	HS20	
H6	Land Adjacent Laburnum Cottages, Goodshaw	0.31	10	32	Years 6-10	Greenfield	Housing	HS2	Yes
H7	Oak Mount Garden, Rawtenstall	0.29	9	31	Years 6-10	Greenfield	Housing	HS2	Yes
H8	Land at Bury Road, Rawtenstall	0.25	7	28	Years 6-10	Greenfield	Housing	HS2	Yes
H9	The Hollins, Hollin Way	2.62	70	27	Years 1-15	Greenfield	Housing	HS2	

² Please refer to [EL13.002 - Inspectors' Report - Further Letter](#)

H10	Reedsholme Works, Rawtenstall	2.19	110	50	Years 1-15	Brownfield	Housing	HS2	
H11	Loveclough Working Mens Club and land at rear and extension	3.2	94	29	Years 1-10	Mixed	Housing	HS2	
H12	Hall Carr Farm, off Yarraville Street	1.07	26	24	Years 6-10	Greenfield	Housing	HS2	
H13	Land East of Acrefield Drive	0.61	18	30	Years 11-15	Greenfield	Housing	HS2	
H14	Land south of Goodshaw Fold Road	0.23	7	30	Years 1-5	Greenfield	Housing	HS2	
H15	Carr Barn and Carr Farm	1.24	25	20	Years 6-10	Greenfield	Housing	HS2	Yes
H16	Land off Lower Clowes Road, New Hall Hey	0.27	7	26	Years 11-15	Greenfield	Housing	HS2	
Bacup, Stacksteads, Britannia and Weir									
H17	Old Market Hall, Bacup	0.16	16	100	Years 6-10	Brownfield	Housing	HS2	Yes
H18	Reed Street, Bacup	0.42	22	52	Years 1-5	Brownfield	Housing	HS2	
H19	Former Bacup Health Centre	0.2	12	60	Years 1-5	Brownfield	Housing (Specialist Housing)	HS19	
H20	Glen Mill, 640 Newchurch Road, Stacksteads	0.17	9	53	Years 1-5	Brownfield	Housing	HS2	
H21	The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road	0.04	7	175	Years 1-5	Brownfield	Housing	HS2	
H22	Land at Blackwood Road, Stacksteads	1.37	41	30	Years 6-10	Mixed	Housing	HS2	Yes
H23	Land off Greensnook Lane, Bacup	1.43	26	18	Years 1-10	Greenfield	Housing	HS2	
H24	Land off Fernhill Drive, Bacup	0.15	5	33	Years 6-10	Greenfield	Housing	HS2	
H25	Sheephouse Reservoir, Britannia	2.1	63	30	Years 1-5	Greenfield	Housing	HS2	Yes
H26	Land off Pennine Road, Bacup	2.8	71	30	Years 1-10	Greenfield	Housing	HS2	Yes
H27	Tong Farm, Bacup	1.7	51	30	Years 6-10	Greenfield	Housing	HS2	
H28	Lower Stack Farm	0.32	10	31	Years 6-10	Greenfield	Housing	HS2	Yes
H29	Booth Road/Woodland Mount, Brandwood	0.35	14	40	Years 1-5	Greenfield	Housing	HS2	

H30	Land off Rockcliffe Road and Moorlands Terrace, Bacup	3.22	63	20	Years 1-10	Greenfield	Housing	HS2	
H31	Land at Higher Cross Row, Bacup	0.53	10	32	Years 6-10	Greenfield	Housing	HS2	Yes
H32	Hare and Hounds Garage, Newchurch Road, Stacksteads	0.15	9	60	Years 6-10	Brownfield	Housing	HS2	
H33	Land off Gladstone Street, Bacup	2.1	63	30	Years 6-10	Mixed	Housing	HS2	Yes
H34	Land off Burnley Road and Meadows Avenue, Bacup	0.13	6	46	Years 1-5	Greenfield	Housing	HS2	
H35	Land off Cowtoot Lane, Bacup	3.13	94	30	Years 1-10	Greenfield	Housing	HS2	Yes
H36	Land off Todmorden Road, Bacup	2.98	53	18	Years 1-10	Greenfield	Housing	HS2	Yes
H37	Land south of The Weir Public House	1.77	52	29	Years 6-10	Greenfield	Housing	HS2	
H38	Land West of Burnley Road, Weir	0.46	10	22	Years 6-10	Greenfield	Housing	HS2	
H39	Irwell Springs, Weir	2.48	46	19	Years 1-5	Greenfield	Housing	HS2	
Haslingden and Rising Bridge									
H40	Former Haslingden Police Station, Manchester Road	0.12	8	67	Years 1-5	Brownfield	Housing	HS2	
H41	1 Laburnum Street	0.04	8	200	Years 6-10	Brownfield	Housing	HS2	
H42	Land at Kirkhill Avenue, Haslingden	0.74	22	30	Years 6-10	Greenfield	Housing	HS2	Yes
H43	Land Off Highfield Street	0.45	13	29	Years 6-10	Greenfield	Housing	HS2	
H44	Land adjacent 53 Grane Road	0.15	5	33	Years 6-10	Greenfield	Housing	HS2	
H45	Land Adjacent Park Avenue/Criccieth Close	1	30	30	Years 1-5	Greenfield	Housing	HS2	Yes
H46	Land to side and rear of Petrol Station, Manchester Road	0.16	6	38	Years 6-10	Brownfield	Housing	HS2	Yes
H47	Hslingden Cricket Club Land, off Private Lane	0.74	30	41	Years 1-5	Greenfield	Housing	HS2	Yes
Waterfoot, Lumb, Cowpe and Water									

H48	Waterfoot Primary School	0.4	21	53	Years 1-5	Brownfield	Housing (Specialist Housing)	HS19	
H49	Land at Ashworth Road, Water	0.06	6	100	Years 1-5	Brownfield	Housing	HS2	
H50	Carr Mill and Bolton Mill, Cowpe	0.07	11	157	Years 6-10	Brownfield	Housing	HS2	
H51	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	0.06	5	83	Years 6-10	Brownfield	Housing	HS2	
H52	Foxhill Drive	0.22	7	32	Years 1-5	Greenfield	Housing	HS2	Yes
H53	Land off Lea Bank	0.31	9	29	Years 6-10	Greenfield	Housing (Self Build)	HS20	Yes
H54	Land Adjacent Dark Lane Football Ground	1.95	95	48	Years 1-10	Mixed	Housing	HS2	
H55	Johnny Barn Farm and land to the east, Cloughfold	4.55	80	18	Years 1-10	Greenfield	Housing	HS2	Yes
H56	Hareholme, Staghills	0.33	9	27	Years 6-10	Greenfield	Housing (Self Build)	HS20	Yes
H57	Land off Peel Street, Cloughfold	0.28	8	29	Years 6-10	Greenfield	Housing	HS2	Yes
H58	Hargreaves Fold Lane, Chapel Bridge, Lumb	0.75	23	31	Years 6-10	Greenfield	Housing	HS2	Yes
Whitworth, Facit and Shawforth									
H59	Albert Mill, Whitworth	1.14	85	74	Years 1-10	Brownfield	Housing	HS2	
H60	Land North Of King Street	0.17	5	29	Years 6-10	Greenfield	Housing	HS2	
H61	Land Behind Buxton Street	0.41	28	68	Years 1-5	Greenfield	Housing (Specialist Housing)	HS2	
H62	Former Spring Mill (land off eastgate and westgate)	3.7	119	32	Years 1-10	Brownfield	Housing	HS2	
H63	Cowm Water Treatment Works, Whitworth	0.68	10	15	Years 1-5	Mixed	Housing	HS2	
Edenfield, Helmshore, Irwell Vale and Ewood Bridge									
H64	Irwell Vale Mill	1.43	30	21	Years 1-5	Mixed	Housing	HS2	Yes
H65	Land East of Market Street, Edenfield	0.31	9	29	Years 6-10	Brownfield	Housing	HS2	Yes
H66	Land West of Market Street, Edenfield	13.74	400	29	Years 1-15	Greenfield	Housing	HS2	Yes

H67	Edenwood Mill, Edenfield	0.99	47	50	Years 1-5	Mixed	Housing	HS2	Yes
H68	Grane Village, Helmshore	4	139	35	Years 1-10	Mixed but largely greenfield	Housing	HS2	Yes
Mixed-use including residential									
M1	Waterside Mill, Bacup	0.09	39	433	Years 6-10	Brownfield	Mixed-use	EMP2	
M3	Isle of Man Mill, Water	0.54	16	30	Years 6-10	Mixed	Mixed-use	EMP2	

Please note that the table above includes extant planning permissions which have not started or are still being built out, and are not expected to be completed this financial year. Further detail relating to planning permissions can be found in the Housing Update Paper (August 2021). The Housing Trajectory will be updated annually and will be made publically available on the Council's website in the 5 Year Land Supply Report which will be saved in the Monitoring Section of the Local Plan pages.

Explanation

- 72 Table 7 provides a list of housing allocations and the status of each site at 31st March 2021. The final column of the table identifies sites that have site specific policies which should be referred to prior to submitting a planning application to ensure that the site specific policy requirements are met for individual sites. Site specific policies are additional requirements that should be met in conjunction with other Local Plan Policies.
- 73 The NPPF requires the Council to maintain a five year land supply of specific 'deliverable' sites that can meet the housing need for the next five years, plus the relevant buffer for any previous under-delivery. Sites are considered 'deliverable' if they are available now, in a suitable location for development, and with a realistic prospect that the houses can be delivered within the next five years. It is expected that approximately 920 units will be built on allocated sites within the first five years of the Local Plan period (April 2019 to April 2024) providing a healthy supply of land to meet the Borough's housing need. The NPPF also requires Local Planning Authorities to identify a supply of 'developable' sites to deliver houses within the next 6 to 10 years and if possible for years 11-15. In order to be considered 'developable', sites should be in a sustainable location for housing and they should be available or achievable by a certain point in time.
- 74 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 that at least 10% of the sites allocated for residential development in a local plan should be sites of a hectare or less.
- 75 The sites listed above have been identified in the Council's SHLAA as 'deliverable in the next five years' (1-5 years) or 'developable in the medium to long term' (6-10 years and 11-15 years). Only larger sites, i.e. sites that could accommodate five or

more dwellings are included. Housing delivery is monitored and updated on an annual basis and included in the Council's Five Year Housing Land Supply Reports.

- 76 Brownfield land has been utilised wherever possible (30% of the site allocated are brownfield and 10% are mixed sites) 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 releases have been avoided wherever possible in line with the NPPF which maintains strong protections for Green Belt, however it is recognised that some releases will be required to meet the housing requirements. A review of Rossendale's Green Belt 'Rossendale Green Belt Review' (2016) has been undertaken and is included as part of the Council's evidence base documents. Allocation of sites on land identified as performing strongly in Green Belt terms has been avoided wherever possible. Some allocated sites are recognised as having issues that will require resolution before development can start; other pieces of land however may come forward more quickly than anticipated. Further information on the methodology for assessing sites is included in the Council's SHLAA.
- 77 Larger developments of 50 dwellings or more will be expected to be guided by Masterplans taking a comprehensive approach to development. This would be expected to include a design code; address key infrastructure issues and provide an indication of how development of the site will be implemented.

Housing Site Specific Policies

H4 – Swinshaw Hall, Loveclough

Development of up to 47 dwellings will be supported provided that:

1. Comprehensive development of the entire site is demonstrated through a masterplan with an agreed programme of implementation;
2. The development is implemented in accordance with an agreed design code;
3. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site. This should provide details of a suitable vehicular access from Burnley Road, including access by pedestrians and cyclists and all required mitigation measures, such as relocation of the bus stop;
4. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the nearby non-designated heritage asset known as Swinshaw Hall; and to also ensure the development makes a positive contribution to the Loveclough Fold Conservation Area;
5. Archaeological investigation of the area south of Swinshaw Hall for a potential historic burial ground;

6. Measures to deal with minerals identified at the site are submitted and agreed prior to development taking place on site;
7. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the Grassland Ecological Network and stepping stone habitat located within the site;
8. A Landscape Assessment is submitted with details relating to layout, design and landscaping, showing how the development would respect the landscape character of the site and the views into and from the site;
9. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site;
10. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
11. New on-site open space is provided which leads to equivalent or better provision of open space in the area. The on-site open space should provide a functional parkland setting for Swinshaw Hall with details of an on-site play area in accordance with the parameters plan below;
12. Details are submitted which clarify the relationship between the development and the adjacent retained Loveclough Park;
13. A Health Impact Assessment is submitted with its recommendations secured and agreed prior to development taking place on site;
14. A contribution to the creation of car parking provision within the centre of Crawshawbooth;
15. A contribution towards increased school provision within the area (if identified as necessary).

Explanation

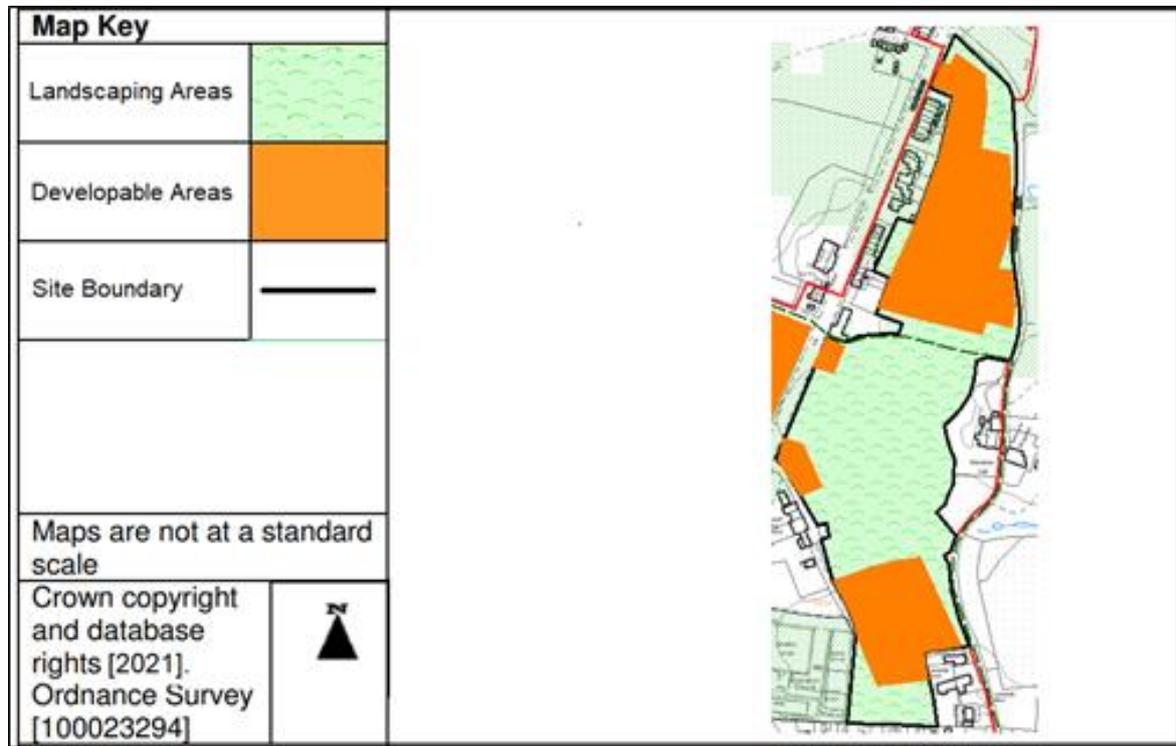
78 Rossendale Borough Council requires a masterplan for the development of the site and will work in partnership with key landowners and key stakeholders to ensure a masterplan is prepared. Implementation of development must be in accordance with an agreed Design Code across the whole site allocation.

79 The Transport Assessment should identify the necessary measures required to improve accessibility and safety for all modes of travel, particularly for more sustainable forms of travel. The development will require a new highway junction in the form of a simple priority junction with Burnley Road to be created. Swinshaw Hall is considered to be a non-designated heritage and sits to the east of the site, with its wider setting located within the site allocation. As such, development would have to consider the effect of the development on the significance of the heritage asset. There is strong local belief that a former Quaker Burial ground is located towards the southern end of the site, south of the hedgerow between Goodshaw Lane and Broad Ing House, and therefore an archaeological investigation of the relevant areas included in the developable areas would need to be undertaken.

80 The site is located within a mineral safeguarding area, as shown on the Policies Map for the Joint Lancashire Minerals and Waste Local Plan. Most of the site is identified as a stepping stone habitat for the Lancashire Ecological Network for Grassland. The site has strong landscape character and development should include appropriate landscape measures to minimise adverse visual impact. Parts of the site are at risk of surface water flooding. New on-site open space should be provided in accordance with Policy HS6 with the wider setting of Swinshaw Hall enhanced as part of the development, and on-site play facilities secured with their location agreed with the local planning authority. Loveclough Park is located immediately to the west of the southern part of the site allocation and details of how the development would relate to this area, which includes areas of open space, should be provided. The Health Impact Assessment should identify the health impacts of the development and propose recommendations to maximise the positive impacts and minimise the negative impacts, whilst maintaining a focus on addressing health inequalities.

81 The closest Local Centre to the site, with the associated necessary facilities, is Crawshawbooth which has identified issues in respect of parking. Given the proximity of the site to the Local Centre the development of this site will be expected to identify and contribute to parking solutions within the Local Centre. Crawshawbooth Primary School is operating close to capacity and the additional houses will create further infrastructure pressures. A contribution to expanding capacity at the local school(s) might be required to support the development.

Figure 1: Swinshaw Hall Loveclough Location Plan



H6 – Land adjacent Laburnum Cottages, Goodshaw

Development of up to 10 dwellings will be supported provided that:

1. An off-site contribution is made towards existing open space which leads to equivalent or better provision of open space overall;
2. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the nearby Grade II listed building Church of St Mary and All Saints.

Explanation

82 Owing to the available area for development and the proposed capacity of H6, the Council does not consider it appropriate to provide on-site open space provision if development of the site is for 10 or more dwellings. The nearby site of open space provision identified as KKP 95 in the OSA should be prioritised for enhancement, including the ancillary play facilities KKP 95.1 and 95.2 located on site. Development would have to consider the effect of the development on the significance of the heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation.

H7 – Oak Mount Garden, Rawtenstall

Development of up to 9 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the nearby non-designated heritage asset known as Oak Mount.

Explanation

83 Oak Mount is located immediately to the north of H7 and is considered to be a non-designated heritage asset. Development would have to consider the effect of the development on the significance of the non-designated heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation.

H8 – Land at Bury Road, Rawtenstall

Development of up to 7 dwellings will be supported provided that:

1. An off-site contribution is made towards existing open space which leads to equivalent or better provision of open space overall;
2. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to ensure the development does not have a detrimental impact on the Rawtenstall Conservation Area;
3. No development takes place that would adversely affect the mature woodland to the west of the site running alongside the River Irwell,
4. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site;
5. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary.

Explanation

84 The nearby sites of open space provision identified as KKP 42, KKP 44, and KKP 45 in the OSA should be prioritised for enhancement. The southern boundary of the Rawtenstall Conservation Area is located approximately 80m to the north of the site allocation and consideration should be given to the potential impact of the development to this area. The site's developable area has been reduced to accommodate the retention of the belt of mature trees located along the River Irwell. The site adjoins land located within Flood Zone 2 and 3.

H11 – Loveclough Working Mens Club and land at rear and extension

Development of up to 94 dwellings will be supported that:

1. Comprehensive development of the entire site is demonstrated through a masterplan with an agreed programme of implementation;
2. The development is implemented in accordance with an agreed design code;
3. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site;
4. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to ensure the development does not have a detrimental impact on the Loveclough Fold Conservation Area;
5. Measures to deal with minerals identified at the site are submitted and agreed prior to development taking place on site;

6. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the Grassland Ecological Network and stepping stone habitat located within the site;
7. A Landscape Assessment is submitted with details relating to layout, design and landscaping, showing how the development would respect the landscape character of the site and the views into and from the site;
8. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
9. New on-site open space is provided which leads to equivalent or better provision of open space in the area;
10. A Health Impact Assessment is submitted with its recommendations secured and agreed prior to development taking place on site;
11. A contribution to the creation of car parking provision within the centre of Crawshawbooth.

Explanation

85 Rossendale Borough Council requires a masterplan for the development of the site and will work in partnership with key landowners and key stakeholders to ensure a masterplan is prepared. Implementation of development must be in accordance with an agreed Design Code across the whole site allocation.

86 The Transport Assessment should identify the necessary measures required to improve accessibility and safety for all modes of travel, particularly for more sustainable forms of travel. Loveclough Fold Conservation Area is located approximately 60m to the north of the site allocation and consideration should be given to the potential impact of the development to this area. The site is located within a mineral safeguarding area, as shown on the Policies Map for the Joint Lancashire Minerals and Waste Local Plan. Most of the site is classified as a wildlife corridor serving the Lancashire Ecological Network for Grassland and part of the site is identified as a stepping stone habitat. The site has strong landscape character and development should include appropriate landscape measures to minimise adverse visual impact. Parts of the site are at risk of surface water flooding. New on-site open space should be provided in accordance with Policy HS6. The closest Local Centre to the site, with the associated necessary facilities, is Crawshawbooth which has identified issues in respect of parking. Given the proximity of the site to the Local Centre the development of this site will be expected to identify and contribute to parking solutions within the Local Centre. The Health Impact Assessment should identify the health impacts of the development and propose recommendations to maximise the positive impacts and minimise the negative impacts, whilst maintaining a focus on addressing health inequalities.

87 This housing site allocation comprises four separate planning consents, should these consents be implemented a masterplan will not be required.

H15 – Carr Barn and Carr Farm

Development of up to 25 dwellings will be supported provided that:

1. A Transport Assessment is submitted taking into consideration the impact of the development on the capacity of the Rawtenstall Gyratory, with the mitigation measures identified in the Assessment delivered as part of the development
2. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the nearby Grade II listed buildings: Carr Farm, Lomas Lane, and Gravestone in the Grounds of Carr House;
3. A landscape buffer zone using native planting is created along the eastern and southern boundaries of the development, and landscaping of an appropriate density and height is also implemented throughout the site to 'soften' the overall impact of the development.

Explanation

88 The Highway Capacity Study 2018 identified that the Rawtenstall Gyratory could accommodate the first five years of the Local Plan but could not accommodate the full fifteen years of the Plan. Therefore, an improvement scheme for the Gyratory is required to meet the additional capacity created from years 5-15 of the Plan. Development would have to consider the effect of the development on the significance of the heritage assets and should safeguard the setting of the designated heritage assets located within close proximity to the site allocation. A landscape assessment was undertaken for the site as part of the Lives and Landscape Assessment 2017 which recommended suitable mitigation measures for any future development.

H17 – Old Market Hall, Bacup

Development of up to 16 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the Grade II listed Old Market Hall and its wider setting; and to also ensure the development makes a positive contribution to the Bacup Conservation Area.

Explanation

89 The Old Market Hall is a Grade II listed building and is located within the Bacup Conservation Area. Development would have to consider the effect of the development on the significance of the heritage asset and should preserve the

building and safeguard its setting. Consideration should also be given to the potential impact of the development on the Conservation Area.

H22 – Land at Blackwood Road, Stacksteads

Development of up to 41 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve the setting of the nearby Grade II listed buildings: 22, 24 and 26, Rake Head Lane, and Waterbarn Baptist Chapel;
2. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site.

Explanation

90 Development would have to consider the effect of the development on the significance of the heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation. The Transport Assessment should identify the necessary measures required to improve accessibility and safety for all modes of travel, particularly for more sustainable forms of travel.

H25 – Sheephouse Reservoir, Britannia

Development of up to 63 dwellings will be supported provided that:

1. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
2. Development avoids land identified as a stepping stone habitat for the Wetland and Heath Ecological Network;
3. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the Wetland and Heath Ecological Network and stepping stone habitat located within the site;
4. A Landscape Assessment is submitted with details relating to layout, design and landscaping, showing how the development would respect the landscape character of the site and the views into and from the site;
5. A landscape view is created around the stepping stone habitat and a landscape buffer zone is created using native planting along the northern boundary of the site;
6. A contaminated land survey and appropriate remediation strategy is submitted and secured prior to development taking place on site.

Explanation

91 Part of the site is at high risk of surface water flooding. Most of the site is classified as a wildlife corridor serving the Lancashire Ecological Network for Wetland and Heath. Part of the site to the west is identified as a stepping stone habitat. Opportunities will exist to secure on-site improvements in biodiversity. A landscape assessment was undertaken for the site as part of the Lives and Landscape Assessment 2017 which recommended suitable mitigation measures for any future development. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required.

H26 – Land off Pennine Road, Bacup

Development of up to 71 dwellings will be supported provided that:

1. New on-site open space is provided and an off-site contribution is made towards enhancing existing sites of open space which lead to equivalent or better provision of open space in the area;
2. No development takes place that would adversely affect the mature belt of trees along the eastern boundary of the site and those to the north.
3. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site;
4. Vehicular access is taken from Fieldfare Way;
5. An Ecological Assessment is submitted which identifies the ecological value of the site and addresses any potential harm with suitable biodiversity enhancement measures to be delivered on site.

Explanation

92 New on-site open space should be provided in accordance with Policy HS6, and existing sites of open space identified as KKP 123 and KKP 128 in the OSA should be prioritised for enhancement. The site's developable area has been reduced to accommodate the retention of the mature trees on site. The proposed access is the only safe and adoptable access for the site. The site is of ecological value and an Ecological Assessment would be required to accompany any planning application in line with ENV4.

H28 – Lower Stack Farm

Development of up to 10 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve the setting of the nearby Grade II listed building Britannia Mill, New Line Bacup.

Explanation

93 Development would have to consider the effect of the development on the significance of the heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation.

H30 – Land off Rockcliffe Road and Moorlands Terrace, Bacup

Development of up to 37 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve the setting of the nearby Grade II listed buildings: Lane Ends Farmhouse, and Church of St Saviour.

Explanation

94 Development would have to consider the effect of the development on the significance of the heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation. Part of the site has previously been granted planning permission for no. 26 dwellings and this development is now complete. Therefore, the remaining developable area of the site has a capacity of 37 dwellings.

H31 – Land at Higher Cross Row, Bacup

Development of up to 10 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to ensure the development does not have a detrimental impact on the Bacup Conservation Area;
2. New on-site open space is provided which leads to equivalent or better provision of open space in the area.

Explanation

95 The southern boundary of H31 adjoins the Bacup Conservation Area and consideration should be given to the potential impact of the development to this area. New on-site open space should be provided in accordance with Policy HS6.

H33 – Land off Gladstone Street, Bacup

Development of up to 63 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to ensure the development does not have a detrimental impact on the Bacup Conservation Area;
2. A landscape buffer zone using native tree planting is created to the rear of properties on Pennine Road and Gladstone Street, and landscaping of an appropriate density and height is also implemented throughout the site to 'soften' the overall impact of the development;
3. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site;
4. Access is taken from a single access point from between nos. 37 and 39 Gladstone Street;
5. New on-site open space is provided and an off-site contribution is made towards enhancing existing sites of open space which lead to equivalent or better provision of open space in the area.

Explanation

96 The southern boundary of the Bacup Conservation Area is located approximately 40m to the west of the site allocation and consideration should be given to the potential impact of the development to this area. A landscape assessment was undertaken for the site as part of the Lives and Landscape Assessment 2017 which recommended suitable mitigation measures for any future development. The site's developable area has been reduced to take into account the mature trees on site which should be protected as part of the site's development. The proposed access is the only safe and adoptable access for the site. New on site open space should be provided in accordance with Policy HS6, and existing sites of open space identified as KKP 123, KKP 128, and KKP 478 in the OSA should be prioritised for enhancement.

H35 – Land off Cowtoot Lane, Bacup

Development of up to 94 dwellings will be supported provided that:

1. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site;
2. Access to the site is taken from both Cowtoot Lane and Gordon Street with an internal estate road providing links between the two;
3. A coal mining risk assessment is submitted alongside intrusive site investigations which inform the potential remedial works and/or mitigation measures necessary and guide the layout of the development;
4. A Landscape Assessment is submitted with details relating to layout, design and landscaping showing how the development would respect the landscape character of the site and the views into and from the site;
5. A landscape buffer zone using native species is created along the boundary of the Moorland Fringe landscape type identified within the site, and landscaping of an appropriate density and height is also implemented throughout the site to 'soften' the overall impact of the development;
6. Existing boundaries of the site are retained and repaired where appropriate using dry stone walls;
7. A contaminated land survey and appropriate remediation strategy is submitted and secured prior to development taking place on site;
8. Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
9. An Ecological Assessment is submitted which identifies the ecological value of the site and addresses any potential harm with suitable biodiversity enhancement measures to be delivered on site.

Explanation

97 The Local Highway Authority would favour the site being accessed from both Cowtoot Lane and Gordon Street with the internal estate road of the development providing links between the two as this would reduce the direct impact of the development on either of these routes and allow residents to make an informed choice as to the appropriate route to take accounting for the prevailing traffic conditions. The Transport Assessment should identify the necessary measures required to improve accessibility and safety for all modes of travel, particularly for more sustainable forms of travel.

98 The site is in an area of recorded and likely unrecorded mine workings at shallow depth and the Coal Authority have advised that that there are 3 mine

entries (adits) along the northern boundary of the site. The site has strong landscape character with part of the site located within the Moorland Fringe Landscape Character Type. As such, development should include appropriate landscape measures to minimise adverse visual impact. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required. Parts of the site are at risk of surface water flooding. The site is of ecological value and an Ecological Assessment would be required to accompany any planning application in line with ENV4.

H36 – Land off Todmorden Road, Bacup

Development of up to 53 dwellings will be supported provided that:

1. A Landscape Assessment is submitted with details relating to layout, design and landscaping showing how the development would respect the landscape character of the site and the views into and from the site;
2. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site;
3. Existing boundaries of the site are retained and repaired where appropriate using dry stone walls;
4. Access is taken from a single access point from Todmorden Road (subject to site being delivered under one comprehensive scheme);
5. A coal mining risk assessment is submitted alongside intrusive site investigations which inform the potential remedial works and/or mitigation measures necessary and guide the layout of the development;
6. Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
7. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the Grasslands Networks habitat.

Explanation

99 The site has strong landscape character and development should include appropriate landscape measures to minimise adverse visual impact. The Local Highway Authority considers a single access point taken from Todmorden Road to be the preferred option if the site is to be delivered as a whole. The site is in an area of recorded and likely unrecorded mine workings at shallow depth and the Coal Authority have advised two mine entries may be present on site, one adjacent to the site boundary with Todmorden Road and one adjacent to the site boundary with Old Todmorden Road. Parts of the site are at risk of surface water flooding. Part of the site is classified as a wildlife corridor serving the Lancashire Ecological Network for Wetland and Heath.

H42 – Land at Kirkhill Avenue, Haslingden

Development of up to 22 dwellings will be supported provided that:

1. New on-site open space is provided which leads to equivalent or better provision of open space in the area;
2. Vehicular access is taken solely from Kirkhill Avenue with cycle and pedestrian links to Kirkhill Road;
3. An Ecological Assessment is submitted which identifies the ecological value of the site and addresses any potential harm with suitable biodiversity enhancement measures to be delivered on site;
4. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site;
5. A Landscape Assessment is submitted with details relating to layout, design and landscaping showing how the development would respect the landscape character of the site and the views into and from the site;
6. Landscaping of an appropriate density and height is implemented throughout the site to 'soften' the overall impact of the development.

Explanation

100 New on-site open space should be provided in accordance with Policy HS6. It is not considered that a safe and suitable vehicular access from Kirkhill Road can be achieved, and therefore vehicular access would have to be taken from Kirkhill Avenue. However, agreement would have to be reached with the relevant street managers for the use of and access on to Moorland Rise and Kirkhill Avenue as parts or all of these roads are privately maintained. The site is of ecological value and adjoins a wildlife ecological corridor serving the Lancashire Grassland Ecological Network. Therefore, an Ecological Assessment would be required to accompany any planning application in line with Policy ENV4. The site's developable area has been reduced to accommodate the retention of the existing woodland across the site. The site has strong landscape character and development should include appropriate landscape measures to minimise adverse visual impact.

H44 – Land adjacent 53 Grane Road, Haslingden

Development of up to 5 dwellings will be supported provided that:

1. An off-site contribution is made towards existing open space which leads to equivalent or better provision of open space overall;
2. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site.

Explanation

101 H44 forms part of a larger site of open space identified as KKP 22 in the OSA and this should be prioritised for enhancement. The site's developable area has been reduced to accommodate the retention of the existing mature trees on the site.

