

WATERFOOT CONSERVATION AREA

Responses received during the consultation from 22 September 2025 to 20 October 2025



CONTENTS PAGE

Introduction.....	2
Comments received.....	3
Response 1.....	3
Response 2 (Theatres Trust).....	4
Response 3.....	6
Response 4.....	8
Response 5.....	10
Response 6.....	11
Response 7.....	13
Response 8.....	15
Response 9.....	17
Response 10 (National Highways).....	18
Response 11 (The Coal Authority).....	19
Response 12 (Lead Local Flood Authority).....	20
Response 13 (Natural England).....	21
Response 14.....	23
Response 15.....	27
Response 16.....	31
Response 17.....	35
Response 18.....	39
Response 19.....	43
Response 20.....	44
Response 21 (Historic England).....	45
Response 22 (Homes England).....	47

INTRODUCTION

Rossendale Borough Council consulted on the proposed Waterfoot Conservation Area designation between Monday 20th September 2025 and Monday 20th October 2025. Representations on the proposed boundary and on the Conservation Area Appraisal and Management Plan were invited.

During the public consultation, a total of 22 comments have been submitted, 7 from statutory consultees and 15 from residents and property owners. In summary:

- 14 representations (64%) are in support of the designation of Waterfoot as a Conservation Area whilst 1 (4%) is against and 7 (32%) did not provide an opinion;
- 6 consultees (27%) request a reconsideration of the proposed boundary;
- 2 consultees (9%) disagree with the assessment of character and appearance of the area whilst 11 (50%) are in favour, the remainder (41%) have no specific opinions;
- 12 consultees (54%) agree with the threats identified in the Conservation Area Appraisal and Management Plan, the remainder (46%) were unsure or had no specific opinions;
- 10 consultees (45%) agree with the management plan recommendations, 1 objected (4%) and the remainder (51%) were unsure or had no opinions on this matter.

All comments received are enclosed in this document.

Waterfoot Conservation Area Designation Consultation

Response 1

Respondent Details

Information

Please provide your contact information:	
Firstname and Surname	
Address or Postcode	
Email address	

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:
Resident

Q1. Do you agree with the boundary of the proposed conservation area?
Yes

Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?
Yes

Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?
Yes

Q5. Do you agree with the recommendations of the Management Plan (Section 7)?
Yes

Q6. Do you support the designation of Waterfoot Conservation Area?
Yes

Response 2

Respondent Details

Information	

Please provide your contact information:

Firstname and Surname



Address or Postcode

Theatres Trust, 22 Charing Cross Road, London, WC2H 0QL

Email address

planning@theatrestrust.org.uk

Please read and confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Statutory Consultee

Q1. Do you agree with the boundary of the proposed conservation area?

Yes

Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

Yes

Please provide any further comments below:

We welcome that the appraisal assesses the former Liberal Club, now the Horse and Bamboo Theatre, as a notable key building within the conservation area which positively contributes to the street scene. Being a key building, we suggest the map assessment within section 5.7 might be amended to elevate this and other 'notable, key buildings' to their own category above the level of 'Positive Building of Medium Significance' to better identify and promote these important local assets.

Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

Yes

Q5. Do you agree with the recommendations of the Management Plan (Section 7)?

Yes

Do you have any further recommendations to make?

We agree with the premise of these recommendations, however in relation to the Horse and Bamboo Theatre (former Liberal Club) there should be consideration of a specific advertisement strategy within a broader guidance document which recognises and balances the need of the theatre to promote itself and upcoming events within the context of the building's character and significance as a key asset. We consider that the theatre's prominence and visibility is understated and there may be opportunity for enhancement and better activation, for example the use of banner signs utilising the flag poles to the front to promote itself. There is ultimately a heritage benefit in supporting the theatre and ensuring the building remains in sensitive public use.

Q6. Do you support the designation of Waterfoot Conservation Area?

Yes

Do you have any other comments you wish to make?

We are supportive of this designation,

Response 3

Respondent Details

Information

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please read and confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the boundary of the proposed conservation area?

Yes

Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

Yes

Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

Yes

Q5. Do you agree with the recommendations of the Management Plan (Section 7)?

