



FAQs – Proposed Conservation Area in Waterfoot

What is a conservation area?

A conservation area is an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance (Section 69 of The Planning (Listed Buildings and Conservation Areas) Act 1990).

Why is Waterfoot being proposed as a conservation area?

The designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and structures, but also that of features such as, layout of roads, pathways, street furniture, open spaces and hard and soft landscaping which all help to define the distinctive character and appearance of an area.

What is the Conservation Area Appraisal and Management Plan?

The appraisal sets out the key characteristics that give Waterfoot its identity and lists the positive elements that should be conserved. It will be used to assess planning applications in Waterfoot.

The management plan indicates the planning guidance and policies which will apply to development in the area and suggests actions to preserve and enhance the special character of the area through a management strategy.

What is the Council's role?

The Council's overarching duty, as set out in the Act, is to preserve or enhance the historic and architectural character or appearance of conservation areas.

It also has a statutory duty to review Conservation Areas to determine if new areas warrant designation. Earlier consultations undertaken by the Council for the Waterfoot Masterplan identified interest in designating parts of Waterfoot as a Conservation Area.

What are the benefits of designating a Conservation Area in Waterfoot?

Research by the London School of Economics found people value living in conservation areas, with properties located in them often having higher prices and greater price appreciation. Many people welcome their property is in a conservation area, and the reason they chose to live in such an area due to its unique character and history (<https://historicensland.org.uk/research/current/social-and-economic-research/>)

Businesses can benefit as the centre becomes attractive for visitors, improving vitality. Properties within a conservation area, particularly if they are listed, might be able to attract grant funding to help with repairs and improvements such as shop fronts



I live or own a business in Waterfoot – how will it affect me?

Permitted Development Rights

The designation of a conservation area (known as Article2(3) land) gives greater planning control, requiring planning permission for certain works which could otherwise be allowed under permitted development rights. Although not extensive, the main restrictions for householders in designated conservation areas are listed below. This means that these works would require planning permission:

- demolition of buildings over 115 cubic metres
- demolition of gates, walls fences and other enclosures (depending on height and location),
- works to roofs (including extensions and the installation of dormer windows)
- installation of satellite dishes
- cladding of walls
- some buildings/containers 'built for purposes incidental to the enjoyment of the house' (depending on location).

Please note: Properties which are flats or in non-residential use do not have such permitted development rights so are affected less by the designation.

Works to trees

In a Conservation Area, anyone proposing to carry out works on trees must give the Council 6-week notice of the intended works. The notice should contain sufficient information to identify the trees, the details of proposed works and reasons. The Council has six weeks to respond and work should not commence until the Council has commented, or the six weeks has expired, whichever takes place first.

Article 4 Direction

The Council can introduce an Article 4 Direction to further restrict permitted development rights. It is not intended to do so within this proposed Conservation Area as the area is not primarily residential. Consultation would take place.

How will I know if I need planning permission?

The planning portal website provides advice (www.planningportal.co.uk) If still unsure or if you want a formal decision you can apply for a Lawful Development Certificate. Further information is available on the Council's website www.rossendale.gov.uk

Will action be taken retrospectively on changes already taken place?

The Council cannot take action on any works undertaken prior to the Conservation Area being designated which did not previously need planning permission.



Will the designation mean Waterfoot cannot change?

No. Conservation is not about preventing all change but about managing it in a way which preserves the area's special interest.

What is the process to designate a new Conservation Area?

Interest in designating parts of Waterfoot as a Conservation Area was expressed during the consultation on the Masterplan. As a result, the Council commissioned a Character Appraisal, which confirmed that Waterfoot does meet the Government's designation criteria. A Management Plan has been prepared which considers how the character can be preserved and enhanced.

This document and the proposed boundary are currently out for consultation; they are being advertised on the Council's website and are available to view at the Council's Customer Service Hub in Bacup. Notices have been put up around Waterfoot, and letters sent to every property within the proposed boundary.

Next Steps

Following this consultation, the comments will be taken into account and the document amended as necessary. A report will be presented to members in the coming months to decide whether to designate Waterfoot centre as a new conservation area. If approved, the Council must advertise the designation of the new conservation area in the London Gazette and local newspapers.

What are the timescales?

If members approve the designation, it is likely to come into force in late 2025/early 2026.

Where can I find more information?