H45 – Land Adjacent Park Avenue/Cricceth Close, Haslingden

Development of up to 30 dwellings will be supported provided that:

1. New on-site open space is provided and an off-site contribution is made towards enhancing existing sites of open space which lead to equivalent or better provision of open space in the area;
2. Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
3. A contaminated land survey and appropriate remediation strategy is submitted and secured prior to development taking place on site.

Explanation

102 New on-site open space should be provided in accordance with Policy HS6, and existing sites of open space identified in the OSA as KKP 19, KKP 318, and KKP 381 (including the ancillary play facilities located on KKP 381) should be prioritised for enhancement. Part of the site is at high risk of surface water flooding. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required.

H46 – Land to side and rear of Petrol Station, Manchester Road

Development of up to 6 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the nearby Grade II listed building Church of St Peter, and the Grade II* listed building Grane Mill, Haslingden, including boundary walls and north yard;
2. A contaminated land survey and appropriate remediation strategy is submitted and secured prior to development taking place on site.

Explanation

103 Development would have to consider the effect of the development on the significance of the heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation. The site has recorded areas of contaminated land connected to historic land uses, and

the site's existing use is a filling station. Therefore, investigations and relevant mediation measures will be required.

H47 – Land to the rear of Haslingden Cricket Club Haslingden Cricket Club, land off Private Lane

Development of approximately 30 dwellings and enhanced cricket facilities will be supported provided that:

1. The redevelopment of the entire site will be in general accordance with the parameters plan shown below, which indicates the area for housing shaded orange (reference to Policy HS2) and the area for the retention and improvement of the existing sports and recreation facilities shaded green and reference to Policy LT1 and subject to the criteria listed below:

Figure 2: Haslingden Cricket Club Location Plan



2. A masterplan for the whole site with an agreed programme of implementation to be submitted as part of a planning application in general accordance with the parameters plan;
3. Retain at least an equivalent quantity of land and ancillary facilities to accord with Policy LT1 for the continued operation of Haslingden Cricket Club including the provision of a pitch, practice net area, and an element of car parking to serve the cricket club;
4. Include for the provision of a new, relocated pavilion to serve the cricket club and other local community functions, of an equivalent or greater size to the existing facilities, together with improved changing facilities. All relocated and improved facilities should meet the England and Wales Cricket Board design requirements;
5. Provide for the relocation of the training wicket off-site to land at Haslingden High School, prior to any development taking place;

6. Provide satisfactory measures to protect both the proposed dwellings and surrounding existing dwellings from the risk of ball strike from the adjacent cricket pitch, where adequate safety margins are not in place. The measures should be informed by a Ball Strike Risk Assessment and Mitigation Strategy and approved as part of any subsequent planning application for the housing development;
7. Provide satisfactory measures to protect both the proposed dwellings and surrounding existing dwellings from noise from the adjacent cricket ground. The measures should be informed by a Noise Assessment and Mitigation Strategy;
8. Deliver approximately 30 houses in the western part of the site to the rear of the existing properties on Grasmere Road;
9. Provide satisfactory vehicular access to the new residential properties off Private Lane;
10. Provide a satisfactory new vehicular access from Clod Lane to serve the cricket ground;
11. Provide a safe and convenient pedestrian and cyclist access to the site, linking it to the footpath and cycleway network;
12. A phasing and infrastructure delivery schedule for the entire allocation;
13. The protection of the existing Sport and Recreational Facilities within the site allocation boundaries in perpetuity subject to the criteria set out in Strategic Policy LT1.

Explanation

104 Bent Gate cricket ground is home to Haslingden Cricket Club. The allocation seeks to secure the future of sports provision on-site through an element of enabling, residential development. The site is located within the urban boundary in Haslingden, surrounded by existing built development.

105 The facilities at Haslingden Cricket Club, although well used, are dated and in need of improvement. Additional male and female changing facilities are required, and these should be accessible for people with disabilities. Some of the land on the western side of the Cricket Club is surplus to the Cricket Club's requirements and considered suitable for additional new housing. The sale of this land for housing would finance the redevelopment of the Cricket Club immediately to the east of this housing allocation.

106 This land includes a training wicket which, although not in use currently, will need to be replaced. The Cricket Club has been in discussions with Haslingden High School to provide at the School a non-turf cricket wicket, capable of being used by the school for both practice and matches and which the Cricket Club would be able to use as needed. This will need to be provided prior to the approval of any planning application. Some of this land is currently used for parking by the Cricket Club on match days and for other social events held in the Pavilion. This car parking will need to be accommodated elsewhere and it is expected that both the Pavilion and the associated required car parking may be relocated to the eastern side of the Cricket Ground, with access removed from Private Lane and a new access created from Clod Lane. Although in principle the Pavilion and parking can be relocated development management matters will need to be resolved to the satisfaction of the Local Planning Authority and the Highway Authority.

107 The Playing Pitch Strategy (2016) identifies sufficient availability of cricket pitches within Rossendale to meet existing and future demand. This is confirmed in the emerging un-adopted Playing Pitch Strategy for 2021, as agreed with Sport England. On this basis the applicant is not required to replace the land lost to the housing development, so long as the policy criteria set out above is met. However, the re-provision of a non-turf training wicket to the playing pitches at Haslingden High School is required in order to meet an increase in junior cricket demand.

108 This comprehensive redevelopment approach to the site has been the subject of discussions with the England and Wales Cricket Board and Sport England and they confirm their endorsement subject to the protection of the sports and recreation facilities on site, including mitigating any potential prejudicial impact from the proposed housing that could affect the operation of the cricket ground either from incidents of ball strike and/or noise complaints from residents. This proposal will provide additional new homes in line with the Council's housing strategy and secure the long-term sustainability of the sport and recreation facilities used by Haslingden Cricket Club.

H52 – Foxhill Drive, Whitewell Bottom

Development of up to 7 dwellings will be supported provided that:

1. New on-site open space is provided which leads to equivalent or better provision of open space in the area.

Explanation

109 Part of H52 has been identified as open space in the OSA (ref. KKP 481) and therefore the loss should be replaced by equivalent or better provision.

H53 – Land off Lea Bank, Cloughfold

Development of up to 9 dwellings will be supported provided that:

1. An off-site contribution is made towards existing open space which leads to equivalent or better provision of open space overall;

Explanation

110 The nearby sites of open space provision identified as KKP 291 and KKP 390 in the OSA should be prioritised for enhancement.

H55 – Johnny Barn Farm and land to the east, Cloughfold

Development of up to 50 dwellings will be supported provided that:

1. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
2. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve the setting of the nearby Grade II listed building Heightside.

Explanation

111 Part of the site has previously been granted planning permission for no. 30 dwellings³. Therefore, the remaining developable area of the site has a capacity of 50 dwellings. Part of the site is at risk of surface water flooding. Development would have to consider the effect of the development on the significance of the heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation.

H56 – Hareholme, Staghills

Development of up to 9 dwellings will be supported provided that:

1. An off-site contribution is made towards existing open space which leads to equivalent or better provision of open space overall;
2. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the Woodland Ecological Network and stepping stone habitat located within the site.

³ As of 31 March 2021 this site is still under construction

Explanation

112 The nearby sites of open space provision identified as KKP 58 and KKP 72 in the OSA should be prioritised for enhancement. The site is identified as a stepping stone habitat for the Lancashire Ecological Network for Woodland.

H57 – Land off Peel Street, Cloughfold

Development of up to 8 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to ensure the development does not have a detrimental impact on the Cloughfold Conservation Area;
2. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
3. A contaminated land survey and appropriate remediation strategy is submitted and secured prior to development taking place on site.
4. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the Woodland Network and stepping stone habitat located within the site.

Explanation

113 Part of the site is located within the Cloughfold Conservation Area and consideration should be given to the potential impact of the development to this area. Part of the site is at risk of surface water flooding. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required. The site is classified as a stepping stone habitat and wildlife corridor serving the Lancashire Ecological Network for Woodland.

H58 – Hargreaves Fold Lane, Chapel Bridge, Lumb

Development of up to 23 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve the setting of the nearby Grade II listed buildings Hargreaves Fold Cottages and Hargreaves Fold Farmhouse South, and the non-designated heritage asset known as Lumb Baptist Chapel;
2. A suitable access to the site is achieved from the section of land located adjacent to Burnley Road East with cycle and pedestrian links from Hargreaves Fold Lane.

Explanation

114 Development would have to consider the effect of the development on the significance of the heritage assets and should safeguard the setting of the designated heritage assets located within close proximity to the site allocation. It is unlikely that a suitable vehicular access could be achieved from Hargreaves Fold Lane and therefore the creation of a new access from land owned by Rossendale Borough Council would be recommended.

H64 – Irwell Vale Mill

Development of up to 30 dwellings will be supported provided that:

1. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
2. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the nearby Grade II listed buildings 1-5 Aitken Street, 1-21 Bowker Street, and 2-24 Bowker Street;
3. The development makes a positive contribution to the Irwell Vale Conservation Area;
4. Compensatory improvements must be provided to the Green Belt land in proximity of the site;
5. A contaminated land survey and appropriate remediation strategy is submitted and secured prior to development taking place on site;
6. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the nearby designated areas for Grassland Network and Woodland Network, and the adjoining watercourse.

Explanation

115 The site is located within Flood Zone 2 and Flood Zone 3, and is also at high risk of surface water flooding. An outline planning application has been submitted for 30 dwellings on the site and the Flood Risk Assessment accompanying the application proposes mitigation measures which the Environment Agency consider to be acceptable. Therefore, the Environment Agency have no objection to the application subject to conditions which include construction of a flood wall along the southern bank of the River Ogden within the site; construction of flood storage area; finished floor levels to be set 150mm above adjacent ground levels, and a minimum 8m undeveloped buffer strip is provided adjacent to the River Ogden.

116 Development would have to consider the effect of the development on the significance of the heritage assets and should safeguard the setting of the designated heritage assets located within close proximity to the site allocation. Development should also make a positive contribution to the Irwell Vale Conservation Area.

117 Due to the removal of the site from Green Belt it is necessary that there are compensatory improvements to the Green Belt within the local area in accordance with Policy SD4. Further details are contained in the Green Belt Compensatory Document or its successor. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required.

118 The site is located within close proximity to a Core Area of the Lancashire Ecological Network for Grassland, a stepping stone habitat for the Lancashire Ecological Network for Woodland, and adjoins a watercourse with ecological value. In reference to the outline planning application submitted on the site, the Environment Agency consider the development to be acceptable in terms of its impact on ecological value subject to conditions protecting a minimum undeveloped 8 metre wide buffer zone along the River Ogden's north western and southern banksides, and a new 20 metre flood storage area along the River Ogden's left hand bank. These conditions are outlined in the Flood Risk Assessment which accompanied the outline planning application.

H65 – Land East of Market Street, Edenfield

Development of up to 9 dwellings will be supported provided that:

1. Landscaping of an appropriate density and height is implemented throughout the site to 'soften' the overall impact of the development and provide a buffer to the new Green Belt boundary;
2. Materials and boundary treatments should reflect the local context;
3. Compensatory improvements must be provided to the Green Belt land in proximity of the site.

Explanation

119 Sensitive landscaping will be required in order to provide a buffer to the new Green Belt boundary. Any biodiversity improvements should be directed to this landscaped area. Due to the removal of the site from Green Belt it is necessary that there are compensatory improvements to the Green Belt within the local area in accordance with SD4 in particular these should relate to proposals identified at Edenfield Cricket Club and Edenfield and Stubbins Schools. Compensatory

measures could also be directed towards footpath and cycleway improvements in the vicinity.

H66 – Land West of Market Street, Edenfield

Development for approximately 400 houses would be supported provided that:

1. The comprehensive development of the entire site is demonstrated through a masterplan with an agreed programme of implementation and phasing;
2. The development is implemented in accordance with an agreed design code;
3. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site. In particular:
 - i. safe vehicular access points to the site are achieved from the field adjacent to no. 5 Blackburn Road and from the field opposite nos. 88 – 116 Market Street. Full details of access, including the number of access points, will be determined through the Transport Assessment work and agreed with the Local Highway Authority;
 - ii. agree suitable mitigation measures in respect of the capacity of Market Street to accommodate additional traffic. Improvements will be needed to the Market Street corridor from Blackburn Road to the mini-roundabout near the Rawstron Arms. Measures to assist pedestrian and vulnerable road users will be required;
4. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the Church, the non-designated heritage assets which include Chatterton Hey (Heaton House), Mushroom House, and the former Vicarage, and the other designated and non-designated heritage assets in the area;
5. Specific criteria for the design and layout needs to take account of:
 - i. Retention and strengthening of the woodland enclosures to the north and south of the Church
 - ii. The layout of the housing parcels should be designed to allow views to the Church to continue
 - iii. The relationship of the new dwellings to the Recreation Ground to ensure safe non-vehicular access is provided
 - iv. Public open space to be provided along the woodland area south of the brook/Church enclosure

- v. Landscaping of an appropriate density and height is implemented throughout the site to 'soften' the overall impact of the development and provide a buffer to the new Green Belt boundary
 - vi. Materials and boundary treatments should reflect the local context
6. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts particularly on the Woodland Network and stepping stone habitat located within the site.
 7. Compensatory improvements must be provided to the Green Belt land in proximity of the site in accordance with Policy SD4
 8. Geotechnical investigations will be required to confirm land stability and protection of the A56, and consideration paid to the suitability or not of sustainable drainage systems on the boundary adjoining the A56
 9. Provision will be required to expand either Edenfield CE Primary School or Stubbins Primary School from a 1 form entry to a 1.5 form entry primary school, and for a secondary school contribution subject to the Education Authority. Land to the rear of Edenfield CE Primary School which may be suitable is shown on the Policies Map as 'Potential School and Playing Field Extension'. Any proposals to extend the schools into the Green Belt would need to be justified under very special circumstances and the provisions of paragraph 144 of the NPPF;
 10. Noise and air quality impacts will need to be investigated and necessary mitigation measures secured;
 11. Consideration should be given to any potential future road widening on the amenity of any dwellings facing the A56.

Explanation

120 Exceptional circumstances have been demonstrated to support the release of this land lying between the A56 and Market Street in Edenfield from the Green Belt. The area is very open in character and allows views of the surrounding hills and moors and will require a well-designed scheme that responds to the site's context, makes the most of the environmental, heritage and leisure assets, and delivers the necessary sustainability, transport, connectivity, accessibility (including public transport) and infrastructure requirements.

121 Rossendale Council therefore requires a Masterplan and will work in partnership with key landowners and key stakeholders, including the Edenfield Community Neighbourhood Forum, to ensure a Masterplan is prepared.

122 Edenfield Parish Church is Grade II* and development would have to consider the effect of the development on the significance of the heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation. There are several non-designated heritage assets located within close proximity of the site allocation and other designated and non-designated heritage assets located in the area. Development would have to consider the effect of the development on the significance of these heritage assets and should safeguard the setting of the heritage assets.

123 Sensitive landscaping using native species will be required in order to provide a suitable buffer to the new Green Belt boundary. Any biodiversity improvements should be directed to this landscaped area as well as to the mature woodland, identified as a stepping stone habitat.

124 Due to the removal of the site from Green Belt it is necessary that there are compensatory improvements to the Green Belt within the local area in accordance with SD4 in particular these should relate to proposals identified at Edenfield Cricket Club and Edenfield and Stubbins Schools. Compensatory measures could also be directed towards footpath and cycleway improvements in the vicinity as set out in the Council's Green Belt Compensation Document.

125 Any proposed development must make a positive contribution to the local environment and consider the site's form and character, reflecting the setting of features such as the Grade II* Listed Edenfield Parish Church and incorporating appropriate mitigation. Development must be of a high quality design using construction methods and materials that make a positive contribution to design quality, character and appearance. The development must contribute towards the sustainable use of resources. Implementation of development must be in accordance with an agreed Design Code/Masterplan across the whole development. The layout should be designed to allow glimpsed views towards the Church to continue, for example, by aligning the principle road(s) along a north-south or north east – south west axis, and building heights restricted.

126 In light of the site's natural features and relationship to surrounding uses, development is likely to come forward in a number of distinct phases. The infrastructure associated with the overall development and each individual phase will be subject to the production of a phasing and infrastructure delivery schedule to be contained in the Masterplan. Site access will be a key consideration.

127 Development proposals will be subject to a Scoping Study, a Transport Assessment and Travel Plan. This must be agreed with Lancashire County Council. Appropriate measures must be put in place to address any impacts the development may have on the strategic and local road networks. A Travel Plan will seek to ensure that the development promotes the use of public transport, walking and cycling.

128 A Health Impact Assessment will be required to maximise the overall benefits of the scheme to intended residents.

129 An Appropriate Assessment under the Conservation of Species and Habitats should be undertaken to address any impact on the Breeding Bird Assemblage for the South Pennine Moors.

130 A geotechnical study will need to confirm that there will be no adverse impacts on the A56. The suitability of providing a Sustainable Drainage System will need to be considered too as National Highways consider that storing water on site may not be advisable. National Highways may wish to widen the A56 and further discussions with National Highways are advised and if this is possible, this should be addressed by a suitable site layout plan to address this.

131 Edenfield Primary School is operating close to capacity and there is no capacity at Stubbins Primary School. The preferred course of action of the Education Authority would be to expand Edenfield CE Primary School onto adjacent land to the rear, provided that any access issues can be overcome, or at Stubbins Primary School.

H67 – Edenwood Mill, Edenfield

Development of up to 47 dwellings will be supported provided that:

1. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the non-designated heritage asset Edenwood Mill and its wider setting;
2. Views should be protected across the valley by sympathetic massing, height and layout of the dwellings;
3. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
4. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site;
5. Compensatory improvements must be provided to the Green Belt land in proximity of the site including improvements to the woodland on-site and access to this and to the footpaths in the vicinity of the site. Other relevant schemes include Edenfield Cricket Club;
6. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required;
7. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the Woodland Ecological Network and stepping stone habitat located within the site, as well as the adjoining watercourse. Measures should include retaining as many of the mature trees within the site as reasonably possible;
8. A Tree Impact Plan and Tree Constraints Plan are submitted with their findings secured and agreed prior to development taking place on site.

Explanation

132 The capacity of the site allocation is based on the retention and conversion of Edenwood Mill and its associated buildings. If it is demonstrated to the satisfaction of the Local Planning Authority that retention of the mill buildings is not reasonably possible then the capacity of the site may be lower than 47 dwellings, however this would be confirmed at planning application stage. Edenwood Mill is located within the site allocation and is considered to be a non-designated heritage asset. Development would have to consider the effect of the development on the significance of the heritage asset and should safeguard the setting of the designated heritage asset located within close proximity to the site allocation.

133 A landscape assessment was undertaken for the site as part of the Lives and Landscape Assessment 2017 which recommended suitable mitigation measures for any future development. Part of the site is located within Flood Zone 2 and Flood Zone 3, and is also at high risk of surface water flooding in parts. The Transport Assessment should identify the necessary measures required to improve accessibility and safety for all modes of travel, particularly for more sustainable forms of travel. A suitable vehicular access cannot be achieved from Rosebank and therefore vehicular access to the site should be taken from the existing access from Wood Lane (A56) to the north with suitable mitigation measures secured and agreed with the Local Highway Authority.

134 Due to the removal of the site from Green Belt it is necessary that there are compensatory improvements to the Green Belt within the local area in accordance with SD4. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required. Most of the site is classified as a wildlife corridor serving the Lancashire Ecological Network for Woodland and part of the site is identified as a stepping stone habitat for the Woodland network. The site also adjoins a watercourse which has ecological value. The site's developable area has been reduced to accommodate the retention of the mature trees on site which form part of the stepping stone habitat and should be retained for their ecological and landscape value.

H68 – Grane Village, Helmshore

Development of up to 139 dwellings will be supported provided that:

1. Vehicular access should be created with a junction on Holcombe Road;
2. A Flood Risk Assessment and drainage management strategy is submitted which guides the layout of the development and secures the appropriate mitigation measures necessary;
3. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts on the adjacent Grassland, and Woodland stepping stone habitats;
4. Landscaping of an appropriate density and height is implemented throughout the site to 'soften' the overall impact of the development;
5. New on-site open space is provided which leads to equivalent or better provision of open space in the area;
6. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required.

Explanation

135 Parts of the site are at high risk of surface water flooding. The site sits adjacent to stepping stone habitats belonging to the Grassland and Woodland Lancashire Ecological Networks respectively, as well as a corridor for the Woodland network. A landscape assessment was undertaken for the site as part of the Lives and Landscape Assessment 2017 which recommended suitable mitigation measures for any future development. Part of H68 has been identified as open space in the OSA as KKP 16 and therefore the loss should be replaced by equivalent or better provision. The site has recorded areas of contaminated land connected to historic land uses and therefore investigations and relevant remediation measures will be required.

Policy HS3: Affordable Housing

New housing developments of 10 or more dwellings (0.50 hectares or part thereof) will be required to provide:

- a) a requirement of 30% on-site affordable housing from market housing schemes subject to site and development considerations (such as financial viability). Of the total number of homes to be provided, at least 10% should be available for affordable home ownership as part of the overall affordable housing contribution, unless the proposal provides solely for Build for Rent, provides specialist accommodation to meet specific needs (e.g. purpose built accommodation for the elderly), is a self-build proposal, or is exclusively for affordable housing, entry level exception sites or rural exception sites.
- b) The affordable housing shall be provided in line with identified needs of tenure, size and type as set out in the latest available information on housing needs.

In particular the SHMA indicates there is a requirement for:

- Older peoples housing, especially extra care and residential care, of around 1700 units by 2034
- Housing suitable for Disabled people
- Social rented housing in rural communities

The Council will expect, where appropriate, a proportion of the affordable housing provided to meet these needs. This is to be considered in conjunction with policy HS8.

Within larger housing developments, the affordable housing will be evenly distributed throughout the development. Where a site has been divided and brought forward in phases, the Council will consider the site as a whole for the purposes of calculating the appropriate level of affordable housing provision.

Rural Exception Sites

On any rural exception sites there will be a requirement of 100% on-site affordable housing unless it can be demonstrated that a small element of market housing is required to make the scheme viable. Any such proposal will also need to address the criteria of policy HS15.

In exceptional circumstances, off-site provision or financial contributions of a broadly equivalent value instead of on-site provision, will be acceptable where the site or location is unsustainable for affordable housing.

The size of the development should not be artificially reduced to decrease or eliminate the affordable housing requirement, for example, by sub-dividing sites or reducing the density of all or part of a site. The Council will consider the site as a whole for the purposes of calculating the appropriate level of affordable housing provision.

Explanation

- 136 The Government is committed to boosting housing supply and delivering a wide choice of housing, including affordable housing to meet housing needs. Affordable housing comprises social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the private housing market.
- 137 The Council's SHMA has demonstrated that there is considerable need for affordable housing in Rossendale and it states that the issue must be tackled to prevent the problem from becoming more acute. The study recommends that there is a need for at least 158 affordable dwellings to be provided in Rossendale per year in addition to market housing, and potentially that there is a need for up to 321 affordable dwellings per year. There is a particular need to provide for the growing elderly population (including bungalows or single level accommodation as well as specialist care facilities) as well as those with disabilities. There is an overall shortage of social rented housing in rural areas.
- 138 Despite the high need for affordable housing in Rossendale, the SHMA recognises that there is a need to balance the delivery of affordable housing against viability of delivery. The requirement in terms of tenure will be based on the housing need at the time of submission of the planning application. Further details will be provided in a Supplementary Planning Document.

Policy HS4: Housing Density

Densities of at least 40 dwellings per hectare should be provided within town and district centres.

The density of the development should be in keeping with local areas and have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.

Explanation

- 139 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 NPPF (within the “Making effective use of land” chapter 11 and especially paragraph 124 a) to e).

- 140 Densities in excess of 40 dwellings per hectare will be expected to be delivered in town centres within Rossendale. Other sustainable locations where higher densities will be expected include sites within the urban boundary and within reasonable walking distance to bus stops on key corridors such as the X43 and 464 bus routes. Inclusive Mobility – Gov.uk propose that 400m walking distance to a bus stop as a suggested standard. High quality design can ensure that high density proposals are good quality schemes.
- 141 It is recognised that housing densities will be lower in other areas of the Borough because of physical constraints and on site issues, for example, topography, areas at risk of flooding and landscape.

Policy HS5: Housing Standards

In accordance with the national regime of optional technical standards for housing, the Council will adopt the following local standards for new housing developments of five dwellings or more, in line with the National Planning Practice Guidance: at least 20% of any new housing provided on a site should be specifically tailored to meet the needs of elderly or disabled residents, or be easily adaptable in line with the Optional Standards M4(2) of the Building Regulations. The Council will expect submitted information to demonstrate how this has been achieved.

Explanation

- 142 The NPPF requires local authorities to provide a mix of housing based on current and future demographic trends to meet the needs of different groups in the community.
- 143 Rossendale’s SHMA highlights a considerable growth in the number of elderly households in Rossendale with an expected rise of 52% over the period to 2035 and a need for the quality of stock to be improved to meet their needs. The SHMA also shows that there is a high percentage of households containing one or more adults with some form of disability (19.8%) which is above the national rate of 17.6%, and found that households containing a disabled resident were more likely to consider that their home is unsuitable than the Borough-wide average. The Housing Register contains a disproportionate amount of need among older residents and those with disabilities. There is therefore a need to increase the amount of suitable housing for elderly and disabled residents in Rossendale and to ensure that new housing is easily adaptable to meet their needs. This should be set out in a Planning Statement, through annotated drawings or within detailed Design and Access Statements.

- 144 The Council has a duty under the Public Sector Equality provisions to ensure that the needs of individuals with protected characteristics, such as the elderly, are catered for as much as possible.
- 145 These Access standards have been considered as part of the development of the Council's evidence base and are not considered to undermine housing viability in Rossendale.

Policy HS6: Open Space Requirements in New Housing Developments

Housing developments of 10 or more new dwellings (0.50 hectares or part thereof) will be required to make provision for open space, and should have regard to the most up to date evidence on the quantity, accessibility and quality of open space in the Borough, as identified in the 2021 Rossendale Open Space Report or its successors or more up to date robust evidence.

Where there is an identified local deficiency in quantity of open space, on-site provision will be required. Where there is no identified local deficiency in quantity or it is demonstrated to be inappropriate due to site specific circumstances payment of a financial contribution towards off-site provision or improvements to existing open spaces will be required.

The size of development should not be artificially reduced to decrease or eliminate the open space requirement, for example, by sub-dividing sites or reducing the density of all or part of a site. The Council will consider the site as a whole for the purposes of calculating the appropriate level of open space provision.

Until such time as the document is replaced Site specific open space requirements will be calculated using the 2008 Open Space and Play Equipment Contributions SPD, index linked and secured through planning obligations.

The Council is committed to producing an update to the 2008 Open Space and Play Equipment Contributions Supplementary Planning Document that will utilise the recommendations of the 2021 Open Space Report and establish an updated mechanism for calculating site specific open space requirements (on and off-site including maintenance) and open space design principles. This new SPD will be in place as soon as possible and will form the basis for calculating site specific open space requirements thereafter.

Explanation

- 146 The NPPF recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 147 The Local Plan seeks to ensure that Rossendale’s residents have access to outdoor amenity space and recreation space. This is important for encouraging health and well-being. In meeting the requirements of Paragraph 98 of the NPPF, the Council commissioned the Rossendale Open Space Assessment Report (2021).
- 148 In providing the most appropriate on site open space requirement and/or financial contribution tables 12.4.1 to 12.4.6 ‘Summary of Quantity, Quality and Accessibility’ of the Council’s Open Space Study 2021 will be referred to, in combination with relevant site specific policies to determine open space requirements.
- 149 Provision should be on site unless it can be clearly demonstrated to be impractical due to site specific circumstances, for example it is too small to accommodate usable open space, or the specific needs of the users can be more than adequately met within walking distance (200 m) and enhancement to such nearby facilities can be provided via a financial contribution. Examples of identified deficiencies in open space where a financial contribution should be sought include areas where the site is too small for on-site provision to be practical or appropriate.
- 150 In some areas of the Borough the proximity of development to sensitive moorland habitats means that there can be recreational impacts on the flora and fauna.

Policy HS7: Playing Pitch Requirements in New Housing Developments

Housing developments of 10 or more new dwellings (0.50 hectares or part thereof) will be required to pay a financial contribution towards improvements to existing playing pitches and provision of an all-weather pitch (identified in the 2016 Play Pitch Strategy or its successor) in the Borough where there is an identified local need or Borough wide importance.

The size of development should not be artificially reduced to minimise or eliminate the contribution to the playing pitch requirement, for example, by sub-dividing sites or reducing the density of all or part of a site. The Council will consider the site as a whole for the purposes of calculating the appropriate level of playing pitch/open space provision.

An accompanying Supplementary Planning Document will establish that, where there is a local need for playing pitches based on the Playing Pitch Strategy, appropriate financial contributions will be sought from new residential developments.

Explanation

- 151 The Council's Playing Pitch Strategy (2016) identifies a number of deficiencies in provision in Rossendale against Sport England's requirements. A 2021 Strategy is currently being prepared for the Council and will provide an update to the 2016 document. Once published its findings will be considered when seeking financial contributions for new, and enhancements to existing playing pitches throughout the Borough. In particular is the need for residents to access all weather pitches.
- 152 These deficiencies include a shortage of both football and rugby union pitch capacity at the current time and up to 2026. A significant contributor to the lack of capacity is the condition of many pitches. This means that they are unable to accommodate more than a minimal amount of use. The Playing Pitch Assessment that underpins the Playing Pitch Strategy ranks the condition of pitches as Good, Standard and Poor according to the number of games they can host per week. For grass football pitches 2 were ranked as good; 27 as standard and 20 as poor. Poor condition pitches include those at Haslingden Sports Centre and Maden Recreation Ground, Bacup. The main reason for pitches performing poorly was inadequate drainage. The Study recommends that investment in pitch quality and maintenance should be a priority.
- 153 This policy recognises that there is an existing deficiency in provision that should be addressed through a variety of funding streams. Where usage by residents of new development contributes to the inadequacy of pitches or where additional provision is needed whether for formal or informal purposes, contributions will be expected.
- 154 An accompanying Supplementary Planning Document will provide information on local standards and required financial contributions.

Policy HS8 : Private Outdoor amenity space

All new residential development should provide adequate private outdoor amenity space. This should be in the form of gardens unless the applicant can demonstrate why this is not achievable and proposes a suitable alternative.

In determining the appropriate size for outdoor amenity space for individual dwellings regard will be had to:

- The size and type of dwelling(s) proposed; and
- The character of the development and the garden sizes in the immediate neighbourhood.

Amenity space for individual dwellings should be useable and have an adequate level of privacy. All boundary treatments should be appropriate to the character of the area.

Explanation

- 155 The NPPF 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, biodiversity and to provide playspace for children and young people. It is therefore important that all residential development, including all new homes, residential care homes and other residential institutions provide outdoor amenity space for residents.

Policy HS9: House Extensions

Permission will be granted for the extension of dwellings provided that the following criteria are satisfied:

- a) The extension respects the existing house and the surrounding buildings in terms of scale, size, design, fenestration (including dormer windows) and materials, without innovative and original design features being stifled;
- b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;
- c) The proposal does not have an unacceptable adverse impact on highway safety; and
- d) In the case of the Green Belt or the Countryside, the proposed extension should not result in a disproportionate increase in the volume of the original dwelling..

Explanation

- 156 The Government recognises the importance of being able to extend and alter homes to meet changing lifestyles, growing families and changing physical mobility. It has extended rights for homeowners to extend and alter homes without requiring formal planning permission, either through permitted development rights or the prior notification procedure.
- 157 This policy applies where planning permission is required and seeks to allow homeowners the flexibility to alter and extend their homes whilst protecting the living standards of neighbouring properties and the character of the local area.
- 158 Further information on what is permitted in terms of house extensions in Rossendale is provided in the Council’s Supplementary Planning Document on Alterations and Extensions to Residential Properties. The Government’s Planning Portal also provides useful guidance for homeowners looking to extend: (<https://www.planningportal.co.uk/>).

Policy HS10: Replacement Dwellings

Permission will be granted for the replacement of dwellings provided that the following criteria are satisfied:

- a) The proposed replacement dwelling respects the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled;
- b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight; and
- c) Safe and suitable access to the site can be achieved.

And in the case of the Green Belt or countryside:

- d) The proposed replacement dwelling would not detract from the openness to a greater extent than the original dwelling; and
- e) The proposed replacement dwelling would not be materially larger than the dwelling it replaces nor involves enlarging the residential curtilage.