Yes

Q6. Do you support the designation of Waterfoot Conservation Area?

Yes

Do you have any other comments you wish to make?

If this brings about a controlled re-generation of Waterfoot then why wouldn't everyone be behind this scheme.

I have brought to the attention of many planners at the council about works that do not conform to the area and could not possibly have been passed from the building section at the council, but I feel nothing as ever done.

This has to be policed, or controlled closely and any offenders should be penalised and any works that do not fit in with the surroundings should be removed and replaced.

I am talking about Tricketts pVC non sash windows, Mr Hartley, the old Barbers shop opposite The Duke, and other shops who changed their shop fronts on a Sunday evening very late, (always looks suspicious that one).

I have rejuvenated two properties in Waterfoot and installed sash windows in the both, kept to my legal requirements set out by planners and feel anyone who does not follow the same rules should be brought to justice.

Trevor

Response 4

Respondent Details

Information

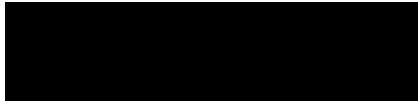


Please provide your contact information:

Firstname and Surname



Address or Postcode



Email address

Please read and confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Other (please specify):

I own and operate a business in Waterfoot and I own some flats and houses in Waterfoot all falling within the boundary of the proposed conservation area

Q1. Do you agree with the boundary of the proposed conservation area?

Yes

Please provide any further comments here:

Waterfoot needs help and the more that you can preserve the better

Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

Yes

Please provide any further comments below:

I think that some of the details are not right, it mentions Mythholme House being demolished, that happened in 1962 I think and the Kings Picture Hall wasn't a wooden hut in its last incarnation it was quite impressive.

Waterfoot hasn't been declining since WW1, it's declined more so since the 1960s when the council decided wholesale demolition was a great idea and beautiful stone buildings were destroyed for no good reason throughout Rossendale.

You have a photo marked Rostron Buildings, which is a block of flats that I own and its Stotts Building, so names for the man that built the row but died before it was finished in 1864. Originally there was another row behind there, Spring Garden Street, Stotts Buildings was a row of back to back houses, well the first one was bigger than the rest and that was a through house and shop, originally it was going to be a drapers shop but became a cafe for the railway and it was certainly that by 1916 when it was owned and managed by Mrs Tout. Then it was owned by another family through to the 30s. Originally the attics were all lived in and 630 Bacup Road was a tea room, in 1890 a Pork Butchers and a show shop and in 1955 became the Copper Kettle cafe, they had a duke box which the older people thought was the invention of Satan. It was a milk bar, selling coffee and Vimto and soft drinks and snacks. In the 60s it was turned into a lodging house and it was a lodging house when I bought in thirty odd years ago. The cafe was opened by Isaac Blezzard in 1955, he sold it to Mr and Mrs Maxwell in 1962 and I went there in 1994. The whole row was owned by the same people who were related to the original builders until 1948 when it was sold to old Paulinus (Paulie) Lord, he bought the row in an auction for £500 and it was in a bad state, the rents would be 5 shillings a week and so the place was falling to pieces. He sold the houses off separately but his family kept three of the 5 houses and these eventually were bought by Mr and Mrs Maxwell in the 70s and incorporated into the lodging house.

I turned the building into flats in 2003 because being the last lodging housekeeper in Lancashire was a dying tradition. I could tell you a lot about Waterfoot I have always been keen on local history. I think my place was built by out of work mill people because it was built during the cotton panic during the american civil war.

There was also a barber shop in the front for many years (Jessie Barber , they all had nick names)

If you look carefully at your photograph you will see a section of wall at the roofline, this part of the building was a bay and it was originally a gap, there was a house at the front but none at the back, at second story there was a taking in door and if you look on the gable end at Millar Barn Lane there was a taking in door there and its still there I had the stone work built on front of it.

There were 3 original sash windows when I went there but they were in a poor condition and the rest had been replaced over the preceding 32 years, they were all falling to bits so the place was [painted, I had it sandblasted and all pointed in 1995 and part of it has been done again since that .

Where the gable end is at the end of millar barn lane was the original forest gate where the land which was leased by the monks gave way to the Kings Forest according to a history of Waterfoot compiled in the 1920s.