Please see www.rossendale.gov.uk/conservation_area

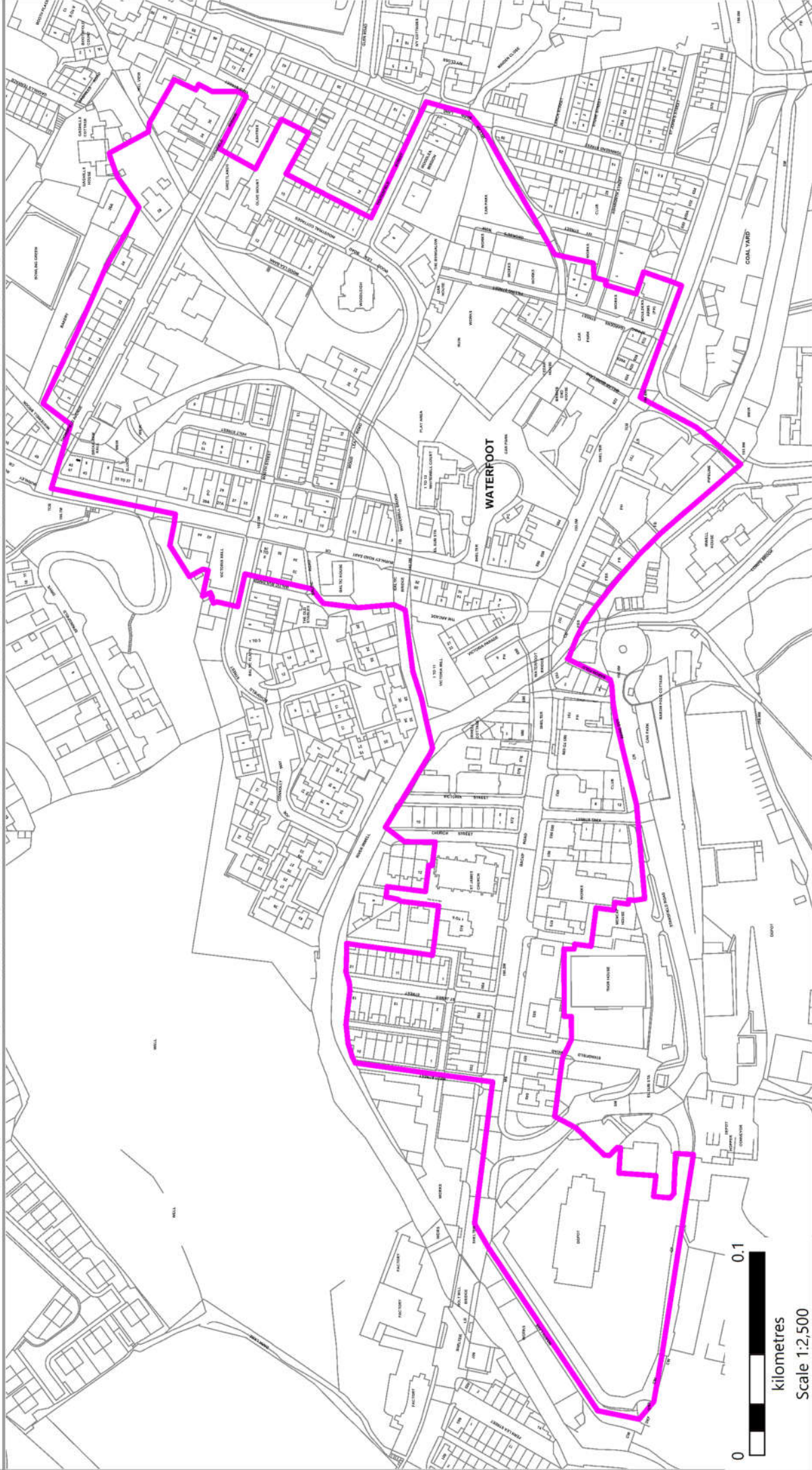
Alternatively paper copies of the documents can be viewed at the Council's Customer Service Hub during normal opening hours.

The boundary is also being consulted on, please see overleaf.

The consultation ends on Monday 20 October



PROPOSED WATERFOOT CONSERVATION AREA



Legend

 Proposed Conservation Area

Date: 30/09/2025

Author: Forward Planning

Scale: 1 in = 0.025 km

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