Explanation

- 159 Where replacement dwellings are provided, these need to respect the surrounding buildings, have no unacceptable effects on the amenity of neighbouring properties and have safe and suitable access. If the property is in the Green Belt or countryside, it should also not detract from the openness of the Green Belt / countryside and should not be materially larger than the original dwelling. This is necessary to ensure that Rossendale's natural assets of the attractive landscape and natural environment which surround the settlements are protected from overdevelopment. Countryside includes areas of the Borough which are outside the urban boundaries. Green Belt boundaries are shown on the Policies Map.

Policy HS11: Rural Affordable Housing – Rural Exception Sites

A limited number of dwellings exclusively to meet a local need for affordable housing may be allowed adjoining the built form of existing settlements providing all of the following criteria are met:

- a) There is no suitable site available within the urban boundary;
- b) The scale and nature of the development would be in character with the settlement;

Explanation

- 160 The Government has placed the provision of housing for rural communities high up its agenda and its Planning Practice Guidance on rural housing stresses the importance of housing supply and affordability issues in rural areas. The SHMA highlights that there remains a strong demand for housing in rural areas within

Rossendale and there is an overall shortage of social rented stock. To increase the supply of affordable housing in rural areas in Rossendale, the Council may allow a limited number of dwellings exclusively to meet a local need, providing the criteria above are met.

Policy HS12: Conversion and Re-Use of Rural Buildings in the Countryside

Proposals for the conversion of an existing building in the countryside will be permitted where:

- The proposal does not have a materially greater impact on the openness of the area and the proposal will not harm the character of the countryside;
- The building is of a permanent and substantial construction, structurally sound and capable of conversion without the need for more than 30% reconstruction;
- The conversion works and facing materials to be introduced would be in keeping with the original building, and important architectural and historical features would be retained. Particular attention will be given to curtilage formation, including appropriate boundary treatments and landscaping, which should be drawn tightly around the building footprint and the requirement for outbuildings, which should be minimal;
- The building and site has a satisfactory access to the highway network and the proposal would not have a severe impact on the local highway network;
- Satisfactory off-street parking, bin storage and bin collection points can be provided without adversely impacting on rural character and mains services are available for connection into the scheme;
- The development does not require the removal of, or damage to, significant or prominent trees, hedges, watercourses, ponds or any other natural landscape features;
- The development would not have an unacceptable impact on nature conservation interests or any protected species present;
- Drainage and sewerage requirements are met to the satisfaction of the relevant agencies;
- If an agricultural building, it is not one substantially completed within ten years of the date of the application;
- The proposal would not harm the agricultural or other enterprise occupying the land or buildings in the vicinity; and
- The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect on the openness of the area.

Explanation

- 161 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. which are sympathetic to the character of the building and the rural setting of the building. Further information is available in the Council's Supplementary Planning Document on Converting and Re-using Buildings in the Countryside.

Policy HS13 : Rural Workers Dwellings

Proposals for permanent residential accommodation, outside of the urban boundary in well-established agricultural enterprises, where it is required to enable agriculture, horticulture, forestry (or other rural based enterprise) for workers to live at, or in the immediate vicinity of, their place of work will be supported where it can be demonstrated that (a):

- i. There is a clearly established functional need;
- ii. The functional need relates to a full time worker or one primarily employed in agriculture, forestry or rural based enterprise activities;
- iii. The unit and the agricultural or forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- iv. The functional need could not be fulfilled by another dwelling on the unit or any other existing accommodation in the area which is suitable and available;
- v. The dwelling achieves a high standard of design and its siting is well related to the existing farm buildings or its impact on the landscape could be minimised; and
- vi. The dwelling is of a size and scale commensurate with the established functional requirement of the rural enterprise. Dwellings that are unduly large in relation to the needs of the rural enterprise will not be permitted.

If a new dwelling is essential to support a new farming or forestry activity on an established unit or on a new agricultural unit, an application should be made for temporary accommodation. The application should satisfy all the following criteria (b):

- i. There is clear evidence of a firm intention and ability to develop the new enterprise concerned;
- ii. a functional need relating to the enterprise;
- iii. There is clear evidence that the new activity has been planned on a sound financial basis;
- iv. the functional need could not be fulfilled by another existing dwelling on the unit or any other:
- v. existing accommodation in the area which is suitable for and available for occupation by the workers concerned;
- vi. the proposal would not give rise to significant environmental damage, particularly in relation to its impact on the landscape;
- vii. satisfactory vehicular access and parking can be achieved within the site; and satisfactory infrastructure including drainage facilities are available.

Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless the applicant can demonstrate that there is no longer any realistic agricultural or forestry need both from the enterprise and the locality for the restriction to be maintained by meeting all the following criteria (c):

- i. the essential need which originally required the dwelling to be permitted no longer applies in relation to the farm unit and that the dwelling will not be required similarly in the longer term;
- ii. the property has been actively marketed in specialist and local press and estate agents at least once a month for a minimum of 12 months;
- iii. the advertised selling price is realistic given the age, size, condition and location of the property; and
- iv. following marketing that meets criteria c) ii) and iii) above, no realistic offers have been made to the vendors from people eligible to occupy the dwelling meeting the terms of the planning condition concerned.

Explanation

162 The NPPF states that new isolated homes in the countryside should be avoided unless there are special circumstances, such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. This policy sets out what criteria need to be met to provide rural housing for both permanent and temporary workers. This information will need to be provided by a suitably qualified person.

Strategic Policy HS14: Gypsies, Travellers and Travelling Showpeople

The accommodation need for Gypsies, Travellers and Travelling Showpeople over the Plan period is of up to four permanent pitches.

Two of the pitches will be provided via intensification on existing sites (at Tong Lane, Bacup and/ or Cobland View, Stacksteads) and any potential need for other pitches will be dealt with as windfall development against the following criteria:

- Access to the road network;
- Access to schools and services;
- Availability of water and infrastructure services;
- Proximity to existing development and the settled community, particularly with respect to noise and light; and
- Adequacy of landscaping and boundary treatments.

The Council's Gypsy and Traveller Area Assessment (2016) identifies that there is a need for four transit pitches in the borough. In order to make provision for these needs the Council will seek to implement a Negotiated Stopping policy, as part of which the Council will need to identify suitable stopping sites. Such sites should be:

- on readily available land;
- close to existing infrastructure and services;
- able to provide appropriate living conditions for occupants in terms of noise, light and privacy.

To manage the sites the following must be agreed upon before occupation of any suitable stopping site:

- The length of use of the site (no more than 28 days);
- Any necessary refuse and sanitary facilities to be provided;
- Site hygiene requirements.

Explanation

163 The Council's Gypsy and Traveller Area Assessment (2016) (GTAA) showed that there is a demand for up to four additional pitches within the Borough. Two of these pitches will be provided via intensification at existing sites. The other two via windfall sites later in the plan period dependent upon whether the demand arises. The windfall approach for two of these pitches is appropriate as it is not entirely clear whether the two pitches later in the Plan period will definitely be needed.

- 164 The GTAA also recommended that provision for four transit pitches is made within the Borough. As no suitable transit sites have been identified in the Plan, the Council is seeking to meet this need via the implementation of a Negotiated Stopping Policy. This would allow Gypsies and Travellers transiting the area to places such as Appleby Horse Fair to legally stop over for a temporary period of time in a suitable location, subject to a Negotiated Stopping agreement. Basic facilities such as toilets, water and waste bins would be provided, in exchange for keeping the site tidy and respecting neighbours of the site. It is anticipated that this would help to reduce illegal encampments.
- 165 Being able to come to a Negotiated Stopping agreement would benefit the Local Authority by reducing the amount of resources spent on moving Travellers on, and the Travelling groups by decreasing the number of evictions they experience. No requirement has been identified at the present time for a site to meet the needs of Travelling Showpeople.
- 166 No requirement has been identified at the present time for a site to meet the needs of Travelling Showpeople.

Policy HS15: Specialist Housing

Development proposals for specialist forms of housing, including retirement accommodation, extra care accommodation and supported accommodation services, will be supported provided that:

- The development is well located so that shops, public transport, community facilities and other infrastructure and services are accessible for those without a car, as appropriate to the needs and level of mobility of potential residents, as well as visitors and staff;
- The development contains appropriate external amenity space of an acceptable quantity and quality;
- Adequate provision is made for refuse storage and disposal facilities;
- It would not have an unacceptable impact on the character of the area or the amenity of the occupiers of neighbouring properties; and
- The design and layout of the accommodation and its relation to its broader context fully meets the requirements of the residents of the specific type of accommodation proposed.

The following site is allocated on the Policies Map specifically for specialist accommodation:

- H19 - Former Bacup Health Centre
- H48 – Waterfoot Primary School
- H61 – Land behind Buxton Street, Whitworth

Explanation

- 167 There is an identified need for specialist supported housing in the Borough, including a strong demand for housing for older people and there are higher than average levels of residents with mental health needs.
- 168 In relation to supported housing for older people, the SHMA indicates that the number of residents aged over 65 in Rossendale is projected to increase by 6,336 (52.9%) by 2034, in contrast to the overall growth in population of just 5,915 residents (8.6%). Given the substantial increase in the number of residents aged over 65 combined with the current insufficient supply of specialist housing for older people in the Borough, there is a need for more good quality accommodation designed specifically for the growing elderly population. It is recognised that the number of sites proposed above will not fully meet the projected expansion of the elderly population and of those with other specialist needs. The Council will therefore welcome applications that meet the requirements set out in this policy and will work proactively with care providers to deliver schemes, especially where these meet the needs of those in deprived areas.
- 169 The Council will work with infrastructure providers to ensure that any issues on allocated sites are fully addressed.

Policy HS16 : Self Build and Custom Built Houses

The Council will support individuals who wish to commission or build their own dwelling by identifying suitable serviced plots of land. To ensure a variety of housing provision developers of schemes comprising of 50 dwellings or over will be encouraged, where possible, to make at least 10% of plots available for sale to small builders or individuals or groups who wish to custom build their own homes. This will be subject to the Council's self-build register and site viability.

The following housing sites allocated under Policy HS2 are identified specifically for self-build and custom build housing:

- H5 - Land south of 1293 Burnley Road, Loveclough - 5 units
- H56 - Hareholme - 9 units
- H53 - Lea Bank - 9 units

Explanation

170 The Government is committed to increasing the supply of self-build and custom build homes and wants to make this form of housing a mainstream housing option. Evidence from the SHMA indicates that the level of demand for plots is currently low in Rossendale however this policy seeks to support individuals who would like to build or commission their own home by making plots available for them. The Council maintains a self-build and custom build housing register and, as of 31st March 2021, there are 33 individuals registered and no Associations on the Self-build Register. In order to meet this demand a number of Council owned sites have been made available. However, in order to supplement this, the Council will also encourage developers to make plots available for these purposes.

Chapter 2: Employment Growth and Employment

Strategic Policy EMP1: Provision for Employment

The Council, together with developers and other partners, will seek to provide sufficient employment land to meet the Borough's gross requirement of 27 hectares for business, general industrial or storage and distribution (Use Classes E(g), B2 and B8) for the Plan period of 2019 - 2036.

Explanation

- 171 Employment levels have declined in Rossendale since 1997 with the loss of manufacturing jobs; however there are still high levels of industrial activity, including that which is generated from the Borough's heritage of shoe and textiles manufacturing and distribution. The Council's Employment Land Review (ELR) (2017) identifies an overall lack of good quality small to medium-sized industrial premises for industrial and manufacturing (B2 and B8), which is suppressing demand. The need for industrial premises is greatest in the west of the Borough where there is ready access to the A56 and M66.
- 172 In terms of office uses, activity is generally focused to the west of the Borough around Rawtenstall and Haslingden. Whilst there is a current oversupply in the short term, the ELR evidences a need for new office accommodation (E(g)(i)) in the longer term to meet the forecast growth in the service sector, and suggests that this could be located in Rawtenstall.
- 173 The wage levels of Rossendale residents who also work in the Borough are lower than the national and regional average and the Borough's supply of employment space is limited with constraints based on topography and flood risk. Out-commuting into neighbouring authorities for work remains a major issue for Rossendale, with a net loss of around 8,560 employed residents daily. There are high levels of out-commuting to Rochdale, Bury and Burnley as well as Manchester City Centre. Wage levels of residents working outside the Borough are significantly greater than those living and working within Rossendale. Providing suitable employment land within Rossendale to increase the number and quality of jobs in the Borough will assist in reversing this trend and 'claw-back' out-commuters, reducing net out-commuting rates. It is also important that the Borough cooperates with neighbouring authorities to ensure that the needs of businesses and commuting residents are being effectively met.

- 174 The Employment Land Review (ELR) study from 2017 considered a number of scenarios in order to identify the Borough's Objectively Assessed Need for Employment, ranging from 22 ha to 32 ha over the period 2014 to 2034. The lower figure is based on past delivery of employment land, which has been low and it could be considered that this under supply has been constraining Rossendale's economic growth. Hence the Council is proposing a mid-way employment land gross requirement of 27 ha, which aligns with Housing Need (based on a labour supply of 220 dwellings per annum) (dpa) and takes into account an allowance for the replacement of losses (of 26.9ha) and factors in a flexibility margin of two years take-up of 1.99ha).
- 175 In 2019, an update to the scenarios for the period 2019 to 2034 was undertaken using data from the 2019 SHMA. This re-modelling reduces the range of 22-32 ha between 2014-2034 to a range of 14-25 ha over the period 2019-2034. A further Update was undertaken in April 2021 to take account of the longer plan period (2019 to 2036) and the updated Local Housing Need figures which were published in March 2021, and demonstrated a lower housing requirement (of 185 dpa). Taking these factors into account, the employment land modelling shows that the range for the Objectively Assessed Need (OAN) is from 14 ha to 19 ha for the period 2019 to 2036. This is lower than the range identified in the previous Update (17-25 ha). This is because of the reduction in the average employment loss replacement and past take-up rates, despite the plan period having been extended. However, the Council considers that it is appropriate to retain the employment land requirement of 27 ha to take account of previous under provision of employment land in the past few years (0.33ha of employment land built between 2015-19 against the ELR requirement of 1.35 ha per year or 6.75 ha over the five years). Qualitative evidence identifies a shortage of good quality larger premises, particularly in the west around the Rossendale Valley Growth Corridor. The employment land requirement of 27ha will provide choice for businesses as well as offering flexibility in the supply of sites.
- 176 Of the existing employment sites that are to be retained, the study notes that much of this committed supply is of poor quality, nor located where market demand is greatest. Hence there is a qualitative as well as a quantitative need to identify new land for employment.
- 177 The plan sets a requirement for 27ha of employment land for business, general industrial and storage or distribution (Use Classes E(g), B2 and B8) within Rossendale over the plan period (2019 – 2036). This figure is intended to meet Rossendale's employment space needs in full so that its economy is not constrained whilst recognising that developments in adjoining areas will remain a key influence.
- 178 As well as protecting existing employment sites (as recommended in the review of employment sites) there is the need to allocate new land and the Council is proposing to make available additional land for employment purposes. As shown in

the table below the Council has identified an employment supply of 31 ha, which is greater than the requirement of 27 ha. The supply of employment land identified in the Local Plan comprises five sites that will bring forward up to 23ha of new employment land. There are also three mixed use sites that have been identified for a range of potential uses, including E(g), B2 and B8, which will bring forward up to 1.94 ha of new employment land. Additionally some of the sites currently in existing employment use, and which are to be protected for employment uses, have spare capacity that can come forward and would generate an extra 2.57 ha of employment land supply. The remaining supply is made up of employment site completions in 2019/20 (1.07 ha) and sites for employment with planning permission that are still outstanding (2.57 ha).

Policy EMP2: Employment/mixed-use allocations and existing employment sites

The following sites shown on the Policies Map are allocated and protected for business, general industrial or storage and distribution (Use Classes E(g), B2 or B8 respectively) in the period 2019-2036. Additional uses will be permitted on mixed-use site allocations.

Table 8: Employment Site Allocations

Employment Allocation/ Site Ref.	Site name	Total Site Area (ha)	Remaining/ Available-Net Developable Area (ha)	Use Class	Site Specific Policy
New employment allocations					
NE1	Extension to Mayfield Chicks, Ewood Bridge	2.81	1.57	E(g), B2, B8	Yes
NE2	Land North of Hud Hey, Acre	3.43	2.03	E(g), B2, B8	Yes
NE3	Carrs Industrial Estate North Extension, Haslingden	5.67	4.26	E(g), B2, B8	Yes
NE4	Extension of New Hall Hey, Rawtenstall	6.04	3.00	E(g), B2, B8	Yes

NE5	Extension to Baxenden Chemicals Ltd site, Rising Bridge	4.92	4.40	E(g), B2, B8	Yes
Total new employment allocations		22.87	15.26		
Mixed-Use allocations including employment					
M1	Waterside Mill, Bacup	0.09	0.09	E(a), E(g), B2, C3	Yes
M2	Isle of Man Mill, Water	0	0	E(g), B2, B8, C3	
M3	Futures Park, Bacup	1.85	* 1.13	E(a), E(b), Sui Generis, E(g), B2, B8, C1, F2	Yes
Total mixed-use allocations		1.94	1.22		
Existing Employment sites					
EE1	Beech Industrial Estate	0	0.00	E(g), B2, B8	
EE2	Henrietta Street	0	0.00	E(g), B2, B8	
EE3	The Sidings	0	0.00	E(g), B2, B8	
EE4	Beta Burnley Road	0	0.00	E(g), B2, B8	
EE5	Burnley Road	0	0.00	E(g)(iii), B2, B8	
EE6	Kings Cloughfold	0	0.00	E(g), B2, B8	
EE7	Myrtle Grove	0	0.00	E(g), B2, B8	
EE8	Turton Hollow Road	0	0.00	E(g), B2, B8	
EE9	Springvale Works, Shawclough Road	0	0.00	E(g), B2, B8	

EE10	Mayfield Chicks & Adjoining Ewood Bridge Mill	0	0.00	E(g), B2, B8	
EE11	Prinny Hill Road	0	0.00	E(g), B2, B8	
EE12	Large Site at Hud Hey	2.04	1.70	E(g), B2, B8	
EE13	Land off Manchester Road (Solomons)	0	0	E(g), B2, B8	
EE14	Commerce Street & Grove Mill	0	0.00	E(g), B2, B8	
EE15	The Courtyard	0	0.00	E(g), B2, B8	
EE16	Carrs Industrial Estate	0	0.00	E(g), B2, B8	
EE17	Three Point Business Park	0	0.00	B2, B8	
EE18	Knowsley Road Industrial Estate	0	0.00	B2, B8	
EE19	Solomon's Site	0	0.0	E(g), B2, B8	
EE20	Wavell House	0	0.00	E(g), B2, B8	
EE21	Piercy Mount Industrial Estate Burnley Road East	0	0.00	E(g), B2, B8	
EE22	Land at Robert Street	0	0.00	E(g), B2, B8	
EE23	Rosendale Motor Sales, Bury Road	0.07	0.06	E(g), B2, B8	
EE24	New Hall Hey	0.0	0.0	E(g), B2, B8	
EE25	New Hall Hey Road	0	0.00	E(g), B2, B8	
EE26	Novaks	0	0.00	E(g), B2, B8	

EE27	Rising Bridge Business & Enterprise Village	0	0.00	E(g), B2, B8	
EE28	Hollands Bakery & Baxenden Chemicals	0	0.00	B2, B8	
EE29	Freeholds Road	0	0.00	E(g), B2, B8	
EE30	Toll Bar Business Park	0	0.00	E(g), B2, B8	
EE31	Atherton Holme Works	0	0.00	E(g), B2, B8	
EE32	Nun Hills	0	0.00	E(g), B2, B8	
EE33	Acre Mill Road	0	0.00	E(g), B2, B8	
EE34	Ormerods	0	0.00	E(g), B2, B8	
EE35	Broad Clough	0	0.00	E(g), B2, B8	
EE36	Bridge Mills, Plunge Road	0	0.00	E(g), B2, B8	
EE37	Stubbins Vale Mill	0	0.00	E(g), B2, B8	
EE38	Georgia Pacific	0	0.00	E(g), B2, B8	
EE39	Cuba Industrial Estate	0	0.00	E(g), B2, B8	
EE40	Riverside Business Park	0	0.00	E(g), B2, B8	
EE41	Forest Mill	0	0.00	E(g), B2, B8	
EE42	Waterfoot Mills	0	0.00	E(g), B2, B8	
EE43	Warth Mill	0.12	0.08	E(g), B2, B8	

EE44	Hugh Business Park	0	0.00	E(g), B2, B8	
EE45	Bacup Coal Yard	0	0.00	E(g), B2, B8	
EE46	Burnley Road East	0	0.00	E(g), B2, B8	
EE47	Station Road	0.34	0.28	E(g), B2, B8	
EE48	Spodden Mill	0	0.00	E(g), B2, B8	
EE49	Bridge End Mills	0	0.00	E(g), B2, B8	
EE50	Bridge Mill	0	0.00	E(g), B2, B8	
EE51	Kippax Mill	0	0.00	B2, B8	
Total Existing Employment Sites		2.57	2.12		
Total Employment /Mixed-use Allocations and Existing Sites		27.38	18.06		

Table 9: Sources of employment land supply in gross area (ha) during the extended Plan period (2019 -2036)

Sources of employment supply (B1/E(g), B2 and B8)	Gross Area (ha)
New employment sites	22.87
Mixed-use sites with employment use	1.94
Spare capacity on existing employment sites	2.57
Completions for employment use in 2019/20*	1.07
Outstanding commitments – Sites with planning permissions for employment uses*	2.57
TOTAL (ha)	31.02

Note: The Commitments and Completions data is correct as at 31/03/2020

Explanation

179 The table above identifies sites where new employment land may come forward. This includes the five new employment sites (NE1-NE5), as well as sites identified for mixed use purposes, including E(g),B2 and B8, identified as M1,M2 and M3. Another source of employment land supply is spare capacity on existing employment sites.

- 180 An Employment Land Review was undertaken in 2017, the assessment included a review of the characteristics and quality of committed employment land supply in the Borough. Overall assessments of existing sites indicated that the Borough has a range of employment sites of varying quality and type, with the majority dominated by industrial or warehousing uses. Some of the supply was deemed to be of poor quality, in need of regeneration, with a gap in the market for small industrial units and evidence indicating a need for new sites in the west of the Borough where there is good access to the A56 and M66. Recommendations were however made to retain a number of sites for employment use in light of their roles and characteristics including; well established industrial areas with low vacancy rates and excellent public transport links. Sites that continue to be protected for employment use are included at Table 8.
- 181 The sites identified above will increase the current choice of sites and provide the Borough with new development opportunities. Focus has been placed upon identifying new sites in areas of strongest market demand, in the west of the Borough, to provide further industrial and warehousing allocations to meet need. The Futures Park allocation seeks to meet employment needs in the east of the Borough. Regarding the provision of new offices, schemes should also align with Policy R1. The retention of existing sites helps to ensure that the needs of a wide range of employers are met, and will provide employment opportunities in all parts of the Borough, including those where there are high levels of deprivation and the ability to travel for work is limited.
- 182 Existing employment sites have been assessed and protected accordingly where appropriate. The Council will encourage and support the upgrading, refurbishment and redevelopment of existing employment areas so that they can be used more efficiently and remain attractive and viable to the market. All developers will be expected to ensure that relevant infrastructure requirements, including utility provision and road access are taken into account when upgrading, refurbishing and redeveloping their sites. A small number of these protected existing employment sites have spare capacity for additional employment uses as shown in the table above.
- 183 The site allocations identified in Table 8 will retain and provide new employment opportunities in the Borough for businesses, general industrial or storage and distribution (Use Classes E(g), B2 and B8 respectively). Additional uses will also be permitted on mixed-use site allocations.
- 184 Following recommendations in the ELR, several employment site allocations and sites have not been carried forward from the previous plan primarily due to poor demand or where sites are considered to be better suited for other development, including residential. This is in line with the NPPF, which seeks to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

Site Specific Policies

- 185 A number of employment sites have site specific policies to guide their development, as listed in Table 8 above. These are sites NE1, NE2, NE3, NE4, NE5 and Mixed Use Sites M1 and M3.

Policy NE1: Extension to Mayfield Chicks, Ewood Bridge

Within the area designated on the Policies Map at the extension to Mayfield Chicks, Ewood Bridge (NE1) new high quality development comprising E(g) Business, B2 (General Industrial) and B8 (Storage or Distribution) will be permitted subject to the following:

- (a) the net developable area will comprise no more than 1.57 ha and development must exclude the land on the northern boundary which is identified as grassland stepping stone habitat on the Lancashire Grassland Ecological Network Map.
- (b) an ecological assessment of the entire allocation will be required and all adverse impacts on the grassland habitat will need to be fully mitigated against. Any measures to address the loss of biodiversity that cannot be incorporated within the area of development (i.e. the developable area) will need to be addressed by improvements to the grassland stepping stone habitat;
- (c) vehicular access will be through the existing industrial site and improvements to the junction and widening of the access road will be required;
- (d) a site specific-flood risk assessment is undertaken;
- (e) details relating to layout, massing and landscaping, will be required to show how the proposed development will respect views from the Irwell Sculpture Trail and the East Lancashire Railway line. This should include native-species tree and hedgerow planting to delineate the new Green Belt boundary.
- (f) Measures will be required to compensate for the loss of the Green Belt with proportionate contributions being made to all or some of the following identified projects:
 - Rossendale Forest;
 - The New Hall Hey Gateway;
 - Improvement works to footpaths in the vicinity – namely FP 14-4-FP309 and 14-4-RB303 to ensure the site links with other parts of the Borough;
 - Improved biodiversity measures on the grassland stepping stone habitat.

Explanation

- 186 This allocation relates to an extension to an existing employment site in order for the business already located there to expand and use the additional land for storage and distribution.
- 187 Exceptional circumstances have been demonstrated to allow the release of additional land from Green Belt for employment purposes. In accordance with the National Planning Policy Framework compensatory measures to improve the remaining Green Belt land, as set out above, must be agreed before any planning consent can be issued. Further details of Green Belt compensation measures are included in Policy SD4.
- 188 This is a sensitive location for landscaping, bounded by the Irwell Sculpture Trail, the River Irwell, the line of the East Lancashire Railway and adjoining the Green Belt. As such a high quality design will be expected that takes account of the wider site context, including measures relating to building materials, massing, layout and landscaping, and especially boundary treatments.
- 189 Part of the site falls within Flood Zone 3. The Council's Strategic Flood Risk Assessment recommends that development proposals for employment uses should be subject to a site specific flood assessment.
- 190 The land in the north of the allocation has ecological value as a stepping stone habitat. As such there should be no adverse impacts on this habitat as a result of the development, and mitigation measures will be required and advantage taken to ensure that the grassland is improved and retained as a wildlife corridor.

Policy NE2: Land north of Hud Hey, Acre

Within the area designated on the Policies Map at the Land north of Hud Hey, Acre, (NE2) new high quality development comprising E(g) (Business Uses) B2 (General Industrial) and B8 (Storage or Distribution) will be permitted subject to the following:

- a) the net developable area will comprise no more than 2.03 ha
- b) development should avoid the northern and eastern boundaries of the allocation and these areas should be planted with native-species trees in order to create a buffer and provide a new Green Belt boundary.
- c) any existing woodland within the site, particularly along the A56, A680 and between the new development and existing housing should be retained, maintained and enhanced. Opportunities for additional tree planting and habitat creation should also be explored, whilst not completely blocking views through the site;
- d) a new priority junction and access from Hud Hey Rd is to be provided. This will need to be based on the findings of a detailed geotechnical feasibility study of land stability and a full ground investigation survey, and be subject to a Transport Assessment, including Road Safety Audit,
- e) a drainage study and drainage mitigation to ensure no drainage runoff onto the A56. A sustainable drainage system shall be used as part of the green infrastructure through the site, subject to land stability;
- f) measures will be required to compensate for the loss of the Green Belt with proportionate contributions being made to all or some of the following identified projects:
 - Creation of footpath links to adjacent Worsley Park and Improvement work to footpaths in the vicinity which improve access to or are within the Green Belt;
 - Improvements to National Cycle Route 6 to enhance the link between Haslingden and Rising Bridge;
 - Improved biodiversity measures at Worsley Park, woodland to the north and east of the park and to the south of Clough End Road, and any other appropriate areas in the surrounding Green Belt.
 - Rossendale Forest
 - New Hall Hey Gateway

Explanation

191 This allocation relates to a site in Acre, between Rising Bridge and Haslingden, which borders the existing employment site, EE12, to the south, and housing to the north. Sensitive landscaping will be needed to ensure the boundary to the new Green Belt is reinforced with measures such as local stone walls and additional native species planting. Tree Preservation Orders protect some of the existing woodland.

192 National Highways is responsible for the A56 and requires extensive studies be undertaken to show that, not only is the land stable, but that the proximity of the access to their bridge structure (the A56 over-bridge abutments and highway verge) will cause no unnecessary risks. As well as geotechnical studies, drainage details are also required.

193 Exceptional circumstances have been demonstrated to allow the release of the land from the Green Belt for employment purposes. In accordance with the National Planning Policy Framework, compensatory measures to improve the remaining Green Belt land, as set out above, must be agreed before any planning consent can be issued. This includes any footpath links created to Worsley Park, the existing Public Rights of Way on the other side of King's Highway and any surrounding Green Belt areas.

- Improvements to NCR6 to enhance the link between Haslingden and Rising Bridge;
- Improved biodiversity measures at Worsley Park, woodland to the north and east of the park and to the south of Clough End Road, and any other appropriate areas in the surrounding Green Belt.

Policy NE3: Carrs Industrial Estate North Extension, Haslingden

Within the area designated on the Policies Map as the northern extension to Carrs Industrial Estate, Haslingden (NE3) new high quality development comprising E(g) (Business), B2 (General Industrial) and B8 (Storage or Distribution) will be permitted subject to the following:

- a) the net developable area will comprise no more than 4.26 ha
- b) access is to be delivered via Commerce Street with a site-specific ground investigation required to address potential geotechnical and geo-environmental risks;
- c) a drainage study and drainage mitigation to ensure no drainage runoff onto the A56. A sustainable drainage system shall be used as part of the green infrastructure through the site, subject to land stability
- d) buildings should subservient to Britannia Mill and units should be designed so as to be sympathetic to the local area and the setting of nearby Listed Buildings and other heritage assets;
- e) key views will need to be retained to Britannia Mill and the Church of St James;
- f) native species tree planting is to be provided along the A56 and further landscape treatment is expected adjacent to the Public Right of Way along the western boundary.

Explanation

- 194 This allocation will extend the popular employment area known as Carrs Industrial Estate, along the A56.
- 195 Access to the site will need the full agreement of National Highways given its proximity to the A56, a trunk road. As well as transport issues developing this site will require detailed investigation of the geology and an assessment of how this will affect future development. National Highways' approval will also be required to ensure no adverse effects on the A56 in the future.
- 196 Any development at this location will need to consider impacts on the setting of heritage assets in the vicinity of the site (namely Britannia Mill and the Church of St James), and as such any development on the site must be sympathetic to this. The scheme will need to be designed in such a way that the height of the new buildings do not compete with Britannia Mill or harm its setting. The southern part of the site will need to be treated particularly sensitively to protect and retain views of these heritage assets.

Policy NE4: New Hall Hey

Within the area defined on the Policies Map at New Hall Hey (NE4) new high quality development will be permitted for employment uses comprising E(g)-(Business), B2 (General Industrial) and B8 (Storage or Distribution).subject to the following:

(a) a net developable area comprising of no more than 3ha

(b) The implementation of development to be in accordance with an agreed design code, prepared in consultation with key stakeholders including statutory undertakers. The Design Code shall include the design principles for the whole of the site and will incorporate, amongst other elements:

- a. A greenspace and landscape strategy reflecting both its status as a “gateway” to the Borough as part of the New Hall Hey Gateway and ecological value;
- b. A movement framework supported by a detailed Travel Plan and Transport Assessment, which also identifies the access point(s);
- c. Existing overhead and underground infrastructure;
- d. Layout considerations to accommodate long views east-west across the site;
- e. Parking and garaging;
- f. Appropriate building and hard surfacing materials;
- g. Measures to mitigate and enhance the impact on the setting of the listed Hardman’s Mill;
- h. Maximising energy efficiency in design;
- i. Details of appropriate boundary treatments;
- j. Lighting;
- k. Details of the laying of services, drainage and cables;
- l. Bin storage and rubbish collection;
- m. Ecology and nature conservation;
- n. The relationship with the adjacent Irwell Sculpture Trail;
- o. The relationship with the River Irwell.