Waterfoot is a modern name, the original portion of the village was Barons Fold which is more or less all gone, that was behind what they call Little Venice and the road came down from Lench and through Baron Fold and that was the old road to Whalley Abbey.

Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

Yes

Q4. Do you think any other important threats have been missed and if so, which ones?

I think that the biggest threat to Waterfoot is the fact that certain people pay no need to any rules or regulations and are determined to turn it into a slum which in my opinion is wrong and bad and has a poor future

Q5. Do you agree with the recommendations of the Management Plan (Section 7)?

Yes

Q6. Do you support the designation of Waterfoot Conservation Area?

Yes

Do you have any other comments you wish to make?

The Con club was opened in 1889 by Lord Salisbury, Victorias last and favourite Prime Minister and I think that hasnt been pointed up since 1889 , I think that that even now the town can be saved , there are a lot of small businesses there and if they got together with community things could be made better, change needs to happen quickly or it will be too late.

I own a house on ST James Terrace, the last one with all the leaded windows still intact so you can see what the houses should look like, I own the old block printing works next the to the little theatre and that was the home of the business that became karrimor international eventually.

Waterfoot is a great place and can be improved and it wont take much to make a big difference.

Response 5

Respondent Details

Information	
Please provide your contact information:	
Firstname and Surname	
Address or Postcode	
Email address	
Please read and confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	
Please select the statement that best applies to you:	
Resident	
Q1. Do you agree with the boundary of the proposed conservation area?	
Yes	
Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?	
Yes	
Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?	
Yes	
Q5. Do you agree with the recommendations of the Management Plan (Section 7)?	
Yes	
Q6. Do you support the designation of Waterfoot Conservation Area?	
Yes	

Response 6

Respondent Details

Information

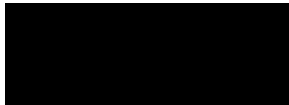


Please provide your contact information:

Firstname and Surname



Address or Postcode



Email address

Please read and confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the boundary of the proposed conservation area?

Unsure

Please provide any further comments here:

My postal address is Waterfoot and I live in Cowpe. Why is Cowpe not in the conservation area? The memorial garden and Community Hall both need grants.

Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

No

Please provide any further comments below:

Waterfoot has some wonderful buildings. The shop at 719 Bacup Road is a great example of a Victorian shop front where the butcher hung meat outside. Inside the building are beautiful tiles on the shop walls. Upstairs on the front bedroom there is a unique Victorian fireplace. This building should be preserved and the £120,000 spent on the derelict Arcade should be spent here.

Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

Unsure

Q4. Do you think any other important threats have been missed and if so, which ones?

The council should make the owner of Tricketts Arcade either renovate the property or sell it to the council. If this building was renovated it would be a marvelous tourist asset for the valley.

Q5. Do you agree with the recommendations of the Management Plan (Section 7)?

No

Do you have any further recommendations to make?

I strongly disagree with the project to renovate the shop in the Arcade as a community hub. There are other buildings already that can fulfill that purpose. I do not like the plan with seating in the cellar. Who will use this?

Waterfoot needs more carparking space. I know I try to shop there. If we are to lose the turning circle it should be turned into carparking space. People park all day in Waterfoot and catch the bus to Rawtenstall in order to go on the x43. During school time we get people from the Grammar school parking all day too. What's the point of a performance space if no one can park to watch what's going on.

Q6. Do you support the designation of Waterfoot Conservation Area?

Yes

Do you have any other comments you wish to make?

I love the buildings in Waterfoot. They have been part of my life for over 70 years. Anything that preserves them will be pleasing for me. Please think carefully about how you are going to spend the money. The Arcade must be renovated and preserved. More should be made of the back area behind the shops in the centre. The river and the bridges are unique.

Waterfoot needs more parking. I don't think that we need a performance place. Make the turning circle into a carpark ,that's what's needed in Waterfoot.