(c) A phasing and infrastructure delivery schedule for the area. The schedule shall include, amongst other elements:

- a. Highway hierarchy;
- b. Bridge over the River Irwell;
- c. Foul and surface water drainage including flood risk mitigation;
- d. Surface water drainage strategy including details of Sustainable Drainage;
- e. Nature conservation and enhancement works;
- f. Provision of footpath and cycle links
- g. Tree works and tree protection measures.

(d) An agreed programme of implementation in accordance with the masterplan.

(e) Suitable Green Belt compensation measures will be required in accordance with Policy SD4. In particular these will contribute towards the New Hall Hey Gateway which seeks to enhance pedestrian and cycle links, as well as improvements to the blue and green infrastructure within the vicinity, and to other projects set out in Policy SD4.

Explanation

- 197 In light of the two distinct areas of the site, the site's natural features and relationship to surrounding uses, development is likely to come forward in a number of distinct phases. The infrastructure associated with the overall development and each individual phase will be subject to production of a phasing and infrastructure delivery schedule to be contained in the Masterplan. Site access will be a key consideration as to which will be the most suitable option. Site A, north of the River Irwell, could be accessed via the roundabout at New Hall Hey Rd/Ashworth Way. An option for access to Site B, which is south of the River Irwell, is being investigated via Holme Lane and the United Utilities/Electricity North West land, which would not then require a new bridge over the River Irwell. The access solution will determine phasing. Should a bridge be required site A will be brought forward first
- 198 Development proposals will be subject to a Scoping Study, a Transport Assessment and Travel Plan. This must be agreed with Lancashire County Council and National Highways. Appropriate measures must be put in place to address any impacts the development may have on the strategic and local road networks. A Travel Plan will seek to ensure that the development promotes the use of public transport, walking and cycling and links effectively with existing infrastructure such as the Irwell Sculpture Trail. Contributions towards these will be needed as Green Belt Compensation Measures. The Council is committed to the New Hall Hey Gateway.
- 199 Exceptional circumstances have been demonstrated for Site A to be released from the Green Belt. Contributions will be required towards schemes which will compensate for the loss of this Green Belt. Particular relevant projects include the New Hall Hey Gateway as well as improvements to Public Rights of Way for accessing the Green Belt on foot and by cycle, and the Rossendale Forest

Policy NE5: Extension to Baxenden Chemicals site, Rising Bridge

Within the area designated on the Policies Map at Baxenden Chemicals Ltd., Rising Bridge (NE5) new high quality development comprising E (g) Business B2 (General Industrial) and B8 (Storage or Distribution) will be permitted subject to the following:

- a) the net developable area will comprise no more than 4.40ha;
- b) ecological surveys for the ponds and Woodnook Water are undertaken to ensure water quality and biodiversity are retained;
- c) subject to the findings of the ecological assessment and Tree Impact Plan and Tree Constraints Plan, which will be agreed prior to development taking place on site, any existing trees within the site will be retained where possible and opportunities identified for additional planting of native species trees to link with the adjoining woodland;
- d) access to the site is to be provided via the existing private road from Rising Bridge Road. Any increase in traffic generation would need to consider the possibility of a localised widening scheme along Rising Bridge Road, as well as some form of junction control required to deal with increased traffic generation near the local primary school;
- e) a site specific Flood Risk Assessment is undertaken, ensuring any adverse impacts are mitigated and a drainage study with drainage mitigation to ensure no drainage runoff. A sustainable drainage system shall be used as part of the green infrastructure through the site;
- f) any existing woodland within the site should be retained, maintained and enhanced. Opportunities for additional tree planting and habitat creation should also be explored, whilst not completely blocking views through the site.

Explanation

200 This allocation relates to an easterly extension of the Baxenden Chemicals site (EE28) in Rising Bridge, west of Rising Bridge Road and south of Blackburn Road. This site was allocated for employment in the Rossendale District Local Plan, adopted in 1995, but no development has taken place to date on this land. Discussions have been held with the current owners, Lanxess Urethanes UK Ltd, who wish the land to remain as an employment allocation to enable the company to invest in modernising and improving the processes and infrastructure within the site.

This would facilitate the relocation of the existing warehousing and/or workshops, which are currently located centrally in the existing site, to enable the warehousing to be more efficient and allow the expansion of the manufacturing plant into the area vacated by the warehouse and workshops.

- 201 The boundary of NE5 is slightly larger than the previous allocation, with a slither of land that was previously designated as countryside being brought within the Urban Boundary and added to the previous allocation site boundary. This is to enable the access road to be widened if necessary. Any trees affected will need to be replaced in accordance with Policy ENV10.
- 202 Sensitive landscaping will be needed to ensure the boundary to the Green Belt is reinforced with appropriate landscape buffering and measures such as local stone walls and additional native species planting.

Policy M1: Waterside Mill, Bacup

Within the area designated on the Policies Map at Waterside Mill, Bacup (M1) new high quality development comprising E(g) (Offices, Research & Development or Light Industrial), B2 (General Industrial), B8 (Storage or Distribution) and C3 (Residential) will be permitted subject to the following:

- (a) the net developable area will comprise no more than 0.09 ha with conversion for up to 39 apartments.
- (b) the significance of the heritage asset, its setting and the character and appearance of the Bacup Town Centre Conservation Area will be sustained and enhanced by the development;
- (c) subject to the findings of the Heritage Impact Assessment, the building and structures on the site will be retained and converted
- (d) a full structural survey is conducted to inform the retention of the heritage asset and its reuse;
- (e) the recording of the building prior to the carrying out of any approved intervention as part of the planning application for the site;
- (f) a high quality design that responds to the site's industrial heritage including the need for any new buildings to respond positively to local character and distinctiveness in terms of layout, design and materials;
- (g) any additional or replacement buildings should be of high quality design, and in keeping with the former mill building in terms of materials and design, and enhance the Conservation Area
- (h) adequate parking provision is to be provided.

Policy M3: Futures Park

Within the area defined on the Policies Map at Futures Park (M3) new high quality development will be permitted subject to the following:

- a) Comprehensive development of the site is demonstrated through a masterplan;
- b) Environmental constraints are reflected in the design;
- c) A phasing and infrastructure delivery schedule for the area including access improvements for vehicular traffic as well as pedestrians and cyclists ; and
- d) An agreed programme of implementation in accordance with the masterplan.

The following uses are considered to be acceptable:

- i. Employment uses comprising E(g) (Business), B2 (General Industrial) and B8 (Storage or Distribution);
- ii. Hotel (Use Class C1), Restaurants and cafes (Use Class E(b)) and drinking establishments (Use Class Sui Generis);
- iii. Leisure uses and (including Use Class F2);
- iv. Display/ retail of goods(Use Class E(a));
- v. Pedestrian and cycle route – “Valley of Stone” Greenway and link to Lee Quarry;

Explanation

203 Land at Futures Park, Bacup, has been identified as having the potential to accommodate a flexible mixed use scheme, subject to national policy in the NPPF and other relevant policies of this Local Plan. In addition to the 1.85 ha identified in EMP2 for E(g), B2 and B8 traditional employment uses the other plots of land are expected to contribute to the wider aspirations of the Council, including leisure facilities as part of the Council’s Outdoor Rossendale initiative to provide a visitor/cycle hub. The remaining area (comprising 4.6 ha, in total, of which part is already under construction or built on for employment uses and a day nursery) will require a well-designed scheme that responds to the site’s context, makes the most of environmental and leisure assets, takes account of the nearby Leisure facility at Lee Quarry, and delivers the necessary sustainability, transport, connectivity, accessibility (including public transport) and infrastructure requirements. The site is adjacent to the River Irwell; an Important Wildlife Site (IWS) and parts of the site are Stepping Stone Habitat for grassland and woodland. Rossendale Borough Council therefore requires a Masterplan for the development of this site.

Policy EMP3: Employment Site and Premises

All existing employment premises and sites last used for B2 (General Industrial) or B8 (Storage and Distribution) and not allocated for other purposes will be protected for employment use unless a clearly justified case can be made for a change of use. Proposals on all B2 or B8 employment sites/premises for re-use or redevelopment other than B use class employment uses will be assessed under the following criteria:

- a) whether there would be an unacceptable reduction on the quantity of employment land supply;
- b) the extent of any job losses;
- c) the relative quality and suitability of the site for employment and
- d) an assessment of the existing provision for the proposed use and whether there is a clearly identified need;
- e) the location of the site and its relationship to other uses;
- f) whether the ability to accommodate smaller scale employment requirements would be compromised;
- g) there would be a net improvement in amenity;
- h) the site and/or buildings are listed or locally listed heritage assets and their re-use or development is the most appropriate means to secure and maintain an acceptable and viable use that is consistent with their conservation in line with other relevant policies in this Plan; and
- i) the site has an adequate access and its redevelopment would not create a traffic hazard.

Any proposals for housing use on all B2 or B8 employment sites/premises will need to address criteria a to i above and also be subject to:

- j) convincing evidence of lack of demand for employment re-use and employment redevelopment demonstrated through a rigorous and active marketing strategy to be agreed with the Council and normally of 12 month duration;
- k) an assessment of the viability of employment development including employment re-use and employment redevelopment; and
- l) where the existing buildings make a positive contribution to the local area a structural survey and assessment of the building to demonstrate the feasibility of retaining and converting the building as part of the residential development. Where an existing building will be lost as part of the development, there will be the requirement to consider the re-use of the existing materials within the new development.

An accompanying Supplementary Planning Document will be produced which will set out a balanced criteria based approach, including marketing and an assessment of the viability of employment use, under which all proposals for re-use will be assessed. The SPD will ensure the maintenance and creation of employment opportunities in Rossendale and set out the marketing requirements.

Explanation

- 204 This policy seeks to protect Rossendale's employment sites and premises to ensure the Borough's employment space needs can be met over the plan period, this is especially important given the Borough's current shortfall of employment land. It is recognised that the market for employment land and premises is constantly changing and that some older stock may not be suitable to meet current business requirements. Nevertheless, having a range of different employment stock is important to provide a variety of premises to different types and scales of business.
- 205 Where there is a planning application for a site or building for change of use out of employment, the Council will require supporting evidence to show that the proposal meets the criteria above. Proposals for housing use on employment sites/premises need to meet additional criteria to demonstrate that there is a lack of employment demand, that the site/premises are no longer viable and consider retaining and converting any existing building if it makes a positive contribution to the local area.
- 206 Further details will be provided in an accompanying Supplementary Planning Document.

Policy EMP4: Development Criteria for Employment Generating Development

Proposals for new employment generating development from Class E (Commercial, Businesses and Services), Class B2 (General Industrial) or Class B8 (Storage and Distribution), including extensions to existing premises, which provides for or assists with the creation of new employment opportunities, inward investment and/or secures the retention of existing employment within the Borough will be supported provided that:

- The scale, bulk and appearance of the development is compatible with the character of its surroundings;
- There is no significant detrimental impact on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and light impacts, surface water, drainage or sewerage related pollution problems;

- The site has an adequate access that would not create a traffic hazard or have an undue environmental impact;
- The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highways network; and
- Appropriate provision is made for on-site servicing and space for waiting goods vehicles;
- Adequate screening is provided where necessary to any unsightly feature of the development and security fencing is located to the internal edge of any perimeter landscaping;
- On the edges of industrial areas, where sites adjoin residential areas or open countryside, developers will be required to provide substantial peripheral landscaping;
- Development will only exceptionally be supported outside the Urban Boundary, subject to other policies in the Plan, and where it can be shown there are no other appropriate sites. Any development in the Green Belt will need to re-use existing buildings or constitute limited infill on previously developed sites and demonstrate very special circumstances
- Masterplanning or, for smaller sites, the development of a design framework, will be expected;
- Open storage areas should be designed to minimise visual intrusion; and
- The proposal will be served by public transport and provide pedestrian and cycle links to adjacent areas.

Proposals for land uses that are regarded as main town centre uses, as defined in the NPPF, will need to accord with Policies R1 to R5 and ensure there are no adverse impacts on the Borough's centres and parades as defined in R1

Explanation

207 The Employment Land Review evidences declining employment levels in Rossendale since 1997 and high levels of out-commuting. In line with the Council's Economic Strategy, it is essential therefore to attract new employment generating development to support the future growth and prosperity of the Borough. Proposals will need to meet the above criteria and other policies within the Local Plan, including Policies SD2 and R1-R5, to ensure that development is compatible with neighbouring land uses, the character of the surrounding area and to ensure there are adequate access and on-site servicing arrangements.

Policy EMP5: Employment Development in non-allocated employment areas

New small scale employment development (Use Classes E(g), B2, B8, and E(c) (E(c) limited to under 100m² of new floorspace)), will be permitted in areas where employment is not the principal land use provided there would be no detriment to the amenity of the area in terms of scale, character, noise, nuisance, disturbance, environment and car parking. Very special circumstances will need to be demonstrated for land that is within the Green Belt. Where this can be demonstrated then contributions towards Green Belt compensatory measures as out in Policy SD4 will be required.

Explanation

- 208 There are high levels of demand in Rossendale for employment space from small businesses. Ensuring that there is a supply of flexible space suited to the needs of SMEs will be important to help them grow. This policy seeks to support the growth of new small scale employment development where there is no detriment to the amenity of the area.

Chapter 3: Retail

Strategic Policy R1: Retail and Other Town Centre Uses

Retail development, together with other main town centre uses, including offices, leisure, arts, culture and tourist facilities, will be focused within the defined centres, in accordance with the Retail hierarchy set out below (the boundaries of which are identified on the Policies Map):

Town Centre: Rawtenstall

District Centres: Bacup, Haslingden

Local Centres: Crawshawbooth, Waterfoot, Whitworth

Neighbourhood Parade: Stacksteads, Helmshore, Edenfield and Facit

Development proposals will be expected to maintain or strengthen the retail offer and vitality and viability of town, district, local and neighbourhood parades, in line with Policy R3.

Major proposals will be directed to Rawtenstall with other large schemes encouraged to locate in the district centres of Bacup and Haslingden, with ancillary local retail in the other centres. Retail proposals will be directed to the Primary Shopping Areas (PSA). Proposals for non-retail uses appropriate to town centres will be considered favourably within the town centre boundary, which encompasses but extends beyond the PSA.

The existing markets at Bacup, Haslingden and Rawtenstall will be retained. Consideration will only be given to relocation where:

- this forms part of a wider regeneration initiative; and
- it positively reinforces the role of the market.

Where retail, leisure and office development is proposed outside of the defined centre boundaries, an impact assessment will be required where the floorspace exceeds:

Rawtenstall Town Centre	: 400 sq.m
Bacup and Haslingden District Centres	: 300 sq.m
Crawshawbooth, Waterfoot, Whitworth Local Centres	: 200 sq.m

Proposals that require planning permission which would result in the loss of E(a) uses in the PSA of the town, district and local centres will only be supported where:

- **It would make a positive contribution to the vitality and viability of the relevant centre;**
- **It would not result in a significant break in retail frontage or lead to the loss of retail floorspace at a scale that would be harmful to the shopping function of the centre or which would reduce the ability of local communities to meet their day-to-day needs within the centre;**
- **It is compatible with a retail area and would maintain an active frontage and be immediately accessible to the public from the street; and**
- **There would be no significant adverse impacts on the character of the area, the amenity of local residents, road safety, car parking or traffic flows.**

Explanation

Table 10: Retail Hierarchy

Retail Hierarchy	Location	Role and Function of the Centre and Parade
Town Centre	Rawtenstall	Provide for the Borough's primary shopping needs, particularly non-food. The main focus for other town centre uses too in the Borough – professional and financial services; offices; entertainment; sport; leisure; arts; culture; and health
District Centres	Bacup Haslingden	Provide for the shopping needs of the residents in the locally, primarily convenience and food shopping. Also will be the focus of other local town centre uses including professional and financial services; offices; entertainment (including food and drink); tourism; sport; leisure; arts; culture; and health
Local Centres	Crawshawbooth Waterfoot Whitworth	Provide for every-day shopping needs, together with other local services including financial services, food and drink, leisure and tourist facilities and local health services.
Neighbourhood Parades	Edenfield, Helmshore, Stacksteads and Facit	To provide for top-up shopping and local services such as food and drink.

- 209 In Rawtenstall, the Town Centre has benefitted from the redevelopment of part of the former Valley Centre into a new bus station incorporating retail units and the refurbishment of the Old Town Hall. While in Bacup, the District Centre received a £2.2 million grant through the National Lottery Heritage Fund to refurbish historical buildings alongside the provision of townscape and public realm improvements. A strategy for the regeneration of Bacup District Centre has been outlined in a “Bacup 2040 Vision” which recognises Bacup’s potential as a desirable location for new housing, nestled within an attractive natural landscape and benefitting from a well-preserved historic character. Furthermore, the Council is currently delivering a £1.08 million High Street Heritage Action Zone which includes restoration grants, redevelopment of derelict buildings, improvements to the public realm and development of community activities. Similarly, a strategy has been developed for Haslingden District Centre, the “Haslingden 2040 Vision and Masterplan”. This vision aims to increase investment in the district centre, to enable it to evolve into a distinctive and attractive location, to facilitate its revitalisation and to contribute to the well-being of its community.
- 210 Government policy in the NPPF recognises that town centres are the heart of communities and requires local planning authorities to define a network and hierarchy of centres to support their vitality and viability.
- 211 The Council commissioned WYG Planning to undertake a Town Centre, Retail, Leisure and Tourism Study (town centre and retail study) (2017) to assess retail, leisure and tourism needs and capacity in Rossendale up to 2034. This study is in line with Government policy and has informed retail policies and definition of centres within this Local Plan.
- 212 The town centre and retail study recommends that Rossendale’s retail hierarchy remains broadly the same as in the Core Strategy, with major proposals directed to the town centre of Rawtenstall followed by the district centres of Bacup and Haslingden. Local centres Waterfoot and Whitworth remain important for local shopping trips and Crawshawbooth has been elevated from a neighbourhood parade to a local centre to better reflect its scale and offer. Stacksteads, Helmshore and Edenfield continue to remain as neighbourhood parades which, although they are not ‘centres’ in the way that town, district and local centres are, should still be afforded some protection due to their local role and function. Facit has also been listed as a neighbourhood parade as recommended in the study.
- 213 Government policy in the NPPF requires retail proposals to be directed to Primary Shopping Areas (PSAs) within centres. Minor changes are proposed to some of the PSA and centre boundaries as recommended in the town centre and retail study and these are discussed in the retail policies below.

- 214 Rossendale has three markets including Rawtenstall, Haslingden and Bacup. These markets provide an important function and they will be retained and enhanced where appropriate in line with the NPPF.
- 215 The town centre and retail study has examined the need for convenience goods and comparison goods within each of Rossendale's centres to evidence existing retail provision and to inform decisions on future planning applications. Convenience goods relate to everyday essential items such as food, and comparison goods include retail items not bought on a frequent basis such as televisions and white goods. Overall, the study found that there is adequate provision of convenience goods within Rossendale, although there may be an argument to improve Bacup's convenience goods offer over the longer-term to improve local consumer choice and competition. In terms of comparison shopping, the study recommends that existing and planned future floorspace at the "out of centre" New Hall Hey Retail Park in Rawtenstall is capable of meeting projected needs, and any future provision above and beyond this should be provided within Rawtenstall town centre in the first instance.
- 216 Rawtenstall's town centre boundary and PSA boundaries have been extended slightly to reflect recommendations in the town centre and retail study. Changes to Rawtenstall town centre boundary include expanding the town centre boundaries to encompass the Asda foodstore off St. Mary's Way, the Tesco foodstore off Bocholt Way and East Lancashire Railway Station. Both foodstores represent 'main town centre' uses which are accessible from Rawtenstall, and East Lancashire Railway Station represents important supporting transport infrastructure and is the gateway in to Rawtenstall for many tourists. Changes to the PSA boundary include an extension north from Bank Street to include Rawtenstall market and the immediately surrounding retail uses; this is because the market represents an important retail anchor and key destination.
- 217 When assessing planning applications for retail, leisure and office development over a certain size outside town, district and local centres, the NPPF requires an impact assessment to be undertaken. The impact test determines whether there would be likely significant adverse impacts of locating main town centre development outside of existing town centres. The thresholds are lower than those advocated in the NPPF to address Rossendale's specific retail needs, the thresholds reflect recommendations in the Council's town centre and retail study and are considered appropriate to ensure that the viability and vitality of each centre is protected.
- 218 The loss of E(a) uses⁴ in all town, district and local centres will be resisted unless the criteria in this policy are met.

⁴ as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) include business for the display or retail of goods, other than hot food, principally to visiting members of the public.

219 Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in a Supplementary Planning Document.

Policy R2: Rawtenstall Town Centre Extension

Within the area defined on the Policies Map within Rawtenstall Town Centre, shown as an extension to the Primary Shopping Area, redevelopment will be permitted subject to the following:

- a) Comprehensive development of the site is demonstrated through a masterplan;
- b) The implementation of development in accordance with an agreed design code; and
- c) An agreed programme of implementation in accordance with the masterplan.

The following mixes of uses are considered to be appropriate:

- i. Commerce, Business and Service (Use Class E);
- ii. Hotel (Use Class C1);
- iii. Drinking establishments (Use Class Sui Generis);
- iv. Leisure uses (Use Class Sui Generis and F2);
- v. Residential units above ground floor level.

Explanation

220 The redevelopment of the former Valley Centre as part of the 'Rawtenstall Town Centre' redevelopment project involves changes to the Primary Shopping Area (PSA). The site of the former Valley Centre has been removed from the PSA and the area is identified as a 'Future Primary Shopping Area Extension'. The area has benefitted from the construction of a new bus station incorporating retail units and the refurbishment of the neighbouring Old Town Hall. Future planning applications within the extension to the PSA will need to be guided by a masterplan and design code and ensure high quality community space.

Policy R3: Development and Change of Use in Town, District and Local Centres and Neighbourhood Parades

The boundaries of these centres are defined on the Policies Map. The following criteria apply for change of use and development in these centres:

- a) Planning permission will be granted for E(a), E(b) and E(c) uses, and pub and drinking establishments (Sui Generis) which support the role and function of these centres.
- b) Hot food takeaways (Sui Generis) will be permitted where the proposal would not adversely impact, either individually or cumulatively, on the function, vitality and viability of the centre, subject to the provisions of other policies in this Plan.
- c) Planning permission will be not be granted for non-retail uses (including the loss of E(a) use) unless it can be shown that there is no demand for retail or commercial use or the property was last occupied by a non-retail/non-commercial use. This will need to be demonstrated through an active 12 month marketing process showing that the property has been offered for sale or rent on the open market at a realistic price and that no reasonable offers have been refused.

The provision of flats on the upper floors of the building will be encouraged but this will not apply where the applicant can demonstrate that the whole building will be fully utilised for retail/commercial purposes.

Explanation

- 221 This policy seeks to protect E(a), E(b) and E(c) uses⁵ including the display/ retail of goods, other than hot food, the sale of food/ drink for consumption (mostly) on the premises, financial and professional services and Sui Generis uses such as drinking establishments in Rossendale's district and local centres. These uses are protected

⁵ as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) include

E (a) Shop other than for the sale of hot food

E (b) Food and drink which is mostly consumed on the premises

E (c) the following kinds of services principally to visiting members of the public

i. financial services

ii. professional services (other than medical services)

iii. any other services which it is appropriate to provide in a commercial, business or service locality

to enable the centres to continue to meet local needs, to remain competitive and be resilient to future economic changes. Hot food takeaways (Sui Generis) will only be permitted where the proposal does not adversely impact on the function, vitality and viability of the centre. Proposals for non-retail uses need to demonstrate that there is no demand for retail or commercial use or the property was last occupied by a non-retail/non-commercial use.

- 222 Minor changes have been made to the boundary changes of Rossendale's district and local centres and PSAs following recommendations in the Council's town centre and retail study. In Bacup, for example, there has been an extension to the district centre boundary to encompass the Morrisons' foodstore on Lee Street and an extension to the PSA to include the retail units on King Street, Rochdale Road and Irwell Street, as well as the centre's new B&M Bargains store and public car park. In Haslingden there has been a reduction to the northern fringe of the district centre boundary to remove residential properties and a modest extension to the south and west to include retail units. The PSA has also been extended to include the Nisa Extra foodstore to the east of Deardengate and shops on Pleasant Street and Hindle Street. The local centres of Crawshawbooth, Waterfoot and Whitworth have only one defined centre boundary and there has been limited change from the Core Strategy with the exception of Crawshawbooth being redefined as a local centre.

Policy R4: Existing Local shops

Development proposing the change of use or loss of any premises or land currently or last used as a local shop (Use Class E(a) or F2(a) for shops mostly selling essential goods, including food, with a premises of no more than 280 sqm and located more than 1km away from similar facilities) outside of the defined town, district and local centres or neighbourhood parade boundaries will be permitted where it can be demonstrated that:

- a) The use is not financially viable; and
- b) There is sufficient provision in the local area.

Explanation

- 223 It is recognised that local shops outside of town, district and local centres or neighbourhood parades, can provide a useful function in meeting people's day to day shopping needs and constitute a sustainable form of necessary infrastructure reducing the need to travel by car. The Council therefore will seek to protect such facilities where they provide a valuable resource to the local community. Supporting evidence should be provided demonstrating that retention as a shop is no longer feasible. This policy applies to shops outside of those areas covered by Policy R3.

224 In September 2020, the government introduced changes to the Use Classes Order to enable the re-purposing of buildings on high streets and in town centres. Shops (mostly) selling essential goods to visiting members of the public, including food, which are not larger than 280 sq.m. in area and not surrounded by any other such facility within 1000 metres fall under category F2(a) This will provide extra protection for such local shops.

Policy R5: Hot Food Takeaways

The development of hot food takeaways will be supported provided the following criteria are met and subject to other policies of this plan:

- a) the development is located within a town or district centre and it would not adversely impact the vitality and viability of the area;
- b) where the proposed development would be located outside of the primary shopping area of the town or district centre, it is of no more than 100 square metres (gross) floorspace and it would not give rise to an over-concentration of hot food takeaways that adversely impacts the vitality and viability of the area;
- c) where the proposed development is located within 400m of a secondary school that lies outside of designated town and district shopping centres, takeaway opening hours are restricted at lunchtimes and school closing times;
- d) applications for new hot food takeaways are not in wards where more than 15% of Year 6 pupils or 10% of Reception class age pupils are classified by Public Health England as obese;
- f) where a new shopfront is proposed it is of a high quality design that is in scale and keeping with the area;
- g) provision is made for the control and management of litter both on site and on the public highway;
- h) provision is made for the treatment and management of cooking odours and any external flue/means of extraction would not cause harm to visual or residential amenity, and;
- i) The development would not give rise to unacceptable adverse impacts on local amenity, privacy or highway safety.

Explanation

225 The Council seeks to manage the development of hot food takeaways to avoid an over-concentration and to manage potential issues such as noise, litter and smell. There are also health considerations associated with having high numbers of hot food takeaways as poor diet is linked to obesity, especially in children, and takeaways can be one of the contributors to unhealthy eating patterns. Rossendale

saw a 27% increase in Hot Food Takeaways between 2012-2016 and has a density of such uses that is significantly above the national average.

- 226 The Council's town centre and retail study identifies an over concentration of hot food takeaways in several areas of the Borough including for example, the south-eastern periphery of Haslingden (Manchester Road area) and Victoria Parade in Waterfoot. The Study states that this creates a lack of activity for much of the day-time and undermines the areas' vitality.
- 227 To help ensure that Rossendale's centres retain a diverse mix of uses and are competitive, the Council will seek to limit the development of hot food takeaways to within town or district centres or restrict them to a certain size if they are located outside the PSA.
- 228 This policy also seeks to manage potential issues such as noise, litter and smell through the criteria above.
- 229 Interim guidance on shopfront shutters is provided in the Council's Supplementary Planning Document on Shopfront Design (2012). A Supplementary Planning Document will be also be produced to provide additional guidance on Hot Food Takeaways, updating the Interim Policy Statement dating from 2011.

Policy R6: Shopfronts

The Council will seek the retention of shopfronts and commercial frontages with features of architectural or historic interest (particularly those in Conservation Areas), unless the replacement or significant alteration of these shopfronts would better preserve or enhance the character and appearance of the building and the wider area.

Proposals for new shopfronts and commercial frontages and the improvement of existing frontages should reflect the character of the area.

Explanation

- 230 Shopfronts play an important role in Rossendale's economic life and are a highly visible part of the Borough's physical fabric. Traditional shopping streets such as Bank Street in Rawtenstall, Deardengate in Haslingden and St James Street in Bacup combine local businesses and historic building types in an attractive market town setting.

231 The Council's Supplementary Planning Document on Shopfront Design (2012) provides guidance on the design of new shopfronts and the improvement of existing frontages, including the principles of good design and recommendations on issues such as the detailing of fascia, signage and security measures. All proposals will have regard to the "Shopfront design" Supplementary Planning Document, including any subsequent updates

Chapter 4: Environment

Strategic Policy ENV1: High Quality Development in the Borough

All proposals for new development in the Borough will be expected to take account of the character and appearance of the local area, including, as appropriate, each of the following criteria:

- a) Siting, layout, massing, scale, design, materials, lighting, building to plot ratio and landscaping;
- b) Safeguarding and enhancing the built and historic environment;
- c) Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area;
- d) The scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being over-bearing or oppressive, overlooking, or resulting in an unacceptable loss of light;- nor should it be adversely affected by neighbouring uses and vice versa;
- e) Link in with surrounding movement patterns, encourage permeability and reflect the principles of “Manual for Streets”;
- f) Not prejudice the development of neighbouring land, including the creation of landlocked sites;
- g) Demonstration of how the new development will connect to the wider area via public transport, walking and cycling;
- h) Minimising opportunity for crime and malicious threats, and maximising natural surveillance and personal and public safety;
- i) Providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, appropriate boundary treatments and enhancing the public realm;
- j) Including public art in appropriate circumstances;
- k) There is no adverse impact to the natural environment, biodiversity and green infrastructure unless suitable mitigation measures are proposed and the Council will seek biodiversity net gain consistent with the current national policy;
- l) That proposals do not increase the risk of flooding on the site or elsewhere, where possible reducing the risk of flooding overall, having regard to the surface water drainage hierarchy;
- m) A Development Brief or Design Code (as appropriate) will be required to support major new development and smaller proposals as appropriate (this document will be proportionate to the size of the scheme). Such documents should set out the design principles, the appropriateness of the development in the context of the area and consideration of innovative design;

- n) Where appropriate applications shall be accompanied by an independent Design Stage Review;**
- o) Making provision for the needs of special groups in the community such as the elderly and those with disabilities;**
- p) Consideration of Health impacts, including through a Health Impact Assessment for major developments, looking particularly at effects on vulnerable groups, and identification of how these may be mitigated;**
- q) Designs that will be adaptable to climate change, incorporate energy efficiency principles and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS); and**
- r) Ensuring that contaminated land, land stability and other risks associated with coal mining are considered and, where necessary, addressed through appropriate investigation, remediation and mitigation measures.**

Explanation

232 Good design is a key aspect of sustainable development and in making places better for people. This includes consideration of both buildings and open spaces and the relationship between the two; a balance between the need for neighbourliness and the scope for design freedom.

233 Developments need to function well and add to the overall quality of the area. They should optimise the potential of the site to accommodate development and respond to Rossendale's local character, history and topography. In Rossendale the relationship of town and countryside, hill and valley, stone and other materials are particularly important. The topography of the Borough also means that the visual impact of a development can be greater when looked down from higher ground or from the valley below compared to being viewed from its immediate situation. The use of local materials, particularly stone and slate, is important in reinforcing local distinctiveness. "Anywhere" standardised design solutions will be discouraged. At the same time as encouraging local distinctiveness, innovation in design will not be discouraged where this contributes to a high quality development. Good architecture and appropriate landscaping play key roles in ensuring that Rossendale is visually attractive and in creating safe and accessible environments. Developments also need to maximise energy efficiency and be adaptable to climate change. The need to minimise flood risk is a key consideration and design should look at reducing heat loss and heat island effects through use of materials, orientation and landscaping. Higher densities in developments need not lead to sites appearing cramped, and high quality design solutions delivering more houses on urban sites will be encouraged. Equally, the creation of high quality and adaptable internal spaces is as important to users as external appearance. Wherever possible, internal layouts

should meet the requirements of all members of the population and be adaptable. The Council welcomes pro-active engagement on all elements of design.

- 234 Design briefs or design codes will be required for major development and other sites as appropriate to help deliver high quality proposals. The Council will work with developers to address the nature and scope of these documents. The Council will prepare a Design Guide SPD to provide specific advice to developers. An SPD addressing climate change will also be produced.

Strategic Policy ENV2: Historic Environment

The Council will support proposals which conserve or, where appropriate, enhance the historic environment of Rossendale.

Particular consideration will be given to ensure that the significance of those elements of the historic environment which contribute most to the Borough's distinctive identity and sense of place are not harmed. These include:

- **The historic town centres of Bacup, Haslingden and Rawtenstall; Pre-industrial farmhouses and weavers cottages;**
- **The legacy of mill buildings and their associated infrastructure including engine houses, chimneys and mill lodges, and the relationship to nearby terraced workers' housing;**
- **The fine examples of Victorian Mill Owners' Mansions;**
- **The infrastructure associated with the Borough's mining and quarrying heritage;**
- **The Nineteenth century institutional buildings including its libraries, institutes, schools and former public baths;**
- **The range, wealth and quality of its places of worship; and**
- **The network of historic open spaces, parks, gardens, and cemeteries;**
- **Historic landscape.**

Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Less than substantial harm to such elements will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances. Where permission is granted for a development which would result in the partial or total loss of a designated heritage asset, approval will be conditional upon the asset being fully recorded and the information deposited with the Historic Environment Record (HER).

Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will only be permitted where the benefits are considered sufficient to outweigh the harm.

The historic landscape of the Borough should be protected and any proposals which would impact on its qualities or functions will be assessed according to policy ENV3.

Where the proposal affects (non-designated) archaeological sites of less than national importance it should conserve those elements which contribute to their significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through the preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development, the findings of which should be deposited with the Historic Environment Record.

Proposals within or affecting the setting of a conservation area will only be permitted where it preserves or enhances the character and appearance of the area, including those elements which have been identified within the conservation area appraisal as making a positive contribution to the significance of that area.

All applications which affect a heritage asset should be accompanied by a Statement of Significance which may form part of a Design and Access statement and/or a Heritage Impact Assessment. This should provide the information necessary to assess the impact of the proposals on the heritage asset and its setting, demonstrating how the proposal has taken into account the elements that contribute to its significance including, where relevant, its architectural and historic interest, character and appearance.

As well as fulfilling its statutory obligations, the Council will:

- **Seek to identify, protect and enhance local heritage assets;**
- **Promote heritage-led regeneration including in relation to development opportunities;**
- **Produce conservation area appraisals and management plans;**
- **Develop a positive strategy to safeguard the future of any heritage assets that are considered to be “at risk”;**
- **Adopt a proactive approach to utilising development opportunities to increase the promotion and interpretation of the Borough’s rich archaeological wealth; and**
- **Develop a positive heritage strategy for the Borough.**

Explanation

- 235 Rossendale's historic built environment includes; Listed Buildings, Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, archaeological sites, historic landscapes and locally identified buildings, sites and structures. Many buildings and structures in the Borough pre-date the Industrial Revolution, are constructed from locally quarried stone and contribute to Rossendale's local character and distinctiveness. These heritage assets are an irreplaceable resource and it is essential to protect and enhance them.
- 236 Rossendale contains over 270 heritage assets which are protected on Historic England's National Heritage List for England. The protection of heritage assets extends to Rossendale's ten conservation areas, shown on the Policies Map, including:
- Bacup Town Centre;
 - Haslingden;
 - Rawtenstall Town Centre;
 - Loveclough;
 - Goodshawfold;
 - Cloughfold;
 - Fallbarn;
 - Whitworth Square;
 - Irwell Vale; and
 - Chatterton Strongstry.
- 237 The Council is intending designating additional conservation areas, shown on the Policies Map, in:
- Crawshawbooth;
 - Helmshore; and
 - Newchurch.
- 238 A new Local List will be introduced to provide protection to key non- designated assets that make a strong contribution to the areas character.
- 239 Listed Parks and Gardens, such as Whitworth Cemetery, are afforded the same treatment as Conservation Areas.

- 240 Accordingly, all new development affecting Rossendale’s heritage assets or their setting needs to be based on a thorough understanding of the context, significance and local distinctiveness of the site and its surroundings, and should be of a high quality in terms of its urban, landscape and architectural design, and use of materials. Development needs to be in accordance with the NPPF and relevant Historic England guidance, the Council’s Conservation Area Appraisals and should be accompanied by a heritage statement.
- 241 All development needs to sustain, conserve and, where appropriate, enhance the heritage asset and its setting, and show consideration to the criteria in this policy.
- 242 Development will only be granted for the demolition or removal of heritage assets in exceptional circumstances and needs to be clearly justified with comprehensive evidence.
- 243 The Council are developing a local list of non-designated heritage assets which include buildings, monuments, sites, places, areas or landscapes of significance. These heritage assets don’t meet national standards for designation but make a significant contribution to Rossendale’s landscape and merit consideration in planning decisions. The identification of heritage assets on the list plays an important role in ensuring the proper validation and recording of Rossendale’s local heritage assets and in protecting the Borough’s individual character and distinctiveness. Assets on the list have been carefully selected in accordance with guidance on Local Heritage Listing from Historic England⁶ and will be kept under review.
- 244 Development proposals which result in the total or partial loss of a locally listed heritage asset would need to be fully justified with comprehensive evidence.

Policy ENV3: Landscape Character and Quality

The distinctive landscape character of Rossendale, including large scale sweeping moorlands, pastures enclosed by dry stone walls, and stonebuilt settlements contained in narrow valleys, will be protected and enhanced.

The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions.

⁶ ‘Local Heritage Listing- Historic England Advice Note 7’ Historic England, May 2016

Development proposals which are in scale and keeping with the landscape character, and which are appropriate to its surroundings in terms of siting, design, density, materials, and external appearance and landscaping will be supported.

In order to protect and enhance the character and quality of the landscape, development proposals should, where appropriate:

- Respond positively to the visual inter-relationship between the settlements and the surrounding hillsides and follow the contours of the site;
- Not have an unacceptable impact on skylines and roofscapes;
- Be built to a density which respects the character of the surrounding area with only low density development likely to be acceptable in areas abutting the Enclosed Upland or Moorland Fringe Landscape Character Areas;
- Retain existing watercourses, trees and green infrastructure features that make a positive contribution to the character of the area;
- Incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations;
- Take into account views into and from the site and surrounding area, retaining and, where possible, enhancing key views; and
- Retain and restore dry stone walls, vaccary stone flag walls and other boundary treatments which are particularly characteristic of Rossendale.

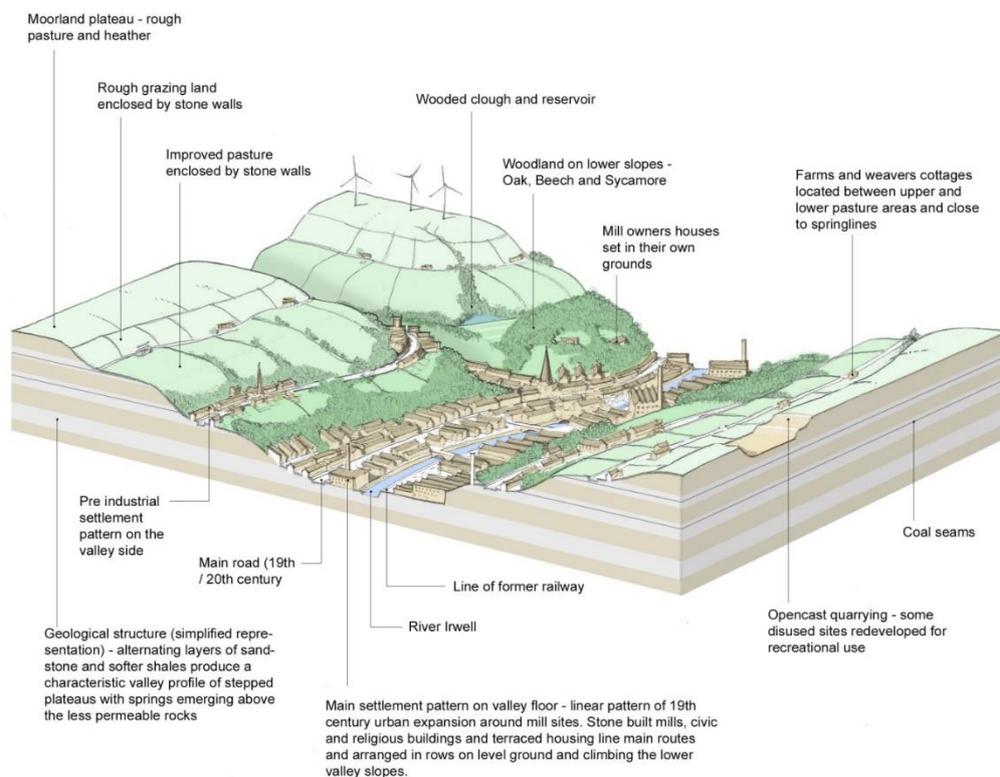
Development proposals should incorporate a high quality of landscape design, implementation and management as an integral part of the new development. Landscaping schemes should provide an appropriate landscape setting for the development and respect the character and distinctiveness of the local landscape.

Explanation

245 Development needs to conserve and enhance Rossendale's dramatic and attractive natural environment and its built environment. The Borough's landscape is significant in terms of its local identity, cultural value, tourism and general contribution to quality of life, and it is essential that it is protected.

246 Rossendale is defined by a series of interlocking valleys dissecting wide expanses of open moorland, which has determined how the district has grown and developed over the years. A series of closely linked small towns line the valley floors, the largest being Rawtenstall and Bacup. Expansive long distance views are available from the uplands. Rossendale forms part of the broader South Pennine Character Area defined by Natural England. The evidence of farming, quarrying, mining and industry can clearly be seen within the steep sided valleys and moorland plateaux. A typical current cross-section through the Borough is shown in Figure 1.

Figure 3: Typical current cross-section through Rossendale



247 The Council has commissioned various consultants to better understand Rossendale's valuable landscape and to investigate the potential effects of development. The Council, together with neighbouring local authorities, commissioned Julie Martin Associates to undertake a study⁷ to investigate the potential effects of wind energy development on the character and quality of the landscapes of Rossendale and the wider South Pennines area. More recently, the Council commissioned Penny Bennett Architects to develop this approach into a broader application to all development. This Study recommends that development should not generally take place within enclosed upland or moorland fringe landscape character types, identifies the importance of green infrastructure such as native screen planting, and the need for development to retain key views to important landmarks.

248 To ensure Rossendale's landscape is protected for future generations, new development should demonstrate it is based on and responds to a thorough understanding of the landscape character and quality of the immediate and wider context, and take steps to conserve and enhance the natural and built environment. All development should be in scale and in keeping with the landscape character in which it is set and be appropriate to its surroundings. To protect and enhance the

⁷ South Pennines Wind Energy Landscape Study for Rossendale, Burnley, Calderdale, Kirklees and Barnsley Councils, Julie Martin Associates and LUC (October 2014)

character and quality of the landscape, development should be in accordance with the criteria and incorporate high quality landscape design. This should be demonstrated in the Design and Access Statement and any other supporting documentation, as appropriate.

Policy ENV4: Biodiversity, Geodiversity and Ecological Networks

Development proposals that have potential to affect a national or locally-designated site, as shown on the Policies Map and its immediate environs, or on protected habitats or species, will be expected to be accompanied by relevant surveys and assessments detailing likely impacts. A sequential approach should be followed to avoid harm and where possible enhance biodiversity, and where not possible, provide appropriate mitigation and, as a last resort, on and off-site compensatory measures to offset the impact of development. Any development that adversely affects or damages a Site of Special Scientific Interest (SSSI) will not normally be granted permission.

Development proposals should protect areas of biodiversity and protected species; areas of geodiversity and ecological networks, and where possible enhance sites and linkages. Any adverse effects should be first of all avoided; if this is not possible, minimised and mitigated against, and where this cannot be achieved, compensated for. All development proposals should seek to protect and enhance biodiversity, and will be requested to quantify any net gains.

Key components of Ecological Networks have been identified on the Policies Map. As well as designated ecological areas these include “Greenlands” which are areas of open space including parks, cemeteries and open land, many of which were previously included in the Core Strategy. Opportunities to enhance components of the Ecological Network, particularly the defined “core areas” and “Stepping Stones” and the linkages between them, will be supported, with development proposals affecting them expected to identify how this is being addressed. An SPD will be produced setting out more fully the elements within and the role of Ecological Networks.

The design and layout of new development should retain and enhance existing features of biodiversity or geodiversity value within and immediately adjacent to the site. Ecological networks should be conserved, enhanced and expanded. Development proposals will be expected to demonstrate how ecological networks are incorporated within the scheme.

Where appropriate, development should incorporate habitat features of value to wildlife, especially priority species, within the development (including within building design). Development proposals should demonstrate they will not adversely affect the integrity of any European site of nature conservation. The Appropriate Assessment should identify measures necessary to avoid, minimise or mitigate against harm.

The Council will work with other authorities and partner organisations in the South Pennines to develop a Visitor Management Plan for the South Pennine Moors Phase 2 Special Protection Area (SPA).

Explanation

- 249 Rossendale contains a diverse range of national, county level and locally designated sites which need to be protected and enhanced. These sites are incorporated on the Policies Map and include:

National sites

Sites of Special Scientific Interest (SSSI) at Lower Red Lees Pasture, Lee Quarry (geodiversity), Hodge Clough and West Pennine Moors

County level sites

Biological Heritage Sites (BHS)

Local Geodiversity Sites (LGS)-, e.g, The Glen

Local sites

Healey Dell Local Nature Reserve (LNR)

Important Wildlife Sites (IWS's)

- 250 In addition to the various national, county level and locally designated sites, Rossendale's ecological network comprises areas between sites that although not designated, also need to be protected to allow plants and animals to move between sites. The Lancashire Ecological Network maps identify networks of woodland, grassland, and wetland and heath within Rossendale, including wildlife corridors and stepping stones, which need to be afforded protection and enhancement. These maps are available to view on the Council's website. These areas includes 'Core Areas' which are wildlife sites of at least county importance, 'stepping stones' and 'wildlife corridors'. As well as Core Areas, stepping stone habitats will be particularly protected; these are identified as sites of local ecological importance and areas of priority habitat within or adjacent to corridors. Some development may be acceptable in wildlife corridor sites where the corridor is maintained, however any unavoidable adverse effects should be minimised and mitigated against, and where this cannot be achieved, compensated with habitat enhancement elsewhere.

- 251 The Council's Environmental Network Study identifies a wider network which includes the Ecological Network as well as rivers, linear recreational routes and open areas of 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 (SPD).

252 Rossendale has a number of Priority Habitats identified by Natural England such as blanket bog, deciduous woodland, lowland meadow and good quality semi-improved grassland. These support Priority Species such as Curlew, Lapwing and Brown Hare. The Council will work with applicants as well as, more broadly, with partners to seek improvements to the management of these areas and facilitate progress to meeting national targets.

Policy ENV5: Green Infrastructure networks

Development proposals will be expected to support the protection, management, enhancement and connection of the green infrastructure network, as identified on the Policies Map. Proposals which enhance the integrity and connectivity of the green infrastructure network will be supported. Development proposals should seek first to avoid or, if not feasible, mitigate biodiversity impacts on-site. Schemes which would result in a net loss of green infrastructure on-site will only be permitted if:

- The function and connectivity of green infrastructure networks are retained or replaced; or
- The development scheme integrates new or enhanced green infrastructure where appropriate, such as natural greenspace and trees; and in all cases
- The proposal would not have an unacceptable impact on amenity, surface water or nature conservation.

Where practicable and appropriate, new green infrastructure assets incorporated into development proposals should be designed and located to integrate into the existing green Infrastructure network and should maximise the range of green infrastructure functions and benefits achieved.

Explanation

253 Green Infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. In Rossendale it includes Ecological Networks, "Greenlands", and linear corridors such as cycle routes and waterways ("blue infrastructure"), which were identified in the Environmental Network Study (TEP 2017). It is a key component in the areas "environmental capital" and has an important role in providing habitats and migratory routes for many plants and animals, as well as reducing flood risk through initiatives such as Natural Flood Management. Green infrastructure, including

landscaping and Sustainable drainage measures help the Borough mitigate and adapt to climate change. It also has significant social benefits, contributing to increased health and well-being, especially in more deprived areas. Opportunities will be taken to work with partners to enhance the network wherever possible. The work of multi-agency initiatives such as the Irwell Catchment Partnership will be supported.

- 254 Development should protect, manage, enhance and connect Rossendale’s green infrastructure network. This includes protecting Rossendale’s Public Right of Way network, which is one of the densest networks in the country, but also one which is generally in a poor state of repair.
- 255 The Council will apply a mitigation hierarchy to the loss of green infrastructure. Wherever possible, development proposals should avoid damaging the existing assets within the site. Where this is not possible the remaining green infrastructure on site should be enhanced to achieve “no net loss”. Development proposals which result in a net loss of on-site green infrastructure will only be permitted where there are clear proposals submitted and agreed for off-site net gain i.e. if the loss is replaced by equivalent or better provision. This should include clear management proposals to ensure that the biodiversity or other infrastructure gains are deliverable in the long term. Net gains in biodiversity and green infrastructure will be sought that are consistent with current national policy.

Policy ENV6: Environmental Protection

Development which has the potential, either individually or cumulatively, to result in pollution that has an unacceptable impact on health, amenity, biodiversity (including designated sites), air or water quality, will only be permitted if the risk of pollution is effectively prevented or reduced and mitigated to an acceptable level by:

- Undertaking assessments and/or detailed site investigations of land which is or may be affected by contamination and implementing appropriate remediation measures to ensure the site is suitable for the proposed use, and that there is no unacceptable risk of pollution within the site or in the surrounding area;
- Ensuring developments are sensitively designed, managed and operated to reduce exposure of sensitive uses and wildlife to noise and noise generation having regard to the location of the proposed development, existing levels of background noise and the hours of operation;
- Assessing the impacts of new development on surface water and groundwater quality and implementing suitable measures to control the risk of these being adversely affected;
- Incorporating appropriate measures to prevent light pollution through the design and siting of the development and by controlling the level of illumination, glare, and spillage of light, including through the use of developing technologies such as LED; and

- Undertaking Air Quality Assessments to the satisfaction of the Council for proposals which have the potential to have a significant adverse impact on air quality, particularly within or adjacent to an Air Quality Management Area (AQMA) shown on the Policies Map, and implementing measures such as Travel Plans, dust suppression techniques and the incorporation of electric car charging points to both mitigate the effects of the development on air quality and to ensure that the users of the development are not significantly adversely affected by the air quality within that AQMA.

Development will not be permitted if the risk of pollution cannot be prevented or if mitigation cannot be provided to an appropriate standard with an acceptable design.

New development proposals for sensitive uses, such as housing or schools, located near to existing noise, odour or light generating uses, will be expected to demonstrate that the proposal is compatible with the surrounding uses and that an acceptable standard of amenity would be provided for the occupiers of the development, for example through the use of mitigation measures to reduce the exposure of the occupants to pollution, the design of the building and its orientation and layout.

Explanation

- 256 New development should be appropriate for its location and should not result in soil, air, water, noise pollution or land instability which has unacceptable impacts on health, amenity and biodiversity.
- 257 Where development has the potential to result in pollution because of its scale or nature, it will only be permitted where the risk of pollution is effectively prevented, reduced or mitigated to an acceptable level by complying with the criteria in this policy. Evidence should be submitted to the satisfaction of the Council to support the proposed use on the site and demonstrate no unacceptable risks of pollution within the site or the surrounding area. Adverse impacts on health and quality of life arising from noise should be mitigated and reduced. Development should not adversely impact on surface and ground water. Lighting should minimise spillage through good design, especially in rural areas. Proposals which have the potential to have a significant adverse impact on air quality, particularly within or adjacent to an Air Quality Management Area, need to demonstrate how the effects will be prevented or mitigated. Air Quality Management Areas are declared where research indicates that levels of substances such as nitrogen oxides (NoX) or particulates exceed government guidelines.
- 258 Where new development is proposed for sensitive uses close to existing sources of noise, odour or light, proposals will need to demonstrate that the proposal is

compatible with surrounding uses and ensure that acceptable standards of amenity are provided for the occupiers of the development.

- 259 Proposals need to be supported by clear, evidence based research and reflect adherence to national and international standards, and the Government's national ambitions on reduced emissions to support climate change targets.

Policy ENV7: Wind Turbines

Community led proposals for wind turbines in all parts of the Borough will be supported provided they meet the technical requirements set out below.

Areas suitable for commercial Wind Turbines have been identified on the Policies Map. Single, and exceptionally, small groups of Turbines of up to 59m may be suitable in the "*Enclosed Uplands Areas Suitable for Wind Turbines*" shown on the Policies Map. New larger turbines or re-powering of existing ones may be considered on the "*High Moorland Plateau Areas Suitable for Wind Turbines*" shown on the Policies Map, provided areas of deep peat (over 40cm depth) and blanket bog are avoided. Development of new wind turbines over 25 metres in height or re-powering of existing machines outside these areas would be resisted. All areas of the Borough are considered to be potentially suitable for single turbines of up to 25m in height.

Commercial proposals for new wind turbines or re-powering of existing schemes outside Suitable Areas defined on the Policies Map should demonstrate that the criteria used for designating these areas have been fully addressed in their proposals, as well as covering the criteria set out below.

Proposals for commercial wind farms and individual turbines (including repowering of existing schemes) within Areas of Search shown on the Policies Map will only be supported if the following criteria are addressed to the satisfaction of the Local Planning Authority:

- The impacts identified by the local community have been taken into account and fully addressed;
- The scale, height and siting of the turbine(s) and all supporting information is appropriate to the area taking into account:
 - The vertical height and horizontal expanse of the topography;
 - The degree of openness of the landscape;
 - The scale of adjacent landscape features, buildings and walls;
 - The proximity to designated and non-designated built heritage assets;
 - The proximity to distinctive landforms, such as a ridgeline, knoll or rock outcrop, which makes a key contribution to local landscape character;
 - The presence of existing settlement or field patterns; and
 - The opportunities to screen or reduce the visual impact of the development;

- It would not result in the loss of, or significantly detract from, key views of scenic landmarks or landscape features;
- The design, colour, layout and arrangement of turbines are appropriate to their setting;
- The proposal would not result in unacceptable visual clutter in combination with other existing structures, with cumulative impacts fully assessed to the satisfaction of the Council;
- There would be no unacceptable harm to neighbour amenity, protected species or the use of public rights of way or bridleways or a severe impact on highway safety;
- Shadow and Reflective Flicker impacts on buildings and Public Rights of Way are fully assessed with a precautionary approach taken to mitigation;
- The scheme would not result in unacceptable noise impacts, including amplitude modulation, on residential properties and other sensitive users;
- The impact on geology, including former mine workings, peat and hydrogeology is fully appraised and issues identified addressed, including restoration plans as appropriate;
- No development is proposed on areas of peat of over 40cm depth;
- Impacts on designated species and ecological assets are avoided or minimised;
- The proposal does not cause unacceptable harm to any heritage assets and their setting;
- The impact on recreational assets is assessed and impacts on key routes such as the Pennine Bridleway and Rossendale Way are avoided or if this is not possible, mitigated;
- The scale, siting and design of any ancillary structures and access tracks are appropriate to the character of the area and the landscape setting;
- The submission contains a Construction Management Plan, including impacts on the Highway network, and incorporates proposals for managing the de-commissioning and removal of the turbines and the restoration of the site;
- Any landscape features removed or altered to enable the erection of the turbine are reinstated and the design, materials and scale of any new fencing or walling needed is appropriate to the character of the local area;
- Issues with respect to the following are appropriately addressed to the satisfaction of the Local Planning Authority:
 - Shadow and reflective flicker;
 - TV and phone reception;
 - Air traffic radar reception; and
- A de-commissioning scheme is included.

Explanation

- 260 The NPPF and national guidance on renewable energy⁸ highlights the importance of increasing the amount of energy from renewable technologies to help make sure the UK has a secure energy supply, reduces greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Applicants for renewable energy development are not expected to demonstrate an overall need for renewable energy.
- 261 In recent years Rossendale has accommodated a considerable amount of wind energy development reflecting the high wind resource in the area. This has contributed significantly to meeting renewable energy targets.
- 262 In parts of the Borough there has been cumulative visual impact, including with adjacent schemes outside Rossendale. Different heights and designs of turbine can have discordant visual effects. Other impacts include that of noise, shadow flicker and effects on hydrology.
- 263 The Areas shown on the Policies Map reflect recommendations included in the *South Pennines Wind Energy Landscape Study* by Julie Martin Associates (2014). They also take into account wind resource and the location of deep peat.
- 264 All areas of the Borough are considered to be potentially suitable for single turbines of up to 25m in height, in particular where this supports farm diversification. Single, and exceptionally, small groups of Turbines of up to 59m may be suitable in the “*Enclosed Uplands*” landscape area shown on the Policies Map. Larger turbines may be considered on the “*High Moorland Plateau*” Area of Search within or adjacent to the existing Scout Moor Wind Farm. Development on deep peat (over 40cm depth) or blanket bog within the area suitable for wind turbines should be avoided. Any development in this suitable area should take into account of, and complement proposals by Moors for the Future for the improvement of the habitat of Scout Moor. New turbines along the Heald Moor ridge are not considered acceptable.
- 265 Proposals for wind farms and individual turbines need to address the criteria set out in this policy to ensure the development is acceptable. It is particularly important that, in line with the Written Ministerial Statement of 2015, the planning impacts identified by the affected local community are fully addressed and the proposal therefore has their backing.

⁸ Renewable and low carbon energy, Department for Communities and Local Government, Planning Practice Guidance, 18 June 2015

- 266 The Council's Wind energy in the Landscape study⁹ recommends that in considering whether a development can be accommodated in the landscape a range of criteria may be considered including; landscape character, potential for landscape or visual harm, sensitive siting, design, additional mitigation / landscape enhancement and cumulative impact. This would apply both to individual turbines as well as wind farms. Generic good practice in siting, layout and design of wind energy developments in the landscape, and on assessing the landscape, visual and cumulative impacts of wind energy developments can be found in Appendix 3 and Appendix 4 of the Council's wind energy study and in national guidance on renewable energy. Applicants will be expected to take into account the latest Good Practice guidance produced by or on behalf of the Council on assessing the Landscape Impacts of Wind Turbines
- 267 While landscape is generally the greatest impact of new development there are a wide range of other factors that need consideration. Noise impact can change according to the weather conditions and should be modelled according to the latest good practice guidance including the effects of amplitude modulation.
- 268 Ecological impacts, including on peat, can be significant unless the siting of the turbines is given careful consideration. The legacy of previous mining and quarrying means that hydrological issues need to be given careful consideration to avoid effects on public and private water supplies. Natural England considers areas of deep peat (over 40cm in depth) as particularly important and siting of turbines and supporting infrastructure on these areas should be avoided. Some areas are also valuable for nesting birds.
- 269 The legacy of previous mining and quarrying means that hydrological issues need to be given careful consideration to avoid effects on public and private water supplies.
- 270 Overall, proposals will need to demonstrate no unacceptable impacts and that any potential harm is being mitigated and minimised. New wind turbines proposed outside Areas of Search or above the indicated size thresholds will be resisted unless it can be demonstrated that all issues have been fully addressed.
- 271 The Council sets out what evidence is required to support new development in its Validation Checklist. This list is not exclusive however and there may be other locally specific items. The plan for decommissioning, restoration and after care at the end of the permission or life of the turbines (whichever is earlier) should be set out in the planning application. The Council will ensure conditions on de-commissioning and restoration are included when granting permissions for wind developments and will consider financial guarantees through a section 106 agreement.

⁹ South Pennines Wind Energy Landscape Study by Julie Martin Associates (2014)

Policy ENV8: Other forms of Energy generation

The Council will take a positive approach to renewable energy proposals in the Borough, such as solar and hydro-electric schemes, including community led initiatives, subject to the Authority being satisfied that any negative impacts, including of any supporting infrastructure, can be minimised. Proposals for decentralised energy generation and distribution will be given positive consideration subject to their wider environmental impacts.

Explanation

- 272 The increasing efficiency of solar panels and lower costs of production mean that this is an increasingly attractive form of energy generation including in Rossendale. Many forms of solar panels on buildings are permitted development but larger arrays or those that are ground mounted require permission. Issues that will be considered in the appraisal of any development include:
- Orientation;
 - Landscape and visual impact, including cumulatively;
 - Glint and glare, especially on any neighbouring uses and road users;
 - Design of panels, including colour and shape;
 - Impacts on the setting of listed buildings, conservation areas, registered parks and other heritage assets;
 - Impacts on existing agriculture, where relevant;
 - Landscaping proposals; and
 - Impacts of supporting infrastructure including access roads and cabling.
- 273 Hydro-electric schemes have not yet proved to be viable in Rossendale. However, if a scheme was brought forward the impact on fish, managing flood risk and improving water quality would be the key considerations. The Environment Agency operates separate licencing regimes on hydro-electric schemes and developers should liaise separately with them on these matters.
- 274 Biomass Energy systems have already been implemented in the Borough and further such schemes would be supported. The main considerations would be air quality from emissions and delivery and storage of fuel.
- 275 District Heating Schemes will be encouraged and supported subject to consideration of emissions/noise from the main power plant.
- 276 Consideration of Hydraulic fracturing for gas (fracking) is a matter for the Mineral and Waste Planning Authority, in this case Lancashire County Council. As a consultee, Rossendale Borough Council would take into account the wider environmental

impacts, latest Mineral and Waste Local Plan policies and associated Supplementary Planning Documents (SPD's) on this topic when making its response.

277 Rossendale is an area that historically was heavily mined for coal with reserves still remaining. There are no known plans for further extraction but, if proposed, they would need to be environmentally acceptable and would be considered by the Minerals and Waste Planning Authority. The Mineral Safeguarding Areas identified in the Minerals and Waste Local Plan are also shown on the Policies Map for this Plan.

278 Consideration of energy generation through extraction of carbon based resources (coal, gas, etc) is the responsibility of Lancashire County Council as the Minerals and Waste Authority.

Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality

All development proposals will be required to consider and address flood risk from all sources. A sequential approach will be taken and planning permission will only be granted for proposals which would not be subject to unacceptable flood risk, or materially increase the risks elsewhere, and where it is a type of development that is acceptable in a Flood Risk location. Assessment should be informed by consideration of the most up to date information on Flood Risk available from the Environment Agency, the Strategic Flood Risk Assessment (SFRA), the Lead Local Flood Risk Authority and the sewage undertaker. Developers will be expected to provide appropriate supporting information to the satisfaction of the Local Planning Authority, such as Flood Risk Assessments for all developments in Flood Zones 2 and 3 and as required by national policy and any local validation requirements. Site specific mitigation measures should be clearly identified.

All development proposals will be required to manage surface water as part of the development in the following order of priority:

- An adequate soakaway or some other form of infiltration system.
- An attenuated discharge to surface water body.
- An attenuated discharge to public surface water sewer, highway drain or another drainage system.
- An attenuated discharge to public combined sewer.

Applicants wishing to discharge surface water to a public sewer will need to submit clear evidence demonstrating why alternative options are not available. The expectation will be for only foul flows to communicate with the public sewer.

On greenfield sites, applicants will be expected to demonstrate that the current natural discharge solution from a site is at least mimicked. On previously developed land, applicants will also be expected to follow the surface water hierarchy and any proposal based on a proposed reduction in surface water discharge from a previously developed site will be expected to target a reduction to a greenfield rate of run-off.

Development proposals will be required to incorporate sustainable drainage systems and consider surface water management early in the design process. Applicants will need to consider what contribution landscaping proposals (hard and soft) can make to reducing surface water discharge. Development proposals will be expected to maximise the use of permeable surfaces / areas of soft landscaping, and the use of Green Infrastructure as potential sources of storage for surface water run-off. The proposed drainage measures should fully integrate with the design of the development and priority should be given to multi-functional sustainable drainage systems SuDS (as opposed to underground tanked storage systems), which contribute to amenity, biodiversity and water quality, as well as overall climate change mitigation.

Alternatives to multi-functional level SuDS will only be permitted where it is demonstrated that they are impractical or there are other exceptional circumstances. Applicants will need to submit clear evidence when multi-functional sustainable drainage features are not proposed.

All drainage proposals should incorporate clear implementation, management and maintenance arrangements.

Proposals for minor development in areas at risk of flooding should also incorporate SuDS into the design of the scheme unless there is clear evidence that it would be inappropriate. Drainage proposals for minor schemes should follow the surface water hierarchy and at least demonstrate that SuDS solutions (including multi-functional SuDS) have been considered.