Response 7

Respondent Details

Information

Please provide your contact information:
Firstname and Surname
Address or Postcode
Email address

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:
Resident

Q1. Do you agree with the boundary of the proposed conservation area?
Yes

Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?
Yes

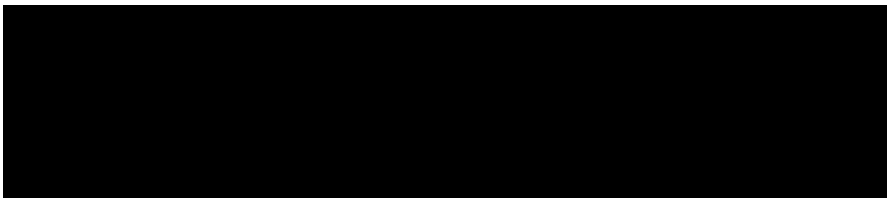
Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?
Yes

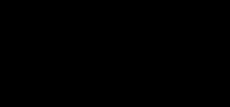
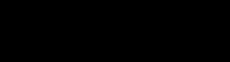
Q5. Do you agree with the recommendations of the Management Plan (Section 7)?
Yes
Do you have any further recommendations to make? Agree with proposals. Feel strongly that action should be taken on stopping deterioration of Tricketts Arcade. Feel strongly that some business owners should be made to reverse shop front changes that are not in keeping with the area eg, the windows/door on the vape shop on Bacup Rd opposite Taylors paints. Number tattoo & takeaway shops need to be limited.

Q6. Do you support the designation of Waterfoot Conservation Area?
Yes
Do you have any other comments you wish to make? This would fit with the plans to develop Waterfoot as an "arts town" and act as a catalyst to bring visitors.

Response 8

Respondent Details

Information


Please provide your contact information:
Firstname and Surname 
Address or Postcode 
Email address 

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:
Resident

Q1. Do you agree with the boundary of the proposed conservation area?
Yes

Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?
Yes
Please provide any further comments below: The individual photos focus on how lovely some individual buildings are. It's ripe for some TLC

Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?
Yes

Q5. Do you agree with the recommendations of the Management Plan (Section 7)?
Yes
Do you have any further recommendations to make? Please add a pelican crossing on Burnley Road East near Thornfield Ave to make it safer for pedestrians. If this is the wrong consultation please refer it to who can action it/ respond thanks

Q6. Do you support the designation of Waterfoot Conservation Area?
Yes
Do you have any other comments you wish to make? It's definitely needed. It will enhance the lovely architecture there is an protect it going forward

Response 9

Respondent Details

Information

Please provide your contact information:
Firstname and Surname
Address or Postcode
Email address

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:
Resident

Q1. Do you agree with the boundary of the proposed conservation area?
No
Please provide any further comments here: By removing the central car park area, where will people visiting going to park, yes there are several parking areas, but people like to park close to where there going. This will encourage more drivers to park and block residential areas more than now, we struggle to park outside our homes now and bin men won't empty the bins due to obstructions. As for a community space this will encourage more teenagers causing mayhem and intimidating the locals and drug dealing. Yes the arcade needs urgent attention i agree, so use the money allocated to do up this rather than waste the thousands on a community space. I think this will kill of Waterfoot altogether, it's nothing the vibrant busy town it was when I was a child, it's a disgrace the forgotten town. No parking so shops more derelict buildings. Also the broken drains in the woods opposite the launderette, when is this going to be fixed it's like niagra falls when it rains, pouring over the wall onto BRE, flowing fast down then down Booth st, causing flooding My husband has reported this several times along with videos but to no avail, he goes out cleaning the blocked drains from leaves and litter to help prevent flooding.

Q2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?
No

Q3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?
Yes

Q6. Do you support the designation of Waterfoot Conservation Area?
No

[REDACTED]

From: Lindsay Alder [REDACTED]
Sent: 25 September 2025 14:35
To: Forward Planning
Subject: FW: NH/25/13012 - Proposal to designate a new Conservation Area at Waterfoot

Good afternoon, thank you for the opportunity to comment on the proposal to designate a new conservation area in Waterfoot.

National Highways has no objection to this proposal as it does not have any significant effects on the Strategic Road Network.

NH therefore have no comments to make currently.

Kind Regards

Lindsay

**Lindsay Alder, PGCE,
Pronounced: Lind-say Al-der
Pronouns :She/Her/Hers
Spatial Planner
Network Development & Planning Team
OD DI Lead**

Please note new email address. Please update your address book to include this;

[REDACTED]

National Highways | Piccadilly Gate | Store Street | Manchester | M1 2WD

[REDACTED]

Web: <https://nationalhighways.co.uk/>



For information and guidance on on planning and the Strategic Road Network in England please visit:

Web: <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

Work Hours 8-4pm



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: [REDACTED] (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Ms A Storah – Principal Planner, Forward Planning
Rossendale Borough Council

[By email: forwardplanning@rossendalebc.gov.uk]

26th September 2025

Dear Ms Storah

Re: Proposal to designate a new Conservation Area at Waterfoot

Thank you for your notification of the 25th September 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records do not indicate the presence of any coal mining features at surface or shallow depth within the area identified which may pose a risk to surface stability.

I can confirm that the Planning team at the Coal Authority have no specific comments to make on the proposed Conservation Area in Waterfoot

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal Planning & Development Manager

Contact: [REDACTED]

Date: 30 September 2025

Dear Local Planning Authority,

Thank you for inviting the Lead Local Flood Authority to comment on the below consultation.

Proposal to designate a new Conservation Area at Waterfoot

Lancashire County Council is the Lead Local Flood Authority for the County Council's administrative area. The Flood and Water Management Act sets out the requirement for the Lead Local Flood Authority to manage 'local' flood risk (flooding from surface water, groundwater, and ordinary watercourses) within its area. In the planning process, the Lead Local Flood Authority is a statutory consultee for major developments with surface water drainage, under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Comments provided in this representation are advisory and it is the decision of the Local Planning Authority whether any such recommendations are acted upon. The comments given have been composed based on the extent of the knowledge of the Lead Local Flood Authority and information provided at the time of this response.

Lead Local Flood Authority Position:

The Lead Local Flood Authority has reviewed the consultation details and has **no comments** to make.

Should you wish for further information or clarification on the contents of this letter, please contact us at the email address provided.

Yours faithfully,

Danny Ragen

Lead Local Flood Authority

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD



From: SM-NE-Consultations (NE) [REDACTED]
Sent: 07 October 2025 14:16
To: Forward Planning; Anne Storah
Subject: FAO Ms Storah REF: Proposal to designate a new Conservation Area at Waterfoot

Your Ref: Proposal to designate a new Conservation Area at Waterfoot
Our Ref: 528596

Dear Ms Storah

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has no comments to make on the Proposal to designate a new Conservation Area at Waterfoot.

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

Yours sincerely

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England
Worcester Team

Enquiries line: 0300 060 3900
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



Please be aware there is a [PLANNING DELIVERY NEWS](#) page that highlights planning casework news. Please check this regularly.

This page also includes a link to the HR/HO pipeline, Area Team MI data as well as regular Hub statistics. This is your weekly source of planning updates and performance data, which is located within the Planning Performance updates section.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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Waterfoot Conservation Area Designation Consultation

Thank you for taking the time to visit this survey on the designation of Waterfoot town centre as a Conservation Area. This designation aims to help maintain and re-establish Waterfoot's special historic and architectural interest.

Please take a look at the **Waterfoot Conservation Appraisal and Management Plan** and the **Boundary Plan** prior to answering the questions. The documents can be viewed here: <https://www.rossendale.gov.uk/conservationarea>.

The survey is open for 4 weeks until **Monday 20 October 2025**.

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please read and confirm you have read the [privacy notice](#):

☐ I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

- ☒ Resident
- ☐ Business Owner
- ☐ Statutory Consultee
- ☐ Community Service Provider
- ☐ Other (please specify):

1. Do you agree with the boundary of the proposed conservation area?

- ☐ Yes
☐ No
☒ Unsure

Please provide any further comments here:

COBBLE STREETS. ARE UTILITIES ALLOWED TO DIG UP THEM
IN THE CONSERVATION AREA? AND JUST PUT TARMAC DOWN?
OR DO THEY REINSTATE THE AREA TO ORIGINAL!