Any development proposal which is part of a wider development / allocation will be required to demonstrate how the site delivers foul and surface water drainage as part of a wider, holistic strategy which co-ordinates development and infrastructure between phases, whilst having regard to interconnecting phases. Infrastructure should be sized to accommodate flows from interconnecting phases and drainage strategies should ensure a proliferation of pumping stations is avoided on a phased development.

Applicants will be expected to liaise with utility providers. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.

Use of septic tanks will only be permitted where connection to the foul sewer network is not feasible.

Explanation

- 279 Rossendale has large areas of flood risk. There are high surface water runoff rates coming off the hillsides especially after sustained periods of heavy rain. The rivers Irwell and Spodden respond quickly to any changes in flow, producing fluvial (river) flooding. Flood risk is a very serious issue for the Borough and the cumulative impacts of development can be significant. The impacts of climate change and more intense rainfall events also need to be taken into account when considering new development. High surface water runoff also contributes to temporary poor water quality.
- 280 The NPPF sets strict tests to protect people and property from flooding. Where these tests are not met, national policy is clear that new development should not be allowed. The Council applies a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding is lowest. If, following application of the Sequential Test, it is not possible for the development to be located in areas with a lower probability of flooding the Exception Test can be applied if appropriate.
- 281 The Council commissioned JBA Consulting to undertake a Level 1 and Level 2 Strategic Flood Risk Assessment (2016) for Rossendale¹⁰. This study looked at a large number of potential development sites in the Borough and made recommendations in relation to their potential flood risk. The Council has taken the recommendations into account when considering individual site assessments for the Local Plan.
- 282 Natural methods to manage surface water run-off will be encouraged as a priority. The use of permeable surfaces/areas of soft landscaping, the use of green infrastructure, and the use of natural flood management measures in upland areas will all be supported where appropriate, working together with relevant partners. More detail on this will be contained in the forthcoming Climate Change SPD.
- 283 Proposals for major development will be expected to incorporate multi-functional SuDS; this must be included within the early stages of the site design and involve consultation with relevant partners. Proposals for minor development should also consider the incorporation of above ground SuDS. SuDS can include a variety of natural surface water management and could include innovative approaches such as green roofs, grey water management and bio-retention tree pits. Further guidance on this will be contained in a future Climate Change SPD.
- 284 The Council will seek advice from key agencies including Lancashire County Council and the Environment Agency where appropriate. Utility providers (currently United Utilities) will also be consulted.

¹⁰ Rossendale Hybrid Level 1 and Level 2 Strategic Flood Risk Assessment, JBA Consulting, November 2016

Policy ENV10: Trees and Hedgerows

Development proposals must seek to avoid the loss of, and minimise the risk of harm to, existing trees, woodland, and/or hedgerows of visual or nature conservation value. Any harm to ancient and veteran trees should be avoided unless wholly exceptional circumstances can be demonstrated. Where trees and/or woodlands are to be lost as a part of development this loss must be justified as a part of an Arboricultural Implications Assessment (AIA) submitted with the application.

The Council will expect developers to plan for retention by using an AIA to inform site layout, in advance of the submission of any application. Where trees, woodland and/or hedgerows lie within a development site, they should wherever possible be incorporated effectively within the landscape elements of the scheme.

Development proposals should, where appropriate:

- not result in the loss of trees or woodland which are subject to a Tree Preservation Order or which are considered worthy of protection;
- not give rise to a threat to the continued well-being of retained trees, woodlands or hedgerows;
- not involve building within the canopy or root spread of trees, woodlands, or hedgerows which are to be retained, except where it can be proven that the construction can be carried out in accordance with the most up-to-date British Standard and an appropriate method statement is fully adhered to;
- make a positive contribution to Green Infrastructure where it is within or adjacent to identified Green Infrastructure networks;
- make a positive contribution to biodiversity; and
- ensure trees are incorporated into the design of new streets and elsewhere to support the Rossendale Forest and community orchards.

To ensure that the benefits of the proposed development outweigh the harm resulting from the loss of trees, woodlands or hedgerows, compensatory planting using native species must take place at a ratio of at least 2:1. Where this ratio cannot be achieved this must be fully justified with the compensatory measures proposed clearly justified.

Trees within a Conservation Area that are 75mm diameter or above at 1.5m above ground level, and trees protected by tree preservation orders, will be given detailed consideration when considering planning consent. Any planning proposal must seek to retain these trees unless there are sound arboricultural reasons (as justified within the AIA) for their removal.

Explanation

- 285 Rossendale generally has a low level of tree coverage and the retention and protection of trees, woodland and hedgerow is critical in terms of biodiversity and also to protect the Borough's individual landscape and character. Trees and hedges also have an important role in management of climate change including urban cooling effects. Core woodland areas exist at Whitworth, Buckshaw Brow, Edenfield and the Ogden Reservoir Valley, and these areas are connected by "stepping stone" habitats as identified on the Lancashire Ecological Network Maps.
- 286 Development should not result in the loss or harm to trees, woodland, or hedgerows of visual or conservation value. Arboricultural Implications Assessments (AIA) should be used to inform site layout and show how trees and hedgerows will be retained. The benefits of the proposed development should outweigh the harm resulting from the loss of any trees, woodlands or hedgerows and compensatory planting must be provided. Provision of new trees of appropriate native species at a ratio of 2:1 is required to help to address any biodiversity loss and enhance the existing provision. Where a developer cannot meet this requirement this should be clearly justified. Where any trees provided as part of compensatory provision die, replacement trees should be planted.
- 287 Care should be taken in the design of development, including supporting infrastructure such as roads, to ensure that not only trees and hedges but also their associated root systems are given full protection.
- 288 Particular care should be made to retain trees within a Conservation Area and trees protected by tree preservation orders unless sound arboricultural reasons are given for their removal.

Chapter 5: Leisure and Tourism

Strategic Policy LT1: Protection of Playing Pitches, Existing

Open Space, Sport and Recreation Facilities

Playing Pitches, Existing Open Space, Sport and Recreational Facilities are shown on the Policies Map.

Development proposals which would result in the loss of playing pitches and associated facilities, and land or buildings in recreational or sporting use or last used as such, or which would prejudice the use of these areas for sport and recreation, will be resisted and only be permitted where:

- **A replacement of the same type, of an equal or greater quantity and quality is provided in an appropriate location; or**
- **It is demonstrated to the Council's satisfaction that there is a surplus of recreational land, buildings or facilities of the same type relative to the current and likely future needs of the local community. All development affecting playing pitches and associated facilities will be considered against the most up to date version of the Playing Pitch Strategy; or**
- **The development involves the loss of a small part of a larger site in recreational use and would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community and a net gain in sports provision can be demonstrated; or**
- **In the case of school playing fields or sports facilities, the development is for education purposes or the Department for Education is satisfied that the land is no longer required for school use, and its loss would not result in a shortfall in recreational open space/playing pitches/sports facilities for the local community now or in the future.**

Given the important role indoor sports facilities play in promoting the physical and mental well-being of the community, the Council will work closely with Sport England and other partners to ensure that any future decision on the provision of all sports facilities is based on a robust and up-to-date evidence base. To assist with this, it is the intention of the Council to produce an Indoor Sports Strategy during the next 12-24 months to help underpin effective policy application.

Explanation

- 289 Playing pitches, sports facilities and recreational open space are valued by many residents of the Borough and play an important role in the health and well-being of the community. This is increasingly important given the rise in obesity levels.
- 290 The Council commissioned a Playing Pitch Strategy for the Borough (2016) which identified a deficit of football pitches and rugby pitches and recommended that all existing pitches should be retained, including those not currently in use. Development on such pitches will only be permitted if replacement of equal or higher quality is provided elsewhere in the Borough.
- 291 Because of the topography, substrate and rainfall in the Borough, many pitches are poorly drained. The Council will seek contributions to playing pitch enhancement from new housing development (Policy HS6).
- 292 Built sports facilities in the Borough are focussed on the Marl Pits complex at Rawtenstall, Haslingden Sports Centre and Whitworth Swimming Pool. There are also publically accessible facilities at Valley Leadership Academy and Whitworth High Schools. The Council will seek to support, retain and improve these facilities wherever possible.
- 293 School Playing pitches perform an important role in supporting the fitness of pupils and encouraging a healthy lifestyle. They can also be of wider benefit if the facility is managed for public access and reduce the pressure on public pitches. Any loss of School Playing Fields has to be authorised by the Secretary of State for Education.
- 294 Pitches for other sports such as Cricket, Bowls and Tennis will also be protected where this will not lead to a deficit in provision and, where possible, improved.
- 295 There is a variety of other land that is in recreational use as set out in the Council's Open Space Strategy. This includes Children's Play Areas, Multi-Use Games Areas and Parks, which often include Bowling Greens and Tennis Courts. Allotments also perform an important recreational role. All of these sites will be protected from development and, where possible, should be enhanced.
- 296 The loss of small areas of land in the curtilage of a sporting or recreational site will be considered where the scheme would enhance the overall recreational value of the site or, alternatively, improved provision would be made within walking distance of the site.

Policy LT2: Community Facilities

Development proposing the change of use or loss of any premises, or land currently or last used as a community facility (including public houses, post offices, community centres, village and church halls, places of worship, children's centres, libraries, cultural facilities, theatres, parks and open spaces and health facilities) will be permitted where it can be demonstrated that:

- a) The facility no longer serves the local needs of the community in which it is located; or
- b) Adequate alternative provision has been made, or is already available, in the settlement or local area; or
- c) The use is no longer financially viable and a marketing exercise has taken place to demonstrate this.

The creation of new community facilities as part of proposed new developments will be encouraged. Such proposals should, where appropriate, give an indication of how ongoing maintenance will be addressed.

Explanation

- 297 Facilities that serve local communities throughout Rossendale have an important social function and enhance the quality of life for residents as well as visitors. The provision and retention of community facilities is considered to be integral for ensuring that communities are sustainable in the long term. The Council will therefore support appropriate proposals which seek to enhance the range of community facilities especially in areas where these are currently limited such as in parts of the east of the Borough.
- 298 It is recognised that the demand for a community facility may alter over time as the nature and needs of a local community change. The Council will however safeguard community facilities against unnecessary loss, particularly where this would reduce the community's ability to meet its day to day needs locally, unless it is demonstrated that the facility which would be lost is no longer required or suitable, or that an appropriate replacement facility would be provided. The Council as part of any planning application will expect this to be fully justified and it may be necessary to undertake a marketing exercise to demonstrate this.

290 Proposals for the partial change of use or the diversification of the range of uses at a community facility can help sustain these facilities and may be supported where they would enable the retention of the community facility.

291 All planning applications to redevelop such facilities will need to be accompanied by a detailed statement justifying why the facility should be lost and assessing the implications that the loss will have on the community. The requirements for this will be set out in the Council's validation checklist.

This justification should be based on the results received from a marketing exercise demonstrating that the community facility is no longer financially viable for the current use. A marketing exercise can involve research on the usage of the community facility over time, the general demand for such community facilities in the surrounding area and the quality of said community facility and any costs to bring the community centre back to an acceptable standard if necessary.

292 Some developments, especially for larger scale proposals and on masterplanned sites, will stimulate the need for additional community facilities within an area. Where this is proposed it should include details of how ongoing maintenance will be addressed.

Policy LT3: Tourism

Tourism throughout the Borough will be promoted in the following ways:

- Supporting the "Outdoor Rossendale";
- 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; and
- Taking a positive approach to development of complementary accommodation and hospitality facilities.

Proposals for the enhancement of existing facilities and activities, as well as the development of new facilities and activities will be considered favourably. This will also include supporting infrastructure, such as enhanced access through car parking, bike racks, public realm and public transport improvements. The use of existing buildings will be encouraged.

New development outside the urban boundary will be considered acceptable where it is essential for the proposed facility, and no sites within the urban boundary are suitable, and there are no unacceptable impacts affecting:

- Landscape character
- Visual quality (including light pollution)
- Neighbour amenity
- Highways
- Nature conservation assets

Explanation

- 293 Rossendale is located within the South Pennines, an area shaped by its past textile industry, with its mills and traditional dense terraced housing along the valley bottoms, with peat moorland above, which has been used for farming, quarrying, mining, reservoirs and more recently wind turbines. Throughout the Borough are several museums, and Rawtenstall hosts the northern terminus of the East Lancashire Railway, a heritage line, which is hoped in time to support a commuter link to Greater Manchester, that would operate alongside the heritage line.
- 294 The tourism sector has an important role to play in Rossendale's future prosperity. As reported in the 2017 Rossendale Town Centre, Retail, Leisure and Tourism Study, STEAM data from 2015 noted that Rossendale attracted 2% of all tourists visiting Lancashire, providing a total economic impact of £53m, which had grown by 3% from the previous year.
- 295 Branded as the "Outdoor Rossendale", support will be given to further enhancing the established extreme and outdoor sports facilities on offer within the Borough, including Water Ski Academy and motor sports at Cowm Reservoir, skiing and snowboarding at Ski Rossendale, and mountain bike tracks at Lee and Cragg Quarries. The Pennine Bridleway allows for hill walking, cycling and horse riding. As well as providing outstanding recreational opportunities for local people, these assets can be maximised for employment and income generating opportunities, given the Borough's proximity to the conurbation of Greater Manchester and West Yorkshire.
- 296 New facilities will also be encouraged at appropriate locations where the necessary infrastructure to support the development can be provided. For example new leisure facilities are being proposed at Futures Park to support Lee Quarry.

Policy LT4: Overnight Visitor Accommodation

The Council will take a positive approach to new high quality visitor accommodation. This includes hotels, bed and breakfast establishments, self-catering facilities, bed and tack, camping barns, and sites used for camping, caravanning and camper vans. Proposals will be supported particularly where use is made of existing buildings.

Proposals will be supported at locations both within and outside the urban boundary where:

- They are appropriate to the locality;
- They are complementary to existing tourism facilities;
- There is suitable access by a variety of modes;
- The capacity of the existing infrastructure is adequate;
- There are no adverse impacts on visual amenity, landscape or nature conservation; and
- The development will not reduce the amount of land for the purposes of open space and recreation.

All ancillary facilities should be designed (in terms of style and materials) to take into account their functions and blend into their settings, with appropriate landscaping and boundary treatments.

Ancillary facilities such as cycle storage or horse paddocks will be encouraged in locations such as along bridleways or the cycle network.

Any large scale hotel proposals (40 bedrooms or over) should be located in or adjacent the centres of Rawtenstall, Haslingden or Bacup. Outside these centres, large scale hotel proposals will only be supported where they form part of a wider regeneration scheme, can demonstrate a wider community benefit and access to the site can be provided by a variety of modes.

Explanation

297 A key finding of the 2017 Town Centre, Retail, Leisure and Tourism Study is that whilst the tourist economy in Rossendale is improving (£53 million in 2015), the Borough is lacking in overnight accommodation, with 'staying visitors' accounting for just 22% of the total 'visitor days' recorded in the Valley in 2015 (compared to 31% at the county level). As the tourism offer improves in the Borough it is expected that the number of overnight stays will increase. STEAM data from 2015 noted that Rossendale only has 268 visitor 'beds' distributed throughout the Borough, with no

modern hotel space available. Accordingly this Study recommended that the Council should prioritise overnight accommodation and look to promote delivery of a modern 'budget' hotel to serve the Rossendale area.

298 As well as encouraging a hotel for the Borough other overnight accommodation will be supported, including the provision of bed and tack along the bridleways, and camping and caravan sites. Accommodation is expected to be small scale and where appropriate could re-use existing buildings.

Policy LT5: Equestrian Development

Proposals for new, or extensions or alterations to existing, private or commercial equestrian facilities will be supported subject to the following criteria:

- In the case of indoor facilities or commercial stables, priority is given to the re-use and conversion of existing buildings or the proposal forms part of a farm diversification scheme;
- The siting, design and materials would not have an unacceptable impact on visual amenity or the character of the area. They should be well related to existing trees, hedges or landscape features, avoiding prominent positions, and generally at least 30 metres away from neighbouring residential properties;
- A small private development will involve no more than three horses. For development proposals involving more than three horses, the applicant should submit a statement with the planning application detailing why accommodation of the size proposed is required;
- Traditional designs will generally be the most appropriate, clad externally in timber and with an internal timber frame, with a maximum ridge height of 3.5 metres for stables. Tack rooms and hay stores should be part of the same building, and each should be of a similar size to an individual stable;
- Any new or extended stables and associated infrastructure (including ménages, hard-standing, fencing and riding-arena) is of a scale that is proportionate to the activity proposed;
- Hard-standing areas, access tracks and sand paddocks should be of the minimum size necessary and should not encroach on the open countryside;
- The design of storage or parking of horse boxes on site, and fencing, is appropriate to the local vernacular and not suburban in appearance;
- Sand paddocks/ménages will utilise existing ground levels unless absolutely necessary and should not appear built out of the ground and thus alien to the natural contours of the land;

- Floodlighting will be resisted particularly in the open countryside or close to residential properties. Where floodlighting is proposed, it should be designed to minimise light spillage from the lit area and ensure that protected species will not be adversely affected;
- The site has adequate vehicle access and the proposal would not have an unacceptable impact on the local highway network and highway safety. The movement of horses or vehicles resulting from the siting of stables should not create danger to horses and riders, or to other road users. Stables are best sited to have safe and convenient access to the bridleway network or minor roads, although existing bridleways should not become over-intensively used as a result of the development;
- The proposal meets appropriate national standards for horse welfare and 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;
- There should be proper screening for car and horse-box parking and appropriate arrangements for the storage and disposal of manure which would not have an unacceptable impact on surface or ground-water or residential amenity; and
- Provision is made for removing any equipment and re-instating the land once its use for horses is no longer required or where the stables and associated development have been unused for a period of at least six months within 10 years of their completion.

Explanation

- 299 Equestrian development is an accepted use in rural areas which can contribute towards the provision of recreation opportunities and diversify the rural economy. Whilst it is acknowledged that equestrian development often requires a rural location, poorly designed and located equestrian facilities can have an adverse impact on amenity, the highways network and the character and landscape of rural areas.
- 300 When assessing proposals for indoor facilities or commercial stables, preference will be given to locating such uses within existing buildings. To minimise the visual impact of proposals, the design, siting and scale of any new or extended stables and associated infrastructure will be expected to be appropriate to its context and should not have an adverse impact on the visual amenity of its surroundings. Proposals will normally also need to be located an adequate distance from neighbouring residential properties to reduce any impact on amenity.

- 301 Further consideration should be given to the implications of the proposals on the surrounding highway network. In particular, the siting of equestrian facilities should not create a danger to horses, riders or other road users. Stables and associated infrastructure should be sited with safe and convenient access to the local highway network and, where possible, direct connections to the local bridleway network.
- 302 Proposals for equestrian development will also be expected to demonstrate that they would provide an adequate standard of welfare for the horses. This will include ensuring that buildings are designed to meet the functional needs of horses and demonstrating that there is sufficient land.

Policy LT6: Farm Diversification

Proposals for farm diversification which require planning permission will be permitted on existing farm holdings provided that:

- They would make a positive contribution to the continued viability of the farm holding;
- They would retain or enhance the character of traditional farm buildings;
- Where possible, the proposal re-uses existing buildings of substantial and permanent construction which are structurally sound and capable of conversion without major alterations, or the development is well-related to existing buildings if no suitable buildings are available for re-use;
- The agricultural diversification is subservient to the main agricultural use of the farm;
- Wherever possible, they add value to produce of the farm or produced locally, or contribute to the tourism economy;
- The scale and nature of the diversification proposals are appropriate for the location and would not have an unacceptable impact on residential amenity, landscape character, the enjoyment of the countryside or the purposes of the Green Belt;
- They do not require new dwellings within the rural area to support the enterprise;
- They do not create extensive areas of hardstanding; and
- The volume and type of traffic that would be generated is appropriate to the accessibility of the site and the standard of the local highway network.

Explanation

- 303 In order to ensure that agricultural businesses are sustainable and competitive, well-conceived proposals relating to the diversification of farm businesses will be supported where it can help ensure the long-term viability of existing farm businesses and provide rural employment opportunities.

304 A wide range of types of development may be appropriate for diversification including farm shops, leisure and recreation uses, tourism related development, sporting activities and equestrian uses. A careful balance is however required to ensure that the scale and character of farm diversification proposals do not conflict with wider countryside objectives, introduce new amenity concerns or have a negative impact on the natural environment or the highways network. Existing buildings of substantial and permanent construction should be re-used, where possible, to provide any accommodation needed in association with alternative uses, provided that the character of traditional farm buildings can be retained or enhanced.

Chapter 6: Transport

Strategic Policy TR1: Strategic Transport

Opportunities to enhance the Borough's external and internal connectivity will be actively supported. Proposals which reduce the need to travel will also be encouraged. Working closely with partners inside and outside the Borough, focus will be on the following:

- Improving links to Greater Manchester and the M60/M62, and enhancements to the A56;
- Developing the potential of the East Lancashire Railway for both transport and tourism purposes;
- Developing the strategic cycle network (Valley of Stone Greenway/National Cycle Route 6) including links between the different routes and to neighbouring authorities;
- Addressing congestion hotspots identified in the Highway Capacity Study, especially the gyratory in Rawtenstall;
- Promoting sustainable transport solutions to address congestion and air pollution;
- Addressing known road safety issues;
- Integrating transport more effectively into proposals to improve the public realm where there are opportunities to do so, for example, the area outside Bacup Library and pedestrian links between Rawtenstall Railway Station and town centre; and
- Ensuring development that generates significant movement is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

A site for "Park and Ride" facilities will be protected at Ewood Bridge and is shown on the Policies map.

Explanation

305 The Council will explore opportunities to enhance the Borough's external and internal connectivity. Rossendale has high levels of out-commuting to neighbouring authorities for work, with levels being particularly high to Rochdale, Bury and Burnley. Peak hour congestion on the M66 is an increasing problem not only for car drivers but also for bus passengers and for the movement of goods. The Council will continue to work with partners inside and outside the Borough to improve links to Greater Manchester and the M60/M62. The development of the "Expressway"

concept to the A56 corridor will also be supported as part of a broader approach to creating an enhanced “Central Pennine route”, as identified by Transport for the North.

- 306 Traffic congestion in Rossendale is most pronounced around the gyratory in Rawtenstall but is also evident from Crawshawbooth into Rawtenstall, Haslingden Tesco roundabout, in Waterfoot and Stacksteads. The Council will continue to work with Lancashire County Council and the Highways Agency to identify funding and implement solutions for key junctions identified in the Highway Capacity Study. It will also support the Highway Authorities to ensure the effective management of the A56/M66 corridor and the main road network within the Borough.
- 307 The Council supports the use of sustainable transport solutions with overall low impact on the environment including public transport, walking and cycling, low emission vehicles and car sharing. In relation to rail travel, opportunities will continue to be explored to develop the potential of the East Lancashire Railway. The railway will continue to be safeguarded as a commuter and heritage railway operation, together with the protection of “Park and Ride” facilities at Ewood Bridge, subject to further studies being undertaken. Rossendale’s strategic cycle network will continue to be developed including improving links between the different routes and to neighbouring authorities. More information on this is provided in the Footpaths, Cycleways and Bridleways Policy below. The Council recognises that bus services play an important role in moving people within Rossendale and to nearby areas. A new bus station is currently being built in Rawtenstall as part of the Spinning Point development and the Council will explore other opportunities to improve bus services.
- 308 The Council will seek to ensure that appropriate transport solutions are integrated into developments and towns where there are opportunities to do so in order to facilitate safe and easy access for all. Opportunities to reduce casualties, especially among vulnerable users, will be pursued wherever possible.
- 309 Planning policies in this Local Plan seek to balance the location of land uses within Rossendale so that journey lengths can be minimised for employment, shopping, leisure, education and other activities. The Council will also seek to ensure that new development that generates significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Policy TR2: Footpaths, Cycleways and Bridleways

The Council will support the development and enhancement of a strategic Public Rights of Way network including enhancements to surfacing, signage, supporting facilities, and feeder routes. Key routes are shown on the Policies Map and include:

- The “Valley of Stone Greenway” (Rawtenstall to Rochdale);
- National Cycle Route 6 (Bury-Accrington);
- Rawtenstall to Clowbridge Reservoir;
- Pennine Bridleway (Mary Townley Loop); and
- Irwell Sculpture Trail/ Rossendale Way.

Proposals to improve, extend or add to the existing footpath, cycleway and bridleway network in the Borough and in new development will be supported providing they:

- a) Are integrated with existing routes to facilitate access on foot, by bicycle and by horse;
- b) Where appropriate, identify gaps in the existing network and map potential new link routes, particularly in areas where there is a high level of demand;
- c) Facilitate access to the network of footpaths, bridleways and cycleways by requiring new development adjacent to existing pedestrian, bridleway or cycle routes to provide direct, safe and secure links to these routes where possible.
- d) Do not harm residential amenities;
- e) Do not harm nature conservation interests;
- f) Take into account the needs of agriculture;
- g) Are located and designed to minimise the risk of crime;
- h) Have regard to the needs of people with impaired mobility;
- i) Have regard to other users of the route and vehicular traffic; and
- j) The development would not reduce, sever or adversely affect the use, amenity or safety of a Public Right of Way (PROW), or prejudice the planned development of the network, if acceptable provision is made to mitigate those effects, or divert or replace the right of way before the development commences. Any replacement or diverted PROW must be no less convenient or safe, and of no lower quality than the facility being replaced;

Where developments are directly related to the PROW network contributions may be sought for their enhancement.

Explanation

310 The Borough’s public footpaths and cycleways are a valued recreational resource which form an essential component of Rossendale’s Green Infrastructure network resource and play an important role in linking the settlements to the nearby countryside. They also perform an important role in improving physical and emotional

health. Although Rossendale has the densest PROW network in Lancashire, much of the network is in a poor condition and there is an identified need to develop, extend, upgrade and improve access to the network.

- 311 The strategic PROW network is particularly important in Rossendale. It is an essential asset within the Borough's tourism offer and a valued resource for local communities. Proposals which support the development and enhancement of this strategic network will therefore be encouraged and supported. The Pennine Bridleway forms part of a national trail for horse riders and other users. National Cycle Route 6 is part of a national route but suffers from a number of gaps and sections are in poor condition. The "Valley of Stone Greenway" forms a strategic cycling corridor and will integrate with the proposed leisure facilities and link to the established "Outdoor Rossendale" mountain biking facility at Lee Quarry.
- 312 The wider network of footpaths and cycleways also has a vital role in providing access from the existing settlements into the surrounding countryside, encouraging sustainable travel options and contributing towards the creation of healthy communities. Proposals for development will therefore be expected to support the development and enhancement of the wider network of footpaths and cycleways. Development proposals which affect recognised Public Rights of Way should, in the first instance, seek to incorporate existing routes satisfactorily within the proposal. Where this is not possible, the Council will expect proposals to provide adequate alternative arrangements through the appropriate diversion of existing routes. The Council will also seek to ensure that development proposals make appropriate provision for pedestrians and cyclists within the development and also, where practicable, provide links to the wider footpath and cycle network and improve supporting facilities such as secure cycle parking.

Policy TR3: Road Schemes and Development Access

Permission will not be granted for any development on land which:

- 1) Is required to allow road access to a site allocated on the Policies Map for development; or
- 2) Will prejudice the construction of identified road schemes.

Explanation

- 313 The Council work with Lancashire County Council, the Highways Agency and other Partners to support the development of identified road schemes and ensure appropriate access is provided for new development and sites allocated in the Local Plan. As such, permission will not be granted for any development on land which is required to allow road access to a site allocated on the Policies map for development i.e. which could form a ransom strip or on land that would prejudice the construction of identified road schemes.

Policy TR4: Parking

All proposals for new development will be required to meet the parking standards set out within Appendix 1. These standards are not maximum standards and should be implemented unless the applicant can provide an evidence based approach as to why a different level of provision would be appropriate, to the satisfaction of the Local Highway Authority.

Where parking is being provided to serve new development or to address specific local parking problems in existing residential and business areas, including in Crawshawbooth, the Council will expect the parking provision to:

- Be conveniently located in relation to the development it serves;
- Be safe, secure and benefit from natural surveillance;
- Be designed to ensure that the use of the parking provision would not prejudice the safe and effective operation of the highway network;
- Not dominate the street scene or detract from the character of the area;
- Incorporate secure, covered cycle parking in line with the Parking Standards set out in the Local Plan unless otherwise agreed;
- Where appropriate, incorporate adequate soft landscaping and permeable surfaces to avoid the over-dominance of parking and to limit surface water run-off; and
- Incorporate electric vehicle charging points, in the following scenarios as minimum:
 - One charger per every five apartment dwellings;
 - One charger per every individual new house on all residential developments;
 - One charger per every ten parking spaces in non-residential car parks.

Exceptions to the minimum provision of electric charging points will only be considered if it can be demonstrated to the satisfaction of the Council that this is not technically feasible or prohibitively expensive.

Proposals to redevelop existing garage colonies will only be supported where:

- It has been demonstrated to the satisfaction of the Council that the garage colony is vacant or underused and there is unlikely to be any future demand for the facility; and
- The redevelopment of the site would not result in a significant increase in on-street parking which would have an adverse impact on the street scene or on highway safety.

Explanation

- 314 The availability of parking can have a significant effect on people's choice of travel mode. Restricting levels of parking in new development in locations where alternative travel choices are available can help reduce car usage and promote the use of other more sustainable forms of transport. Given the existing and projected levels of traffic congestion in key locations in the Borough it is important that parking standards promote sustainable modes of travel but also address local parking issues. Nevertheless, the provision of inadequate car parking can exacerbate existing parking problems and can result in excessive levels of on-street parking which adversely affects local amenity and the efficiency and safety of the highways network, particularly in areas where there are limited public transport services.
- 315 Parking standards that apply to all new development, including changes of use, are set out in Appendix 1. Therefore, when identifying the appropriate level of parking to be provided in new development, the Council will have regard to the accessibility of the site by all means of transport and existing parking conditions in the vicinity of the site.
- 316 The design and layout of car parking provision needs to be carefully considered to ensure that it is safe, easy to use, does not detract from the street scene and is well integrated into the overall development and/or the surrounding area. The provision of appropriate landscaping can minimise the visual impact of parked vehicles and also reduce surface water run-off. All car parking areas should however be open to natural surveillance and any landscaping should avoid compromising personal safety or facilitating car crime. Incorporating charging points for electric vehicles in new parking areas can encourage the uptake of electric vehicles and help achieve a number of associated environmental benefits, including reduced contributions to climate change and improvements to air quality.
- 317 Within the Borough there are a number of garage colonies that provide valuable off-road parking for nearby residential properties. The redevelopment of these areas will however be supported where it is demonstrated that the facilities are underused, have reached the end of their operational usefulness and that the redevelopment of the site would not have an unacceptable impact on the on-street parking, the street scene or highway safety.
- 318 Provision for retail centre parking will be supported where this is part of a balanced strategy to enhance access for shoppers. In particular, the Council will encourage the provision of dedicated off-street provision in the centre of Crawshawbooth. A site for this is shown on the Policies Map.

Monitoring

- 319 The process of monitoring, evaluation and review is essential to the delivery of the Local Plan. It provides the main mechanism for reviewing the implementation of the Local Plan and evaluating the effects and outputs of policies. Without this it will be impossible to determine whether policies are having their intended effect, or for the council to have the evidence base it requires to prepare future planning policies and make decisions.
- 320 Monitoring of local planning policies has traditionally been undertaken as part of the Council's Annual Monitoring Report (AMR) process. This is an annual report prepared by the Council to show progress with Local Plan preparation, activity relating to duty to cooperate and show how the implementation of policies within the Local Plan are progressing. Previous reports can be found here: https://www.rossendale.gov.uk/downloads/download/10832/authority_monitoring_reports
- 321 Whilst amendments to national planning regulations and guidance has removed the specific requirement for local authorities to prepare and submit an AMR it retains the overall duty for authorities to monitor conditions within their area and report on these at least annually. The requirements of what such a report must contain are described under regulation 34 of the Town and Country Planning (Local Plan) (England) Regulations 2012.
- 322 In line with the above regulations, the Council will monitor the implementation and delivery of the Local Plan and take action where targets are not being achieved. This will be set out in the AMR, which the Council will annually publish on its website
- 323 This monitoring framework has been informed by the monitoring indicators proposed by the Sustainability Appraisal (SA) process and, where appropriate, it has sought to use similar indicators, utilising existing processes and data collection.
- 324 Indicators have been selected based on their appropriateness for gauging the effectiveness of Local Plan policies. The choice of specific indicators is dependent upon the availability of data and it is possible that this could change over time. The specific indicators used will therefore be reviewed on a regular basis and removed, changed or added to as appropriate. Any change to the indicator set will be shown in the AMR.
- 325 As will be the case for other local authorities and in line with Government priorities, the two most significant monitoring topics will be housing delivery and provision of employment and further details on both of these is set out below.