2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

- ☒ Yes
☐ No
☐ Unsure

Please provide any further comments below:

3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

- ☒ Yes
☐ No
☐ Unsure

4. Do you think any other important threats have been missed and if so, which ones?

5. Do you agree with the recommendations of the Management Plan (Section 7)?

- ☐ Yes
- ☐ No
- ☐ Unsure

Do you have any further recommendations to make?

6. Do you support the designation of Waterfoot Conservation Area?

☒ Yes

☐ No

☐ Unsure

Do you have any other comments you wish to make?

AS LONG AS YOU POLICE + STICK TO YOUR RULES AND
ACT SWIFTLY ON THOSE WHO BREAK THEM!

Waterfoot Conservation Area Designation Consultation

Thank you for taking the time to visit this survey on the designation of Waterfoot town centre as a Conservation Area. This designation aims to help maintain and re-establish Waterfoot's special historic and architectural interest.

Please take a look at the **Waterfoot Conservation Appraisal and Management Plan** and the **Boundary Plan** prior to answering the questions. The documents can be viewed here: <https://www.rossendale.gov.uk/conservationarea>.

The survey is open for 4 weeks until **Monday 20 October 2025**.

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please read and confirm you have read the [privacy notice](#):

☒ I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

☒ Resident

☐ Business Owner

☐ Statutory Consultee

☐ Community Service Provider

☐ Other (please specify):

1. Do you agree with the boundary of the proposed conservation area?

☒ Yes

☐ No

☐ Unsure

Please provide any further comments here:

2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

☒ Yes

☐ No

☐ Unsure

Please provide any further comments below:

3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

☒ Yes

☐ No

☐ Unsure

4. Do you think any other important threats have been missed and if so, which ones?

Reconsider 'neutral' buildings. May be considered neutral by the council because they are already built but aesthetically they are not in keeping with the historic buildings. They are also not maintained.

Referring to council flats on Holt Street.

Even if there was a couple of planters & the flats were painted. Just something to make them less of an eyesore.

5. Do you agree with the recommendations of the Management Plan (Section 7)?

☒ Yes

☐ No

☐ Unsure

Do you have any further recommendations to make?

6. Do you support the designation of Waterfoot Conservation Area?

☒ Yes

☐ No

☐ Unsure

Do you have any other comments you wish to make?

Waterfoot Conservation Area Designation Consultation

Thank you for taking the time to visit this survey on the designation of Waterfoot town centre as a Conservation Area. This designation aims to help maintain and re-establish Waterfoot's special historic and architectural interest.

Please take a look at the **Waterfoot Conservation Appraisal and Management Plan** and the **Boundary Plan** prior to answering the questions. The documents can be viewed here: <https://www.rossendale.gov.uk/conservationarea>.

The survey is open for 4 weeks until **Monday 20 October 2025**.

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please read and confirm you have read the [privacy notice](#):

☒ I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

- ☒ Resident
- ☐ Business Owner
- ☐ Statutory Consultee
- ☐ Community Service Provider
- ☐ Other (please specify):

1. Do you agree with the boundary of the proposed conservation area?

☐ Yes

☐ No

☒ Unsure

Please provide any further comments here:

- why is Tricketts Memorial Park not included
- why is BRGS not included

2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

☒ Yes

☐ No

☐ Unsure

Please provide any further comments below:

3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

☒ Yes

☐ No

☐ Unsure

4. Do you think any other important threats have been missed and if so, which ones?

Removal of items, eg flags.

Inadequate parking — we need to encourage people to visit and businesses to thrive.



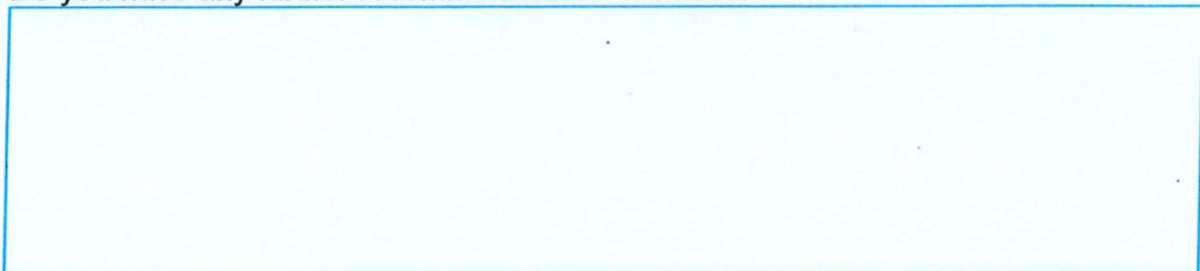
5. Do you agree with the recommendations of the Management Plan (Section 7)?

☒ Yes

☐ No

☐ Unsure

Do you have any further recommendations to make?



6. Do you support the designation of Waterfoot Conservation Area?

☒ Yes

☐ No

☐ Unsure

Do you have any other comments you wish to make?

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Please select the statement that best applies to you:



Resident



Business Owner



Statutory Consultee



Community Service Provider



Other (please specify):

1. Do you agree with the boundary of the proposed conservation area?

☐ Yes

☒ No

☐ Unsure

Please provide any further comments here:

Why isn't Tricketts Park included? Heritage site.

2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

☒ Yes

☐ No

☐ Unsure

Please provide any further comments below:

3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

☒ Yes

☐ No

☐ Unsure

4. Do you think any other important threats have been missed and if so, which ones?

Love the idea of a shopfront guidance note

Main threat inappropriate alterations as stated + patching repairs.

Abandoned buildings and inability to trace owners is a threat.

5. Do you agree with the recommendations of the Management Plan (Section 7)?

☒ Yes

☐ No

☐ Unsure

Do you have any further recommendations to make?

6. Do you support the designation of Waterfoot Conservation Area?

☒ Yes

☐ No

☐ Unsure

Do you have any other comments you wish to make?

Waterfoot Conservation Area Designation Consultation

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Firstname and Surname

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Please select the statement that best applies to you:

- ☒ Resident
- ☐ Business Owner
- ☐ Statutory Consultee
- ☐ Community Service Provider
- ☐ Other (please specify):

1. Do you agree with the boundary of the proposed conservation area?

☐ Yes

☒ No

☐ Unsure

Please provide any further comments here:

ROSSENDALE PLAYERS THEATRE
HAS NOT BEEN INCLUDED - AN
INTEGRAL PART OF ENTERTAINMENT
IN THE AREA .

2. Do you broadly agree with the assessment of the character and appearance of the area set out in the Waterfoot Conservation Area Appraisal document?

☐ Yes

☐ No

☐ Unsure

Please provide any further comments below:

3. Do you agree with the main threats to the historic character of the area identified in the Management Plan chapter (section 7)?

☐ Yes

☐ No

☐ Unsure

4. Do you think any other important threats have been missed and if so, which ones?

5. Do you agree with the recommendations of the Management Plan (Section 7)?

- ☐ Yes
- ☐ No
- ☐ Unsure

Do you have any further recommendations to make?

6. Do you support the designation of Waterfoot Conservation Area?

☐ Yes

☐ No

☐ Unsure

Do you have any other comments you wish to make?

(VISION)

OFFICE [REDACTED] EMAIL [REDACTED]
POST [REDACTED]

Forward Planning
The Business Centre
Futures Park
Bacup OL13 0BB

14 October 2025

FAO: Anne Storah

RE: Proposed Waterfoot Conservation Area

Dear Anne

Our youth charity owns and operates Woodlea Mission on Tenterfield Street, which lies directly on the edge of the proposed boundary for the proposed Waterfoot Conservation Area. While we support the Council's aim to preserve and enhance the area's character, we respectfully request that Woodlea Mission be excluded from the final Conservation Area designation.

Our charity's purpose is to support local young people through activities that build skills, confidence, and connection. To deliver this work, we must be able to adapt and modernise our building so it remains safe, accessible, and energy efficient. Conservation Area designation could add costs and restrictions that may limit our ability to make essential improvements and could divert limited funds away from frontline youth services.

Although our building dates from 1894 and contributes to the character of the area, it has already undergone substantial alterations to support its current community use. As such, its architectural integrity is limited compared with other buildings in the area. Given its location on the boundary, excluding it would not significantly affect the value of the Conservation Area.