Housing Monitoring

- 326 The Council already report on a number of housing delivery indicators directly to the Government on a quarterly and annual basis. These data returns are known as the “P2” and “Housing Flows Reconciliation” (HFR). The P2 statistics are publicly available and report on the number of starts and completions of new build properties per quarter. This only includes those completions overseen by local authority building control officers and does not include conversions and change of use. The HFR data is collected annually and provides the total number of additional dwellings delivered in each local authority, including dwellings created through conversions, change of use and permitted development rights by all building control providers (minus any demolitions and other losses of residential properties). This shows how many new dwellings have been added to the existing housing stock each year and informs the Housing Delivery Test¹¹ (HDT)
- 327 Additionally, this Monitoring Framework identifies a number of other indicators and targets through which the future delivery of housing in the district will be monitored. Trigger points have also been identified. These describe the situations through which monitoring of indicators has reported a continued failure to deliver the identified targets and where delivery of the Local Plan is in jeopardy. Where monitoring reveals that the trigger points have been activated appropriate action will need to be taken by the council to ensure implementation of the plan and avoid unintended consequences. Proposed action measures are identified in the Monitoring Table 11 under Policy HS1.
- 328 In line with the requirements of paragraph 48 of the national Planning Practice Guide (PPG), the following trigger points will be monitored:
- Shortfall in 5 year supply of greater than 1 year; and
 - Alignment to the requirements of the Housing Delivery Test (HDT): 45% below annual requirement from November 2019 (as published in February 2020), 65% below annual requirement from November 2020.
- 329 Together the two trigger points provide an important measure for monitoring performance of the Plan and the delivery of housing and where triggered will highlight the need for immediate action. Actions include the identification of potential causes for the variant in performance and the identification of measures to address them.
- 330 Measures include working with key providers, developers and landowners to better manage the delivery of development (this will include reviewing Section 106 Agreements and other contributions where appropriate and where their delivery has put into question the delivery of sites); identification of potential funding opportunities that might be available to facilitate development; implementation of a new call for sites to facilitate the identification of additional supply; a review of capacity assumptions via

¹¹ The Housing Delivery Test is an annual measurement of housing delivery in the area, looking at housing completions over the previous three years: <https://www.gov.uk/government/collections/housing-delivery-test>

the Strategic Housing Land Availability Assessment (SHLAA); and where necessary a review of the Local Plan.

Housing Delivery Test

331 The NPPF and supporting PPG make clear that if the housing falls below the housing requirement then certain policies within the NPPF will apply depending on the level of delivery:

- The publication of an action plan if housing delivery falls below 95%
- A 20% buffer on the authorities 5 year supply if delivery falls below 85%; and
- The presumption in favour of sustainable development if housing falls below 75% once the transitional arrangements described in Annex 1 of the NPPF have ended.

332 As a consequence of previous shortfalls in delivery, in line with NPPF, the Council have prepared a Housing Delivery Test Action Plan.

https://www.rossendale.gov.uk/downloads/download/11298/housing_action_plan, setting out ways in which it will boost housing delivery in future. There is also a requirement to provide an additional 20% buffer above the five year housing land requirement. Further details on this will be set out in the annual Five Year Housing Land Supply report:

Economic Development Monitoring

333 The Council will monitor the delivery of employment land throughout the district through the preparation of the Annual Monitoring Report

334 Should allocations not come forward for employment purposes then the Council will seek to investigate the reasons for why such opportunities are not being taken forward. These reasons may include changes in the market (either locally or nationally) or the presence of site specific constraints which are holding a site back from coming forward for its intended use. This will be investigated through ensuring that the evidence relating to economic growth and employment land delivery is maintained in a robust and sound manner and is regularly refreshed.

335 Subject to the reasons behind why a site has not come forward for its intended use (or why it is not likely to come forward in a reasonable timeframe) a range of options will be available to the Council to address this. The Council will consider a direct and positive intervention to assist with its delivery through the purchase of land or through the provision of financial incentives or through permitting alternative uses on a site in the context of the most up-to-date national planning policy. Alternatively, the Council could seek to address the matter as part of the next Local Plan Review and seek to reallocate the site for a more appropriate purpose. Whilst a range of options are available to the Council in this regard, it will be dependent on the scale, nature and context of the site to which option is considered suitable.

Duty to Cooperate

336 The latest Duty to Co-operate and Statement of Common Ground can be found here:

https://www.rossendale.gov.uk/downloads/download/11175/duty_to_co-operate_and_draft_statement_of_common_ground_2019

337 The AMR will report on any action that has been taken in relation to the Duty to Co-operate over the reporting period.

Neighbourhood Planning

338 The AMR will also contain details of Neighbourhood Plan activity in the Borough. Latest information can be found at: [Neighbourhood Plans | Rossendale Borough Council](#)

Supplementary Planning Documents (SPDs)

339 The current range of adopted SPDs can be found here:

https://www.rossendale.gov.uk/info/210148/local_plan/10630/supplementary_planning_documents_spds_and_other_guidance

340 In line with the Local Planning Regulations, the AMR will list all current SPDs and set out the timetable for the production of additional SPDs, including progress and the intended date of adoption. The latest SPD timetable can be found in the Local Development Scheme:

https://www.rossendale.gov.uk/downloads/file/14598/local_development_scheme

341 Infrastructure Delivery Plan

The current Infrastructure Delivery Plan can be found here:

[Infrastructure Delivery Plan 2019 update | Rossendale Borough Council](#)

342 The delivery and review of infrastructure listed in the Infrastructure Delivery Schedule of the Infrastructure Delivery Plan will be monitored and reported on in the Council's Annual Monitoring Report.

Monitoring Framework

343 The Framework in the below sets out in detail the specific indicators which will be used to monitor the implementation and effectiveness of the Local Plan, for both strategic and local policies. It is acknowledged that it may not always be possible to meaningfully monitor every policy but, as far as possible, they will be regularly reviewed. A number of specific trigger points have also been identified – these will prompt the need for targeted action in order to address any issues with the implementation of the policy or its intended outcome. Unless otherwise indicated, the monitoring period will be the financial year (1st of April to 31st March the following year).

Table 11: Monitoring Framework: Rossendale Local Plan

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Spatial Strategy					
Strategic Policy SS: Spatial Strategy	To focus growth and investment in Key Service Centres, on major sites and on well located brownfield sites, whilst protecting landscape, character and rural areas; Encourage appropriate scale of growth and investment in Local Service Centres	No./Proportion of permissions and completions for residential development in: Key Service Centres; Major Sites; Urban Local Service Centres; Rural Local Service Centres; Other areas (Smaller villages and substantially built-up frontages); Other areas (isolated countryside, Green Belt).	Majority of growth to occur in Key Service Centres, with proportionate growth in the other Centres	More development occurring outside Key Service Centres than inside Disproportionate amount of growth in smallest centres or outside centres	Review implementation of Spatial Strategy policy Revise data on distribution / location of housing need and demand Review Spatial Strategy
Strategic Policy SD1: Presumption in Favour of Sustainable Development	To reflect national policy set out in NPPF	n/a	n/a	n/a	n/a

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Strategic Policy SD2: Urban Boundary and Green Belt	To direct majority of growth to land within the urban boundary; to ensure countryside development is only allowed where a countryside location is essential	<p>No./percentage of dwellings approved/completed on sites within the Urban Boundary; Countryside; Green Belt</p> <p>No./percentage of commercial development (retail, office etc.); approved/completed on sites within the Urban Boundary, Countryside, Green Belt</p> <p>Hectares of Green Belt developed – on brownfield / greenfield land;</p> <p>No. of 1/2/3/4/5+ bed dwellings approved/completed</p> <p>No. of flats; terraced; semi-detached; detached; bungalows; other types of dwellings approved/completed?</p>	No. applications granted permission which are contrary to national policy in relation to the Green Belt	1 or more applications granted contrary to national policy in relation to the Green Belt.	<p>Where there is continued erosion of the Green Belt, consider the need for a further review of the Green Belt</p> <p>Review Local Plan to identify additional opportunities to meet district needs.</p>
Policy SD3: Planning Obligations	To ensure new development contributes to infrastructure provision, where the development increases need	No. of permissions that have secured developer contributions, amount of contribution and what is the contribution for	Dependent on type of contribution	Not meeting policy requirements for financial contributions e.g. for affordable housing, open space	<p>Review policy</p> <p>Review mechanism for securing and/or receiving monies</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		Amount of money received from planning obligations and what has the money paid for		Limited/no annual payments received	
Chapter 1: Housing					
Strategic Policy HS1: Meeting Rossendale's Housing Requirement	<p>To address housing need and meet delivery targets</p> <p>To provide an appropriate range of sizes and types of dwellings across the Borough</p>	<p>No. of dwellings (net) completed in the last financial year</p> <p>No. of dwellings (net) completed since Local Plan adopted</p> <p>5 year housing land supply position</p> <p>No. of dwellings (net) in the last financial year approved/completed on previously developed land</p> <p>No. of dwellings approved/completed specifically for: Older people People with disabilities Private rented sector Self-build and custom build Student housing</p> <p>No. of dwellings delivered in the Edenfield Community Neighbourhood Plan area</p>	<p>208 dwellings delivered per annum years 2018/19 and 2019/20 and 185dpa years 2020/21 to 2035/36 (inc. 20% buffer); 3,191 dwellings to be delivered over Plan period 2019-36</p> <p>30% of dwellings to be delivered on previously developed land</p> <p>456 dwellings to be delivered in Edenfield Community Neighbourhood Plan Area</p>	<p>Shortfall in 5 year supply greater than 1 year</p> <p>HDT results and consequences</p>	<p>Depending on HDT result: Housing Action Plan</p> <p>20% housing land supply buffer</p> <p>Presumption in Favour of Sustainable Development</p> <p>Review Local Plan including call for sites and potential review of capacity via the SHLAA</p> <p>Consider a review Local Plan</p> <p>Identify problems and</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		Percentage of empty homes	Reduction in no. of homes that have been empty for more than 2 years		<p>causes of vacancy</p> <p>Work with key partners to assist in bringing dwellings back into use targeting persistent long-term vacancies</p> <p>Assess the need for additional resources within the Council to address this issue</p>
Policy HS2: Housing Site Allocations	<p>To direct housing development to appropriate locations</p> <p>To maximise the re-development of</p>	<p>No. of completions on allocated sites, split by PDL and greenfield</p> <p>No. of Completions on unallocated (windfall) sites, split by PDL and greenfield</p>	<p>75% of development to take place on allocated sites</p> <p>70% of sites on the brownfield register brought back into use</p>		<p>Identify problems and potential causes of variants and identify measures to address them</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
	brownfield land for housing	<p>No. of: Semi/detached/terraced/flat/bungalow/other approved / completed</p> <p>No. of: 1/2/3/4/5/5+bed dwellings approved/completed</p> <p>How many planning applications on sites of 50 dwellings or more been accompanied by an appropriate masterplan, in line with the policy?</p>			
Policy HS3: Affordable Housing	To ensure provision of appropriate level of affordable housing to meet identified needs	<p>Total No. of affordable completions and as a percentage of overall housing delivery</p> <p>No. of major residential applications granted and no. that included affordable housing provision? Total and average no./percentage of affordable dwellings provided on these sites</p>	Affordable housing completions matching policy requirements on all new residential development	25% of new housing completions on major sites not meeting adopted policy on affordable housing	<p>Identify problems and potential causes of variants and identify measures to address them</p> <p>Consider update of Local Plan Viability Assessment in order to identify whether</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		<p>Amount of commuted sum payments towards affordable housing</p> <p>Reasons used to justify non-provision of affordable housing</p> <p>No. of affordable dwellings delivered in rural areas</p> <p>No. of affordable/market dwellings completed that meet specific needs i.e. purpose-built accommodation for the elderly, housing suitable for disabled people</p>			<p>position has changed on viability</p> <p>Liaise with developers to understand why targets are not being met - identify barriers and potential ways of addressing situation.</p> <p>Review Local Plan</p>
Policy HS4: Housing Density	To ensure the most efficient use of land and contribute to sustainable development	<p>Average density of housing proposed/ completed split by within/outside urban boundary, town centres, within 300m of bus stops on key corridors</p> <p>No. of in town centre developments providing housing of 40dph or more?</p>	<p>Majority of development to achieve 30dph</p> <p>Town centre locations to achieve at least 40dph</p>	<p>25% of new housing completions being less than 30dph</p> <p>10% of town centre completions being less than 40dph</p>	<p>Identify problems and potential causes of variants and identify measures to address them</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy HS5: Housing Standards	To ensure high quality design and meet needs of specific groups	<p>No. / %age of dwellings approved/completed built to M4(2) standard</p> <p>Quality of new housing approved/completed in according to the Building for Healthy Life Assessments</p> <p>No. / %age dwellings approved/completed specifically for older people.</p>			<p>Consider update of Local Plan Viability Assessment in order to identify whether position has changed on viability</p> <p>Liaise with developers to understand why targets are not being met to identify barriers and understand potential ways of addressing situation</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy HS6: Open Space Requirements in New Housing Developments	<p>To ensure provision of / contribution towards an appropriate level of open space in new development</p> <p>To contribute to amenity, health and wellbeing</p>	<p>Percentage of major housing development providing a contribution towards open space;</p> <p>Hectares of new open space approved/created through development</p> <p>Amount of financial contribution secured for enhancement of open space through development</p> <p>Reasons cited for not providing open space provision</p>	<p>All major housing developments approved in areas of deficiency to provide appropriate contribution towards open space</p> <p>75% of major housing development approved in all areas to provide appropriate contribution towards open space</p>	<p>Any major housing development in area of open space deficiency not providing appropriate contribution</p> <p>25% of all major development not providing appropriate open space provision</p>	<p>Update relevant SPD following Open Space Assessment to establish:</p> <ul style="list-style-type: none"> i. The minimum local standards and how they will be applied. ii. Quantity, Accessibility and Quality assessments, to determine the amount of new open space provision required as part of a residential development or iii. Appropriate financial contributions required from new residential developments.

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					<p>Review viability assessment procedure</p> <p>Work with Lancashire County Council and other partners to address problems.</p> <p>Work with developers to seek opportunities to improve quality of open space, recreation and sport</p> <p>Where necessary review Local Plan</p>
Policy HS7: Playing Pitch Requirements in New Housing Developments	To ensure provision of / contribution to playing pitches	Percentage of major housing developments providing a contribution towards playing pitches (broken down by	All major housing developments approved in areas of deficiency to	Any major housing development in area of deficiency not providing	Produce SPD to establish that, where there is a local need for

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
	To contribute to health and wellbeing	amount of actual provision or financial contribution)?	provide appropriate contribution 75% of major housing development approved in all areas to provide appropriate contribution	appropriate contribution 25% of all major development not providing appropriate provision	playing pitches based on the latest Playing Pitch Strategy, appropriate financial contributions will be sought from new residential developments
Policy HS8: Private Outdoor amenity space	To ensure high quality development	n/a	n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS9: House Extensions	To allow for appropriate development while protecting amenity	n/a	n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS10: Replacement Dwellings	To allow for appropriate development while protecting amenity and character	n/a	n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS11: Rural Affordable Housing – Rural Exception Sites	To contribute to need for affordable	No. permissions relating specifically to "rural exception" sites; percentage of affordable housing provided on these sites	n/a	n/a	

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
	housing in rural areas				
Policy HS12: Conversion and Re-Use of Rural Buildings in the Countryside	To allow for appropriate development while protecting amenity and character		n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS13: Rural Workers Dwellings	To support agriculture while protecting countryside		n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS14: Gypsies, Travellers and Travelling Showpeople	To meet identified needs	<p>No. and location of Gypsy and/or Traveller sites/ pitches or extensions and/or alterations to existing sites approved</p> <p>No. of new permanent/transit pitches available in the district</p> <p>No. of unauthorised and illegal encampments or developments, and enforcement actions carried out within the district per annum.</p> <p>No. of negotiated stopping agreements</p>	<p>To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites)</p> <p>To minimise the number of illegal encampments and the need for enforcement action carried out</p>	<p>A reduction in available supply of pitches below 50% of need</p> <p>Significant increase in illegal encampments or need for enforcement action</p>	<p>Bring forward Gypsy and Traveller Site Allocation in line with identified need</p> <p>Continue to work with gypsy and traveller community to ensure needs are being met wherever possible</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					Keep evidence base on gypsy and traveller needs up to date
Policy HS15: Specialist Housing	To provide for specialist housing need and increase range of housing types	No. of specialist dwellings approved/completed	To meet need for specialist accommodation identified in the SHMA / other housing need evidence	No new specialist accommodation provided / proposed in the Borough despite identified need	Review policy Work with specialist providers to identify barriers and solutions
Policy HS16: Self Build and Custom Built Houses	To provide for self-build/custom build housing need and increase range of housing types	No. of serviced plots for self-build approved No. of self-build/ custom-build dwellings completed No. of individuals/groups on the self-build register	To meet the requirements identified by the Self Build Register. Providing self build/custom build opportunities on major housing sites	Not meeting the number of approvals over the rolling year period. 25% of relevant applications for housing not providing custom or self build opportunities	Consider availability of land, identify any potential land, eg On housing allocations, in Council ownership, Housing Action Plan
Chapter 2: Employment Growth and Employment					

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Strategic Policy EMP1: Provision for Employment	To ensure enough land is provided to meet economic growth	No. of applications / sq.m of new employment floorspace (B1, B2 and B8) approved/completed – broken down by brownfield/greenfield land Total Employee Jobs (Full Time) Total Employee Jobs (Part Time)	27ha of new employment land provision over Plan period Approx. 1.8ha of new employment floorspace provision per annum	Not meeting annual requirement 3 year period Net loss in employment floorspace	
Policy EMP2: Employment Site Allocations	To provide sufficient new employment land in appropriate locations and protect existing employment land	No. of applications / sq.m of new employment floorspace approved/completed on allocated Employment sites No. of masterplans/development briefs approved for permissions on sites requiring one	Net reduction in vacancy rates on identified employment sites. All applications on sites requiring one to include a masterplan or development brief	Land remains vacant for over 3 years	Continue to monitor the economic value of employment site in relation to occupation and vacancy levels. Where sites are not performing well, consideration could be given to alternative uses in accordance with national planning policy.

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy EMP3: Employment Site and Premises	To protect existing employment land but allow for suitable redevelopment where appropriate	Sq.m of employment floorspace lost to other uses (per type of use approved/completed) – total and on allocated sites	No net loss of employment floorspace	Net loss of employment floorspace over more than one year running	Produce SPD setting out details of the policy criteria, including marketing and an assessment of the viability of employment use. Review policy
Policy EMP4: Development Criteria for Employment Generating Development	To support wider economic growth and increase jobs	No. / sq.m. of non-E(g), B2, B8 employment uses approved/completed (per type of use)	n/a	n/a	
Policy EMP5: Employment Development in non-allocated employment areas	To support wider economic growth and provide a range of employment opportunities	No. of applications / sq.m of new employment floorspace approved/completed outside allocated Employment sites	n/a	n/a	
Policy EMP6: Futures Park	To support economic growth and ensure well-designed, co-	No. of applications / sq.m. floorspace approved / completed per type of use Production of a masterplan	Site completed with appropriate mix of uses by 2034	Lack of progress with development of site Absence of masterplan or	Review policy and site allocation

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
	ordinated development		Masterplan addresses issues outlined in policy	masterplan does not address identified issues	
Policy EMP7: New Hall Hey	To support economic growth and ensure well-designed, co-ordinated development	No. of applications / sq.m. floorspace approved / completed per type of use Production of a masterplan	Site completed with appropriate mix of uses by 2036 Masterplan addresses issues outlined in policy	Lack of progress with development of site at 3, 5, 10 year periods Absence of masterplan or masterplan does not address identified issues	Review policy and site allocation
Chapter 3: Retail					
Strategic Policy R1: Retail and Other Town Centre Uses	To support the role and function of town and other centres	No. of applications / sq.m. floorspace of town centres uses (inc.E(a,b,c) SG, E(g) E (e-f), F1 E(d), F2 (c-d)) approved/completed within identified centres, PSAs and non-centres Sq. m. retail floorspace lost to other uses in centres, PSAs and in other areas (broken down by type of use approved/completed) No. of vacant retail frontages /	Net reduction in vacancy rates Majority of town centres uses to be located in the identified centres	Sites/buildings continue to remain vacant for over 3 years Net loss of town centre uses in identified centres Disproportionate amount of town centre uses approved / completed outside identified centres	Monitoring the health of defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		sq.m. vacant floorspace in centres Town Centre Health checks including Vacancy Rates			Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD Review policy
Policy R2: Rawtenstall Town Centre Extension	To support the redevelopment of this key town centre site	Sq.m. of floorspace approved by type of use in identified area Production of a masterplan	Site completed with appropriate mix of uses by 2036	Lack of progress with development of site at 3, 5, 10 year periods	Site completed with appropriate mix of uses by 2036
Policy R3: Development and Change of Use in District and Local Centres	To support the role and function of centres	No. of applications / sq.m. (E(a,b,c) SG) approved/completed within identified centres			

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy R4: Existing Local shops	To protect local shops where they provide a valuable community resource	Sq.m. approved/completed involving loss of E(a) retail to other uses outside identified centres			
Policy R5: Hot Food Takeaways	To improve health and protect amenity	<p>No. of approvals/completions for of SG use within 400m of a secondary school that is outside a designated town and district shopping centres</p> <p>Of these permissions, how many have conditions restricting the opening hours to outside lunchtime/school closing times</p> <p>No. of approvals/completions for SG use in wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese by Public Health England</p>	Reduction in childhood obesity levels	<p>Increase in approvals for SG use in wards identified in policy</p> <p>No reduction in childhood obesity wards in identified wards</p>	<p>Produce SPD to provide additional guidance on SG uses and planning for health</p> <p>Update SPD on Shopfront Design</p>
Policy R6: Shopfronts	To enhance amenity and ensure good design	No. of applications submitted in Conservation Areas that involved alteration to shopfronts (and in other areas)			Update SPD on Shopfront Design

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		Of these, how many involved consideration of design / quality of shopfront?			
Chapter 4: Environment					
Strategic Policy ENV1: High Quality Development in the Borough	Design	<p>No. of applications for major development accompanied by an appropriate Development Brief, Design Code or used the Building by Design methodology to ensure good quality design</p> <p>Development receiving design awards (Civic trust awards, BURA awards, RTPI awards or CABE awards)</p> <p>No. of appeal decisions determined on design grounds</p> <p>No. of applications accompanied by a Health Impact Assessment (HIA)</p>	<p>Approval of at least one design awards or referrals achieved</p> <p>100% of appeal decisions won on design grounds</p> <p>All large scale developments (100+ dwellings) to be accompanied by appropriate Design Brief/code and HIA</p>	<p>Failure to deliver design award targets over five year intervals</p> <p>25% of appeals lost on design grounds</p> <p>50% of large scale development not being accompanied by appropriate briefs/assessments</p>	<p>Identify problems and potential causes of variants and identify measures to address them</p> <p>Where appeals are being lost on design investigate the need for additional design guidance and training for officers</p> <p>Work with developers to seek opportunities to</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					improve quality of design
ENV1	Flood Risk – see ENV9				
ENV1	Climate change/energy efficiency	No. of dwellings completed above required building standards for energy efficiency	Approval of at least one exemplar energy schemes	Failure to deliver the energy and design award targets over five year intervals	Identify the problems and causes of variants and identify measures to address them Where necessary look to provide additional guidance to support relevant policies
Strategic Policy ENV2: Heritage Assets	To conserve and enhance the historic environment	No. of heritage assets on national Heritage at Risk (HAR) Register	Removal of assets from HAR Register, or progress made	No change in numbers of heritage assets on the HAR	Further engagement with BAR/HAR building owners

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		<p>No. of listed buildings on the local Buildings at Risk Register</p> <p>No. of heritage-led regeneration projects managed by the council (operating or applied for)</p>	<p>in addressing issues with them</p> <p>Removal of listed buildings from local Buildings at Risk Register</p>	Register or local BAR Register	<p>and Historic England</p> <p>Engage with Enforcement on use of proactive enforcement powers available (i.e. S215, Urgent Works and Repairs Notices)</p> <p>Further engagement Economic Development and funding bodies</p>
Policy ENV3: Landscape Character and Quality	To protect the distinctive landscape character of the Borough; conserve and enhance the natural and built environment	<p>Area of land protected from development for their intrinsic landscape character or visual amenity value.</p> <p>Loss of areas designated for their intrinsic landscape character or visual amenity value.</p>	No net loss of landscape character or visual amenity	Any loss of landscape character or visual amenity	Identify the problems and causes of variants and identify measures to address them

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					Look to provide additional guidance to support relevant policies
Policy ENV4: Biodiversity, Geodiversity and Ecological Networks	To protect biodiversity, geodiversity and ecological networks; to achieve net gain in biodiversity	<p>No of SSSIs within or partly within the Borough</p> <p>% of SSSIs units assessed as being in favourable or unfavourable condition</p> <p>Location and extent of existing ecological corridors/networks</p> <p>No. of development proposals which result in the loss (and extent/% of loss) of areas recognised as being part of the ecological corridors/networks and natural features which provide local distinctiveness</p> <p>Creation of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p>	<p>No net loss</p> <p>Net gains in biodiversity</p> <p>Maintain number of SSSIs within the district</p> <p>Improve % of SSSIs recorded as being in favourable condition</p>	<p>Any loss of land of biodiversity importance</p> <p>Year on year reduction in the condition and number of SSSIs</p> <p>Year on year reduction in condition and extent of ecological corridors/networks</p> <p>Year on year reduction in mature trees, ancient woodland, hedgerows and ponds</p>	<p>Produce SPD be produced to set out elements within and the role of Ecological Networks</p> <p>Identify the problems and causes of variants and identify measures to address them</p> <p>Activate compensation, enforcement or mitigation measures</p> <p>Work with Natural</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		<p>Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p> <p>Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost</p> <p>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</p> <p>Progress towards Visitor Management Plan for South Pennines SPA</p> <p>Hectares of new greenspace habitats created as part of new development proposals</p>			<p>England, Lancashire Wildlife Trust and other partners to address problems. Work with developers to seek opportunities where ecological corridors/networks could be extended</p> <p>Review Local Plan</p>
Policy ENV5: Green Infrastructure networks	To protect green infrastructure networks; to achieve net gain in biodiversity	Addition (hectares) of green infrastructure networks (per approvals/completions)	No net loss Net gains in biodiversity	Net loss of land of green infrastructure importance within the district.	Identify the problems and causes of variants and identify

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		<p>Loss (hectares) of green infrastructure networks (per approvals/completions)</p> <p>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</p> <p>Mitigation measures adopted</p>			<p>measures to address them</p> <p>Look to provide additional guidance to support relevant policies</p> <p>Activate compensation, enforcement or mitigation measures</p> <p>Where necessary review Local Plan</p>
Policy ENV6: Environmental Protection	To prevent, reduce or mitigate against pollution or land instability	<p>Current air quality levels</p> <p>No. of Air Quality Management Areas (AQMA's)</p> <p>See TR4 for electric charging points</p>	<p>Improvement in air quality levels</p> <p>Removal of Air Quality Management Areas (AQMA's)</p>	Year on year worsening of air quality levels	<p>Identify problems and causes of variants and identify measures to address them</p> <p>Where necessary look</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					<p>to provide additional guidance to support relevant policies</p> <p>Work with relevant agencies and other partners to address potential problems</p> <p>Where necessary review Local Plan</p>
Policy ENV7: Wind Turbines	To support renewable energy while protecting valuable assets	Amount of wind energy capability approved / generated			
Policy ENV8: Other forms of Energy generation	To support renewable energy provision	Amount of other renewable energy capability approved / generated			

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality	To avoid flooding, surface water or drainage issues	<p>No. of dwellings approved in areas at risk of flooding</p> <p>No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds</p> <p>No. of Sustainable Drainage Systems provided</p>	Reduction in homes built in Flood Zone 2	<p>Increased incidences of major flood events</p> <p>Reduction in SuDS provision</p>	<p>Identify the problems and causes of variants and identify measures to address them</p> <p>Where necessary look to provide additional guidance to support relevant policies</p> <p>Work with Natural England, the Environment Agency and other partners to address potential problems.</p> <p>Work with partners to manage flood</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					<p>risk inc. Environment Agency, Lead Local Flood Authority (Lancashire County Council), United Utilities and non-statutory organisations</p> <p>Maintain up to date evidence base including Strategic Flood Risk Assessment</p> <p>Where necessary review Local Plan</p>
Policy ENV10: Trees and Hedgerows	To protect trees and woodland and ensure provision of new planting	No. of Arboricultural Implications Assessments (AIA) submitted for development involving the loss of trees or woodland			

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		No. of trees subject to a Tree Preservation Order lost			
Chapter 5: Leisure and Tourism		Levels of Visitor Numbers attracted to the District No. of approvals for cultural and leisure facilities (per type of proposal)			
Strategic Policy LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities	To protect existing playing pitches, open space, sport and recreation to support the role they play in health and well-being and amenity	Hectares of existing open space, recreation and sports facilities lost per approval/completion See also HS6 and HS7	Increase in provision of open space, recreation and sports facilities where a deficit or need has been identified	Year on year reduction in open space, recreation, leisure and sports facilities	Identify the problems and causes of variants and identify measures to address them Look to provide additional guidance to support relevant policies Where necessary review Local Plan

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy LT2: Community Facilities	To protect valued facilities and ensure continued sustainability of communities	No. of approvals/completions involving development of new community facilities No. of approvals/completions involving loss of existing community facilities	No loss in community facilities	Year on year reduction in reported community facilities	Should community facilities, which are demonstrably valuable to the communities they serve, be lost consideration should be given as to whether further protection is necessary in the Local Plan process.
Policy LT3: Tourism	To support the economic benefits gained from tourism	No. of approvals/completions involving new tourism related facilities No. of approvals/completions involving loss of tourist facilities	Increase in tourism related facilities, in line with Tourism Strategy	No or net loss of tourist facilities	Work with Economic Development / tourism industry to address issues
Policy LT4: Overnight Visitor Accommodation	To improve tourism offer	No. of approvals/completions involving overnight visitor accommodation Location of approvals/completions involving	Increase in high quality visitor accommodation in appropriate areas	No increase or loss of visitor accommodation	Work with Economic Development / other bodies to address issues

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		overnight visitor accommodation			
Policy LT5: Equestrian Development	To support appropriate recreation and rural diversification	n/a	n/a	n/a	n/a
Policy LT6: Farm Diversification	To support appropriate opportunities to improve rural economy	n/a	n/a	n/a	n/a
Chapter 6: Transport					
Strategic Policy TR1: Strategic Transport	To enhance connectivity, support economic growth while improving air quality and tackling climate change	Implementation of necessary transport infrastructure as identified in the Infrastructure Delivery Plan (IDP) See also ENV1 for air quality	Delivery of infrastructure as described in IDP Year on year failure to meet timescales identified within IDP	Year on year failure to meet timescales identified within IDP	Continue to liaise with infrastructure providers to ensure that provision is made, where this cannot be achieved consider how barriers can be removed. Where they

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					<p>cannot be addressed and it has significant implications on the plan, there may be a requirement to review the content of the plan (particularly where the infrastructure would be strategic in nature)</p> <p>Where necessary review Local Plan</p>
Policy TR2: Footpaths, Cycleways and Bridleways	To support recreation, health and well-being	<p>Km.s of existing walking/cycle routes</p> <p>Km.s of new routes constructed or enhanced</p> <p>Amount of investment in routes</p>			

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy TR3: Road Schemes and Development Access	To ensure appropriate access for new development	n/a	n/a	n/a	n/a
Policy TR4: Parking	To provide for appropriate levels of car parking and encourage use of electric vehicles	No. of charging points for electric vehicles approved / completed per development type Proportion of new dwellings subject to planning permissions granted each year requiring electric car recharging points.	75% of new dwellings granted approval by 2036 to be fitted with electric car recharging points	Failure to condition 75% of new dwelling permissions within reported year.	Work with the Council's air quality officers to identify potential barriers to provision of charging points

Contextual Indicators

As well as the indicators listed in the above table, the Council will continue to report on a number of contextual indicators, which provide key information including demographic changes, unemployment statistics, house prices etc. The contextual indicators set out below will help to provide an overall picture of whether the Vision and Objectives of the Local Plan are being realised.

Table 12: Contextual Indicators

<u>Indicator</u>	<u>Sub-indicators</u>
Mid Year estimates	Population size
Household size	Average household size
Unemployment and unemployment rates	Male unemployment
	Female unemployment
	Total unemployment

Deprivation	Indices of multiple deprivation - rank of average score
	Indices of multiple deprivation - rank of income scale
	Indices of multiple deprivation - Rank of employment scale
House Prices	Overall average
	Detached
	Semi-detached
	Terraced
	Flat/Maisonette
Income	Full-time gross weekly pay
Flood Risk	Properties at risk of flooding
Housing stock and stock conditions	Dwelling stock
	Total households on the housing register
Condition indicators	% of dwellings built prior to 1919
	% of dwellings built prior to 1945
	% of dwellings classed as unfit
Historic Environmental Indicators	Overall no. of listed buildings
	Listed buildings at risk - national register
	Scheduled monuments at risk - national register
	Registered Parks and Gardens at risk - national register
	Listed buildings at risk - local register
	Overall no. of conservation areas
	Number with appraisal
	Number with enhancement schemes/policy documents
Environmental indicators	Areas of land designated for their environmental value including sites of

APPENDICES

Appendix 1: Parking Standards

General guidance

The following Parking Standards apply to all new development and changes of use. The car parking standards may be amended subject to site specific circumstances where this is substantiated by appropriate supporting evidence, such as through a Transport Assessment, to the satisfaction of the Highway Authority. The standards for cycles, mobility impaired and motorcycles are minimum standards and are based on net floor area and all other standards are not to be considered maximum standards.

Provision for electric car charging points should be made within new developments (see Policy TR4) including residential, employment, retail and leisure provision, to the satisfaction of the Highways Authority. Provision of charging points should be supplied as follows, as a minimum:

- one charger per five apartment dwellings;
- one charger per every individual new house on all residential developments;
- one charger per every ten parking spaces in non-residential car parks.

Applicants will be expected to submit the attached Accessibility Questionnaire for all developments that require a full Transport Assessment. These thresholds are set out in the DfT document “Guidance on Transport Assessment” (2007). The Council will consider reductions in parking levels on sites which demonstrate good accessibility by other modes.

Parking levels for all development should be considered as part of a broader appraisal of accessibility to the site by all modes, with the aim of increasing use by walking, cycling and public transport, and reducing car use as promoted in PPG13 “Transport”. Both the Design and Access Statement and any Transport Assessment should consider wider access into the site; how walking and cycling links can be enhanced by good design and layout; existing on and off-street parking provision

and usage in the vicinity of the development and, where appropriate, parking management measures.

Travel Plans will be required at thresholds set out in DfT “Guidance on Transport Assessment” and will be expected to reflect latest good practice in developing an evidence base, setting targets and monitoring.

Detailed Issues

Cycling and motorcycles – provision for long stay parking (covered, secure) should be made at locations where users are likely to remain for more than 3 hours, such as employment sites with more than 30 staff. Other cycle and motorcycle parking should be secure (e.g. Sheffield stands), clearly signed and close to the main entrance to the building.

Cycle Parking should be based on **1 space per 10 car spaces.**

Motorcycle provision should be based on **1 space per 25 car spaces.**

A minimum of 1 space should be provided for developments with less than 10 spaces.

Mobility impaired – Provision should be made on the basis of **1 per 10 car spaces** unless the developer can prove the need for less. Where this is the case the lowest level of provision acceptable would be the relevant figure from latest DfT guidance. **A minimum of 1 mobility impaired space should be provided for smaller developments.**

“Parent and child” spaces should form a proportion of the overall mobility impaired standard at retail and leisure uses.

Covered, safe parking provision for mobility scooters should be made in new residential development where there is likely to be a high proportion of older or mobility impaired users.

Residential – Garages will not be counted towards parking provision figures unless suitable evidence is provided. A creative approach should be taken to residential parking design building in principles in “Manual for Streets” (2007) to ensure that layouts are not car dominated.

Provision should be made in family housing for secure provision for at least 2 cycles.

Mixed use – provision should be based on the proportion of the different uses. The only exception to this would be where there are significantly different patterns of occupation by users; e.g. a school by day and leisure use in the evening, in which case the standard for the use with the highest demand should be used.

Large open areas (e.g. Bulky goods warehouses) – parking levels should be reduced by 50% for large open areas.

Town centre uses – New parking provision proposals should be assessed against the overall supply and management of private and public on and off-street parking. Suitable management arrangements should be utilised, e.g. to manage short stay parking stay periods in line with the broader town centre parking strategy.

Uses not specified – These will be considered on a case by case basis. Developers will be expected to provide a clear rationale for the number of spaces provided.

Design – The design of parking should be of a high quality, incorporating clear pedestrian routes and good signage. Larger car parks should incorporate design features to break up large areas of open space. Drainage should be sustainable wherever possible and incorporate oil traps to prevent damage to surface water systems.

Coaches and Taxis – Pick up points for taxis should be provided at retail developments of over 2,500m² and major leisure developments. Coach parking/drop off points should be provided as appropriate, e.g. at leisure destinations.

Operational parking – Requirements for operational parking and servicing should be set out separately in the Transport Assessment.

Land Use	Standard	Accessibility reduction
E(a) Display/retail of goods		
Food (not hot)	1:14m ²	1:15-1:22m ²
Non Food	1:20m	1:21-1:31m ²
E(c) Financial/Professional	1:30m ²	1:31-1:48m ²
E(b) Sale of food/drink for consumption mostly on premises		
Sui Generis Drinking Premises	1:5m ²	1:5-1:7.5m ²
Sui Generis Hot food takeaways	1:8m ²	1:8.5-1:12m ²
E(g) Offices, Research and Development and Industrial Processes which can be carried out in residential areas without affecting their amenities		
Offices	1:30m ²	1:31-1:48m ²
Call Centres	1:30m ²	1:31-1:48m ²
Research and Development	1:30m ²	1:31-1:48m ²
Light Industry	1:30m ²	1:31-1:48m ²
Business Parks	1:35m ²	1:37-1:54m ²
B2 General Industrial	1:45m ²	1:47-1:69m ²
B8 Storage and Distribution	1:100m ²	1:105-1:154m ²

C1 Hotels & Boarding Houses	1 per bedroom including staff	n/a
C2 Residential Institutions		
Nursing Homes	1 per 5 bedrooms	n/a
Residential Training Centres	1 per bedroom	n/a
Hospitals	1 per bed plus 4 per consulting room	via Travel Plan
C3 Residential		
Sheltered	1 per 3 bedrooms	n/a
1 bedroom	1 space	via Travel Plan
2-3 bedrooms	2 spaces	via Travel Plan
4 + bedrooms	3 spaces	via Travel Plan
E Commercial, Business and Service		
E(e) Medical and Health centres	1 per 2 staff plus 4 per consulting room	via Travel Plan
F Local Community and Learning		
F(f) Crèches/Nursery/Day Centres	1 per member of staff plus drop-off zone	via Travel Plan
F1(a) Higher and Further Education	1 per 2 staff plus 1 per 10 students	via Travel Plan
F1(a) Primary and Secondary Schools	2 per classroom	via Travel Plan
F1(a) Sixth Forms	1 per 2 staff plus 1 per 10 students	via Travel Plan
F1(a) Training and Conference Centres	1:35m ²	1:37-1:54m ²

F1(b) Art Galleries	1:30m ²	1:31-1:48m ²
F1(c) Museums	1:30m ²	1:31-1:48m ²
F1(d) Libraries	1:30m ²	1:31-1:48m ²
F1(e) Public Halls/Places of Worship	1:10m ²	1:10.5-1:15m ²

Sui Generis

Cinemas and Concert Halls	1 per 5 seats	1:5-1:8 seats
---------------------------	---------------	---------------

F2 Local Community

Other leisure buildings	1:22m ²	1:23-1:33m ²
Playing pitches	12 per ha pitch area	via Travel Plan
Stadia	1 per 15 seats or based on Transport Assessment	via Travel Plan

Miscellaneous

Cash and Carry	1:40m ²	1:42-1:54m ²
Car Sales	1:50m ² internal area	n/a
Vehicle Repairs	1:50m ²	n/a
Taxi Booking Offices	1 per 1.5 cars within 100 metres of office	n/a
Filling Stations	1 space plus any relevant Retail element with each Pump counting as a parking space	n/a

Accessibility Questionnaire

Site Description:

Application Reference:

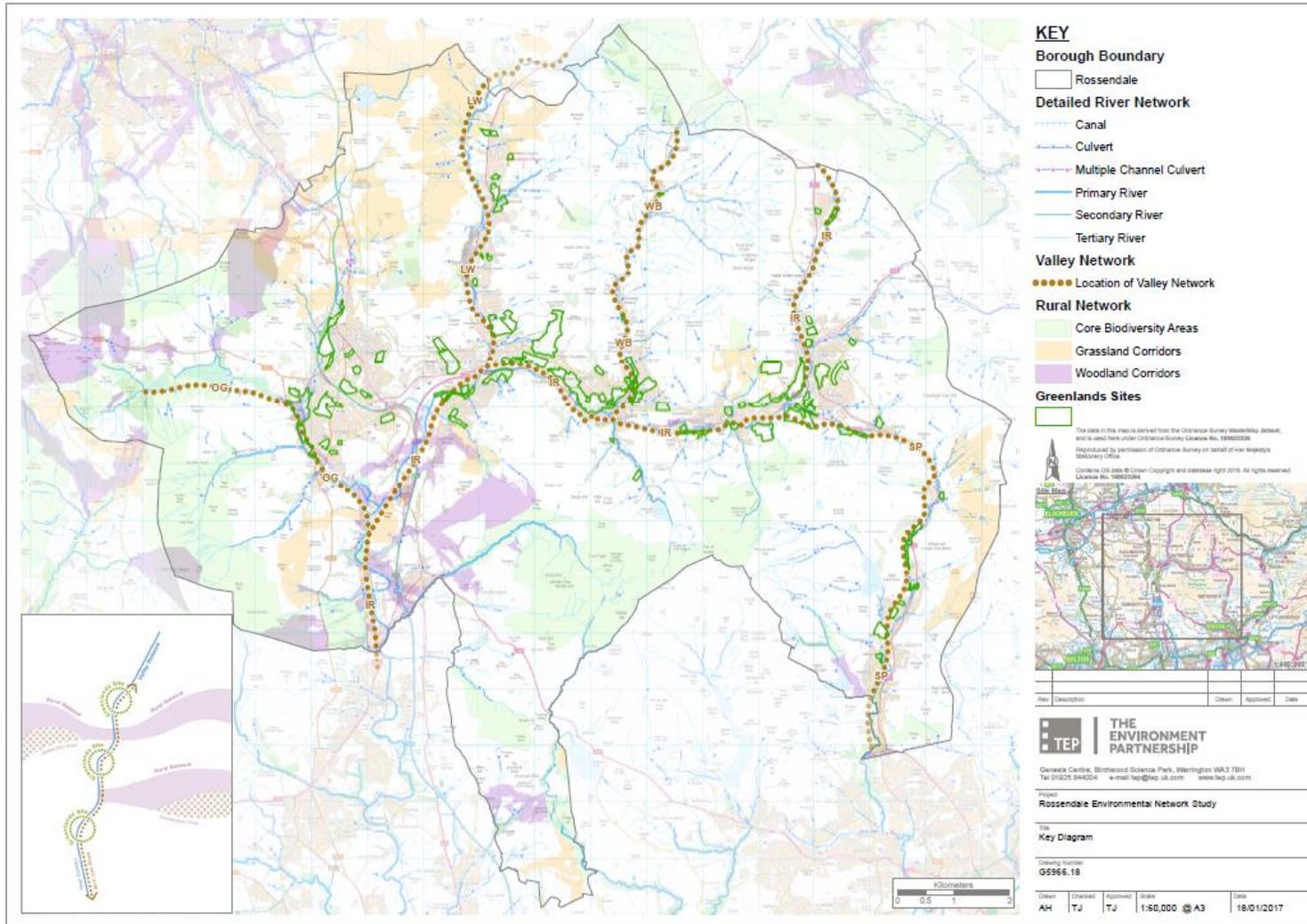
Access Type	Criteria	Criteria Score	Sub-score
Walking	Distance to nearest bus stop from main entrance to building (via direct, safe route)	<200m	5
		<300m	3
		<500m	1
		>500m	0
	Distance to nearest railway station from main entrance to building (only relevant if commuter rail link opens)	<400m	3
		1km >1km	2 0
Cycling	Proximity to defined cycle routes	<100m	3
		<500m	2
		<1km	1
Public Transport	Bus frequency of principal service from nearest bus stop during operational hours of the development	Urban/ Suburban 15 minutes or less	5
		30 minutes or less	3
		>30 minutes	1
		Villages and Rural Hourly or less	5
		2 Hourly or less	2
		1 or more per day	1
	Number of bus services serving different localities stopping within 200 metres of main entrance	4 or more localities served	5
		3	3
		2	2
		1	1
Train frequency from nearest station (Mon-Sat daytime) (if within 15 minute drive)	30 minutes or less	3	
	30-59 minutes	2	
	Hourly or less frequent	1	
Drive to nearest station	10 minutes or less	2	
	15 minutes or less	1	
Other	Travel reduction Opportunities	Facilities on site or within 100 metres that reduce the need to travel:	
		* food shop/café	1
		* newsagent	1
		* crèche	1
		* other	1

Total Aggregate Score

High = 24-30

Medium: 16-23

Appendix 2: Environmental Network Study Diagram



Appendix 3: Glossary

Affordable Housing

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Air Quality Management Areas (AQMA):

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient Woodland

An area that has been wooded continuously since at least 1600 AD.

Appropriate Assessment

Under the Habitats Directive (92/43/EEC) as transposed into UK law by the Conservation of Habitats and Species Regulations (2010) an Appropriate Assessment is required for any plan or project which either alone or in combination with other plans or projects, would be likely to have a significant effect on a European Site (see separate entry) and is not directly connected with the management of the site for nature conservation.

Biodiversity

The whole variety of life on earth. It includes all species of plants and animals and the ecosystems and habitats they are part of.

Blue Infrastructure

The network of aquatic components that lie within and between cities, towns and villages which provide multiple social, economic and environmental benefits. The physical components of blue infrastructure include waterways such as rivers, streams, marshes and lakes.

Brownfield See the definition of Previously Developed Land (PDL).

Climate Change

Climate change is a large-scale, long-term shift in the planet's weather patterns or average temperatures. (MET office)

Climate change adaptation

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Comparison Goods

Goods for which the consumer generally expects to invest time and effort and visit a range of shops before making a choice including: clothing materials and garments; shoes and other footwear; materials for maintenance and repair of dwellings; furniture and furnishings; carpets and other floor coverings; household textiles; major household appliances, whether electric or not; small electric household appliances; tools and miscellaneous accessories; glassware, tableware and household utensils; medical goods and other pharmaceutical products; therapeutic appliances and equipment; bicycles; recording media; games, toys and hobbies; sport and camping equipment; musical instruments; gardens, plants and flowers; pets and related products; books and stationery; audio-visual, photographic and information processing equipment; appliances for personal care; jewellery, watches and clocks; other personal effects.

Conservation (For heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area

These are 'Areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance' and are designated by the local planning authority.

Convenience Retailing

Relates to the purchase of everyday essential items, including confectionary, food and drink. of goods in classification of individual consumption according to purpose (COICOP) categories such as: food and non-alcoholic beverages, tobacco, alcoholic beverages (off-trade), newspapers and periodicals, non-durable household goods.

Cumulative effects

The state in which a series of repeated actions have effect greater than the sum of their individual effects; noted here especially in the location of wind turbines.

Curtilage

An area of land around a building.

Density (net)

Net site density includes only those areas which will be developed e.g. for housing and directly associated uses such as access roads within the site, private garden spaces, car parking areas, incidental open spaces and landscaping, and children's play areas where these are to be provided. It excludes major distributor roads; primary schools; adult / youth play spaces or other open spaces serving a wider area; and significant landscape buffer strips.

Designated Heritage Asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Management

Development management or development control is the process by which planning and similar applications are determined.

Development Plan

The statutorily adopted suite of development plan documents. In Rossendale this will be the Local Plan 2019 and the Joint Lancashire Minerals and Waste Local Plan and any Neighbourhood Development Plans.

Development Plan Documents

An individual separately adopted part of the Local Plan. In Rossendale, for non-mineral and waste matters, these are proposed to be combined into this single Local Plan.

Duty to Cooperate

The Localism Act 2011 introduced a Duty to Cooperate. Bodies subject to the Duty are required to engage constructively, actively and on an ongoing basis, to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters. The duty to cooperate is not a duty to agree.

Ecological networks

These link sites of biodiversity importance. To date in Lancashire they have been defined for woodland and grassland species by Lancashire County Council's Lancashire Environment Record Network (LERN).

Extra Care Housing

Housing designed with the needs of older people in mind with varying levels of care and support available on-site. People who live in extra care housing have their own self-contained homes and benefit from communal facilities being available.

Properties can be rented, owned or part owned / rented.

Flood Risk Assessments (FRA)

Site specific assessments which identify the risks to a site or premises from flooding from all sources, and any risk which may arise elsewhere as a result of development. These assessments are required for development proposals which are in areas of known flood risk (e.g. in flood zones 2 and 3) and for all proposals over 1 hectare in size.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green Belt

A designated area of land around built up areas that aims to prevent urban sprawl by keeping land permanently open.

Greenfield Land

Land which has not been previously developed (see previously-developed land)

Green Infrastructure

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.”

Gypsies and Travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age, have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats of Principal Importance in England

Fifty-six habitats identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities. These habitats are included in the UK Biodiversity List published by the Secretary of State under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act which came into force on 1st Oct 2006.

Habitats Regulations Assessment (HRA)

Habitat Regulations Assessment is the process by which it is determined whether an Appropriate Assessment is necessary in relation to a proposed plan or project. (See also Appropriate Assessment above).

Habitats Site

Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage Asset

Is defined within the NPPF and refers to features within the historic environment. Heritage assets can be described as 'designated heritage assets' or 'non-designated heritage assets' (which are defined separately within this glossary).

Historic Environment

All aspects of the environment that result from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscape and planted or managed flora.

Housing Delivery Test

Measures net homes delivered

Key Services Centre

A settlement providing a broad range of services including retail, leisure and good transport links.

Infrastructure Delivery Plan (IDP)

A schedule which identifies any required infrastructure needed to support a Local Plan and how this can be delivered.

Key Services Centre

A settlement providing a broad range of services including retail, leisure and good transport links.

Landscape Character Assessment

An assessment which identifies different landscape areas which have a distinct character, based on recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land-use and human settlement.

Lead Local Flood Authority (LLFA)

Local Authority (in Lancashire, the County Council) responsible for developing, maintaining and applying a strategy for local flood risk management in their areas and for maintaining a register of flood risk assets. They also have lead responsibility for managing the risk of flooding from surface water, groundwater and ordinary watercourses.

Listed Building

A building of 'special architectural or historic interest' included on a statutory list compiled by the Secretary of State for Digital, Culture, Media and Sport.

Local Development Scheme

The Local Planning Authority's project plan for the preparation of its Local Plan.

Local Enterprise Partnership (LEP)

A body, which was designated by the Secretary of State for Communities and Local Government, and was established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Partnership

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Geodiversity Site (LGS)

A Lancashire wide designation which identifies valuable, local geological and geomorphological sites. Local Geodiversity Sites were formerly known as Regionally Important Geological Sites (RIGs).

Local Nature Reserve (LNR)

A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. Parish and Town Councils can also declare local nature reserves but they must have the powers to do so delegated to them by a principal local authority. LNRs are for both people and wildlife. They are places with wildlife or geological features that are of special interest locally.

Local Services Centre

A centre providing a range of services appropriate to local needs.

Low Carbon Energy

Power produced from technologies which produce a low amount of carbon dioxide compared to fossil fuels.

Main River

Main rivers are watercourses designated as such on main river maps held by the Environment Agency and are generally the larger arterial watercourses. Any alteration or connection to a main river will require consent from the Environment Agency.

Major Development

For dwellings, a major development is one where the number of residential units to be constructed is 10 or more, or if the application does not state the number of units to be constructed, the site area is 0.5 hectares or more. For all other uses, a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more.

Market Housing

Private housing for rent or for sale, where the price and tenure is set in the open market.

Mineral Consultation Area

A geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development

Minerals Safeguarding Areas

Areas designated by the Minerals Planning Authority that cover known deposits of minerals, which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Neighbourhood Development Plan

A statutory plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004 as amended principally by the Localism Act 2011).

Objectively Assessed Needs (OAN)

An assessment of the demand e.g. for housing in a housing market area over a plan period -not taking account of the environmental capacity of an area to deliver it.

Ordinary Watercourse

Ordinary watercourses include drains, streams, ditches, and passages through which water flows that do not form part of main rivers. Main rivers are managed by the Environment Agency. Proposals involving alterations to a watercourse require permission from Lancashire County Council first.

Pitches and Plots for Gypsies, Travellers and Travelling Showpeople

A “pitch” means a pitch on a “gypsy and traveller” site and “plot” means a pitch on a “travelling showpeople” site (also sometimes called a “yard”).

Planning Obligation

A legally enforceable agreement between a planning authority and a developer, or an undertaking offered unilaterally by a developer, entered into under section 106 of the Town and Country Planning Act 1990 with the intention of helping to mitigate the negative impacts of a development proposal.

Previously developed land (also known as brownfield land)

Land which is or was occupied by a permanent structure, including the curtilage of developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary Shopping Area

Defined area where retail development is concentrated.

Public Realm

The space between buildings and developments that are publicly accessible, including streets, squares, parks and open spaces.

Priority Habitats and Species

Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Protected Species

European Protected Species are animals and plants listed in Annex IV of the European Habitats Directive and protected in the UK under The Conservation of Habitats and Species Regulations (2010). Nationally Protected Species include all European Protected Species and also a large number of species which are specially

protected under The Wildlife & Countryside Act (1981) or in other legislation such as the Protection of Badgers Act 1992.

Regionally Important Geological Sites (RIGS)

These are sub regionally designated sites which are of importance for their geodiversity (geology and geomorphology).

Registered Provider

Registered providers (often known as social landlords) are the bodies that own and manage social housing. They tend to be non-commercial organisations such as local authorities or housing associations. Housing associations are independent, not-for-profit organisations that can use any profit they make to maintain existing homes and help finance new ones. It is now possible for commercial organisations to build and manage social housing, although this is not yet common practice.

Renewable and Low Carbon Energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Scheduled Monument

Nationally important monuments, usually archaeological remains, that enjoy protection against inappropriate development as a result of their scheduling under the Ancient Monuments and Archaeological Areas Act 1979.

Setting of a Heritage Asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Sequential Approach (flood risk)

To locate development to avoid, where possible, flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.

Sequential Test (flood risk)

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test.

Site of Special Scientific Interest (SSSI)

Sites designated nationally as being of special interest by reason of their flora, fauna, geological or physiological features and have statutory protection to preserve these features, designated by Natural England under the Wildlife and Countryside Act 1981.

Species of Principal Importance in England

943 species identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities. These species are included in the UK Biodiversity List published by the Secretary of State under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act which came into force on 1st Oct 2006.

Strategic Environmental Assessment (SEA)

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Flood Risk Assessment (SFRA)

A study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the

impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.

Strategic Housing Land Availability Assessment (SHLAA)

A study to assess the overall potential for housing development in the area. It identifies specific sites with a development potential over the next 15 years and both informs the development of and monitors the performance of the Local Plan. Can include employment land also.

Strategic Housing Market Assessment (SHMA)

Assesses the housing market within the housing market area, and considers the nature of future need and demand for market and affordable housing to inform the development of the Local Plan.

Supplementary Planning Document (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites or on particular issues, such as design. Supplementary Planning Documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA)

Sustainability Appraisal is a systematic appraisal process used to assess the social, environmental and economic effects of strategies and policies from the outset of the preparation process.

Sustainable Development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS)

SuDS are an approach to managing rainwater falling on roofs and other surfaces through a sequence of actions. The key objectives are to manage the flow rate and volume of surface runoff to reduce the risk of flooding and water pollution. SuDS also

reduce pressure on the sewerage network and can improve biodiversity and local amenity.

Sustainable Transport Modes

Including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Town centre

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport Assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel Plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action, and is articulated in a document that is regularly reviewed.

Travelling Showpeople

Member of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who, on the grounds of their own family's dependents' more localised pattern of trading, educational or health needs or old age, have ceased to travel, but excludes Gypsies and Travellers defined separately within this glossary.

Use Classes

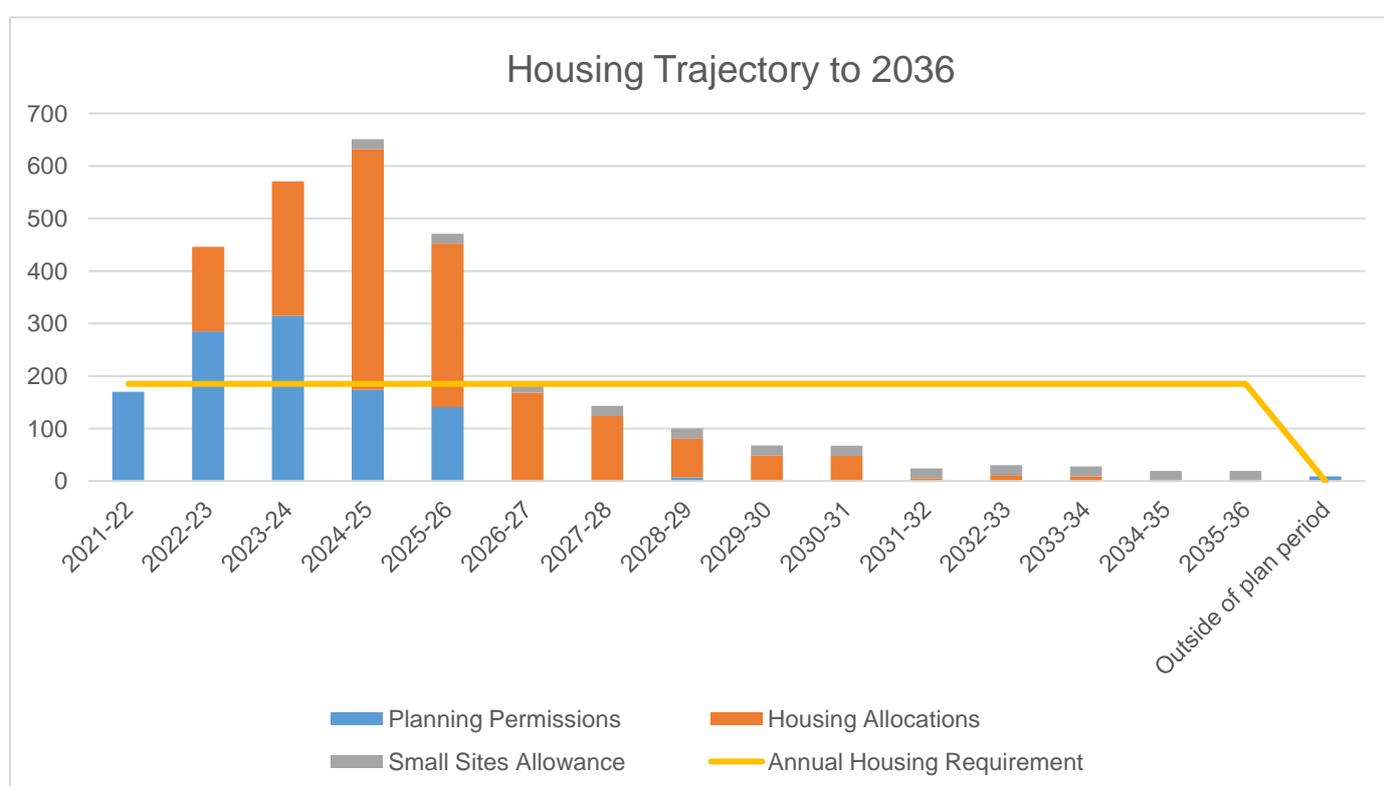
The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories or 'classes' e.g. C3 dwellings. Changes of use within these classes does not normally require planning permission and changes between certain classes may not either (permission may still be required for any physical conversion works).

Veteran Tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Appendix 4: Housing Trajectory

The Housing Trajectory Chart and Summary Data Table demonstrate the proposed delivery of housing sites for the plan period to 2036. The data includes two years of complete data from the start of the plan period in 2019 and project to forward to the end of the plan period to 2036. Supply data sources are; planning permission, sites allocated in the Local Plan, a Small Sites Allowance and completion data. The Housing Supply is compared with the Housing Requirement of 208dpa for the past period 2019-2021 and 185dpa for the remainder of the plan period. This data comes from the Housing Update Paper August 2021.



	Housing allocations	Planning permissions	Small sites allowances	Total expected annual delivery	Housing requirement
Completions 19-20	33	61	0	94	208
Completions 20-21	47	30	0	77	208
2021-22	0	170	0	170	185
2022-23	161	285	0	446	185
2023-24	256	315	0	571	185
2024-25	468	174	19	661	185
2025-26	311	141	19	471	185
2026-27	168	0	19	187	185
2027-28	124	0	19	143	185
2028-29	74	7	19	100	185
2029-30	49	0	19	68	185
2030-31	48	0	19	67	185
2031-32	5	0	19	24	185
2032-33	11	0	19	30	185
2033-34	9	0	19	28	185
2034-35	0	0	19	19	185
2035-36	0	0	19	19	185

Appendix 5: Abbreviations

List of Abbreviations

AIA	Arboricultural Implications Assessment
AMR	Authority Monitoring Report ¹²
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 Area 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
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
IWS	Important Wildlife Sites
LEP	Local Enterprise Partnership
LERN	Lancashire Environment Record Network
LGS	Local Geodiversity Sites
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve

¹² Previously known as the Annual Monitoring Report

MM	Main Modification
NCR	National Cycle Route
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
OSA	Open Space Assessment
PDL	Previously Developed Land
PPG	Planning Practice Guide
PROW	Public Right Of Way
PSA	Primary Shopping Areas
RIGS	Regionally Important Geological Sites
RTPI	Royal Town Planning Institute
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Area Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems

Appendix 6: Superseded Policies

Core Strategy Policy Reference superseded by the Local Plan	Policy Description	Replacement Local Plan Policy Reference
AVP 1	Whitworth, Facit and Shawforth	Not replaced in the Local Plan
AVP 2	Bacup, Stacksteads, Britannia and Weir	Not replaced in the Local Plan
AVP 3	Waterfoot, Lumb, Cowpe and Water	Not replaced in the Local Plan
AVP 4	Rawtenstall, Crawshawbooth, Goodshaw and Loveclough	Not replaced in the Local Plan
AVP 5	South West	Not replaced in the Local Plan
AVP 6	Haslingden and Rising Bridge	Not replaced in the Local Plan
Policy 1	General Development Locations and Principles	SS, SD1, SD2
Policy 2	Meeting Rossendale's Housing Requirement	HS1
Policy 3	Distribution of Additional Housing	SS
Policy 4	Affordable and Supported Housing	HS3
Policy 5	Meeting the Needs of Gypsies, Travellers and Travelling Showpeople	HS14
Policy 6	Training & Skills	Not replaced in the Local Plan
Policy 7	Social Infrastructure	LT2, R4
Policy 8	Transport	TR1, TR2, TR3, TR4
Policy 9	Accessibility	
Policy 10	Provision for Employment	EMP1
Policy 11	Retail & Other Town Centre Uses	R1
Policy 12	The Valley Centre	R2
Policy 13	Protecting Key Local Retail	LT2, R4
Policy 14	Tourism	LT3

Policy 15	Overnight Visitor Accommodation	LT4
Policy 16	Preserving & Enhancing the Built Environment	ENV2
Policy 17	Rossendale's Green Infrastructure	ENV5
Policy 18	Biodiversity, Geodiversity and Landscape Conservation	ENV4
Policy 19	Climate Change and Low and Zero Carbon sources of Energy	ENV8
Policy 20	Wind Energy	ENV7
Policy 21	Supporting the Rural Economy and its Communities	LT6
Policy 22	Planning Contributions	SD3
Policy 23	Promoting High Quality Designed Spaces	ENV1
Policy 24	Planning Applications Requirements	Not replaced in the Local Plan
Appendix One	Parking Standards	Appendix 1