In summary, our request is based on three key points:

1. **Community impact:** Added planning costs and restrictions would reduce funds available for youth work.
2. **Practical flexibility:** We need freedom to modernise and improve our building in line with our charitable aims and objectives.
3. **Boundary position and altered character:** The building sits at the edge of the area and has already been adapted, so its exclusion would not compromise the Conservation Area's overall integrity.

We remain committed to maintaining the property in a manner that respects its surroundings and to working constructively with the Council on any future proposals.

Thank you for considering our request. We would appreciate confirmation that this representation will be formally acknowledged as part of the consultation process.

Yours sincerely,

[REDACTED]

On behalf of the Board of Trustees

 [VISION.ROSSENDALE](https://www.facebook.com/VISION.ROSSENDALE)  [VISIONYOUTH](https://www.instagram.com/VISIONYOUTH)  [THISISVISION](https://twitter.com/THISISVISION)  [REDACTED]

FOR YOUNG PEOPLE IN ROSSENDALE

VISIONYOUTH.ORG.UK
REGISTERED CHARITY NO. 1138523

[REDACTED]

From: [REDACTED]
Sent: 19 October 2025 16:33
To: Forward Planning
Subject: Consultation on the Proposed Waterfoot Conservation Area

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

Thank you for your letter regarding the plans to make parts of Waterfoot a conservation area. As my property falls within the proposed boundary of the new conservation area ([REDACTED]), I am writing to express my support for these plans. Apologies for missing the drop-in session on the 8th of October. Hopefully, this email confirms my agreement with your plans.

Kind Regards,

[REDACTED]

--

This email has been checked for viruses by AVG antivirus software.

www.avg.com

Anne Storah
Principal Planner – Forward Planning
Rossendale Borough Council

Our ref: PL00800036

By email

Telephone: [REDACTED]
Date: 20 October 2025

Dear Anne

Proposal to designate a new conservation area at Waterfoot, Rossendale

Thank you for providing Historic England with the opportunity to comment on the proposed designation of a new conservation area, Waterfoot town centre, along with the associated draft CAAMP. As the Government's statutory adviser on all matters relating to the historic environment in England, we are pleased to offer our comments.

We are supportive of the production of the CAAMP for the proposed conservation area. Local planning authorities need to ensure that the area has sufficient special architectural or historic interest to justify its designation as a conservation area (NPPF para.204). Undertaking a conservation area appraisal can aid the local planning authority in making this judgment (PPG Historic Environment para.24).

We also welcome the draft CAAMP setting out a positive strategy for historic environment. Such documents can help to explain the character of a place and define its significance, as well as offering insight into how and why it has come to look the way it does. They can augment the historic environment evidence base for local and neighbourhood plans and other area strategies and frameworks; and provide a sound base to inform the management of the area and development of proposals within it, both now and in the future. This will help ensure that change is managed in a way that conserves and enhances the character and appearance of the area.

We do not wish to make further comments on the detail of your proposals and direct you to our general advice note on conservation area matters [Historic England Advice Note 1 \(HEAN1\): Conservation Area Appraisal, Designation & Management](#). The purpose of HEAN1 is to

provide information on conservation area appraisal, designation and management to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).

Thank you for consulting Historic England on the proposed designation and associated draft CAAMP. We welcome the production of the draft CAAMP to help justify the proposed designation of a new conservation area at Waterfoot.

Yours sincerely

Pippa Brown

Historic Places Adviser: North West

Historic England



Homes England

Rossendale Borough Council
The Business Centre
Futures Park
Bacup
OL13 0BB

By email: forwardplanning@rossendalebc.gov.uk

20 October 2025

Dear Sir / Madam

Consultation on the Proposal to designate a new Conservation Area at Waterfoot

Homes England Response

As a prescribed body, we would firstly like to thank you for the opportunity to comment on the above consultation.

Homes England is the government's housing and regeneration agency. We will drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home.

Homes England does not wish to make any representations on the above consultation. We will however continue to engage with you as appropriate.

Yours faithfully,



P.P Lucinda Taylor
Head of Planning and Enabling – North West

Homes England
2nd Floor
Three New Bailey
Salford
M3 5AX

Please send all Local Plan and related consultations to nwlocalplanconsultat@homesengland.gov.uk



@HomesEngland
www.gov.uk/homes-england

