



# Authority Monitoring Report (AMR) – 2024/25 (Version 2)

# Contents

<b>Introduction</b> .....	<b>4</b>
<b>Executive Summary</b> .....	<b>5</b>
<b>Chapter 1: Progress According to the Adopted Planning Policy Timetable (LDS)</b> .....	<b>10</b>
<b>Chapter 2: Spatial Strategy</b> .....	<b>22</b>
Strategic Policy SS: Spatial Strategy.....	22
Policy SD2: Urban Boundary and Green Belt.....	24
Policy SD3: Planning Obligations .....	29
<b>Chapter 3: Housing</b> .....	<b>31</b>
Strategic Policy HS1: Meeting Rossendale’s Housing Requirement.....	31
Policy HS2: Housing Site Allocations .....	36
Policy HS3: Affordable Housing .....	38
Policy HS4: Housing Density.....	39
Policy HS5: Housing Standards .....	40
Policy HS6: Open Space Requirements in New Housing Developments .....	41
Policy HS7: Playing Pitch Requirements in New Housing Developments .....	43
Policy HS11: Rural Affordable Housing – Rural Exception Sites .....	44
Policy HS14: Gypsies, Travellers and Travelling Showpeople .....	44
Policy HS15: Specialist Housing .....	46
Policy HS16: Self-Build and Custom-Built Houses.....	47
<b>Chapter 4: Employment Growth and Employment</b> .....	<b>49</b>
Strategic Policy EMP1: Provision for Employment.....	49
Policy EMP2: Employment Site Allocations .....	52
Policy EMP3: Employment Site and Premises.....	54
Policy EMP4: Development Criteria for Employment Generating Development.....	56
Policy EMP5: Employment Development in non-allocated employment areas.....	58
Policy EMP6: Futures Park.....	59
Policy EMP7: New Hall Hey.....	60
<b>Chapter 5: Retail</b> .....	<b>61</b>
Strategic Policy R1: Retail and Other Town Centre Uses .....	61
Policy R2: Rawtenstall Town Centre Extension .....	71
Policy R3: Development and Change of Use in District and Local Centres .....	72
Policy R4: Existing Local Shops.....	73
Policy R5: Hot Food Takeaways .....	74
Policy R6: Shopfronts.....	75
<b>Chapter 6: Environment</b> .....	<b>76</b>

Strategic Policy ENV1: High Quality Development in the Borough.....	76
Strategic Policy ENV2: Heritage Assets .....	79
Policy ENV3: Landscape Character and Quality .....	81
Policy ENV4: Biodiversity, Geodiversity and Ecological Networks.....	82
Policy ENV5: Green Infrastructure networks.....	89
Policy ENV6: Environmental Protection.....	90
Policy ENV7: Wind Turbines.....	91
Policy ENV8: Other forms of Energy Generation.....	91
Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality .....	92
Policy ENV10: Trees and Hedgerows.....	94
<b>Chapter 7: Leisure and Tourism.....</b>	<b>95</b>
Policy LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities .....	95
Policy LT2: Community Facilities .....	97
Policy LT3: Tourism .....	98
Policy LT4: Overnight Visitor Accommodation .....	100
<b>Chapter 8: Transport .....</b>	<b>103</b>
Strategic Policy TR1: Strategic Transport.....	103
Policy TR2: Footpaths, Cycleways and Bridleways.....	106
Strategic Policy TR4: Parking.....	108
<b>Appendices .....</b>	<b>109</b>
Appendix 1: List of Housing Allocations.....	109
Appendix 2: List of approvals related to employment in 2024/25.....	113
Appendix 3: List of completions related to employment approved in 2024/25.....	114

# Introduction

Welcome to the Authority Monitoring Report (AMR). This AMR focuses on the period from 1<sup>st</sup> April 2024 up to 31<sup>st</sup> March 2025 but also includes data from earlier years to allow data trends to be illustrated. Where more recent information has come to light, this has been included, where it is considered appropriate. Analysing data over the previous monitoring periods will allow the Council to understand how various policies in the Rossendale Local Plan 2019 to 2036 are performing and highlight where additional investigation into effectiveness may be required.

The Rossendale Local Plan 2019 to 2036, which this document monitors, was formally adopted by Rossendale Borough Council on the 15<sup>th</sup> December 2021. The adopted Local Plan contains targets and indicators for each Policy. In order to provide users of this document with as much information as clearly as possible, and to provide a baseline for future monitoring, we have structured this document in line with the Local Plan targets.

Every effort has been made to ensure the accuracy of the information; however, due to the changes in monitoring procedures, some figures may have been rounded up or down or may not be available at this time.

Feedback on the structure and how the information is set out is appreciated. Please send any comments to Forward Planning at [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk) or ring 01706 252412 / 252415 / 252418.

# Executive Summary

This document provides information on implementation of the Rossendale Local Plan 2019 to 2036 for the period 2024/2025.

The AMR covers the 12-month period starting 1 April 2024 but also includes comparative data from 2021/2022, 2022/2023 and 2023/2024.

Increasing pressures on local government have made it more difficult to maintain accurate data records. This has been the case both at County and District level. At County level in particular the monitoring of accessibility and Public Rights of Way data has greatly reduced or disappeared completely.

The report identifies a number of key points in 2024/25:

- Housing delivery in 24/25 was 138 houses, which is 47 dwellings below the Local Plan target of 185. This is a reduction in the number of dwellings built when compared to the previous two years.
- 66% of housing delivery occurred on previously developed land. 98% of approvals for new dwellings were located on previously developed land.
- 6 affordable dwellings were delivered within the borough in 24/25, accounting for 6% of all dwelling completions on major sites.
- There were 6 permissions for self-build plots granted between 1 April 2024 and 31 March 2025. The Council has not met its duty to grant enough permissions to match the number of entries on the register as at October 2024. (The Council has 3 years from the base period to grant enough approvals).
- There was a small net gain of employment land delivered (including offices, research and development as well as light industrial) of 0.10ha in 24/25. This comprised a loss of 211 sqm in B8 (storage and distribution), a gain of 46sqm B2 (General Industrial) and a gain of 1159 sqm of E(g) (offices, research and development or light industrial).
- The Nomis website reported a decrease in the number of employees in full and part-time jobs in Rossendale in the year 2024.
- There has been a net loss of retail and other town centre uses floorspace of 3,718sqm in 24/25. Most of this loss occurred outside of town centres.
- There has been a decrease in the number of vacant units in Haslingden and Bacup. In Rawtenstall the number of vacant units has increased slightly.
- New renewable energy projects delivered in the Borough in 24/25 included one ground source heat pump generating on average 6,500kW per year and solar panels which could generate an equivalent of 80.4kW. In addition, there were two planning consents for an air source heat pump and solar panels, four for solar panels and installation and two permissions to drill boreholes for a ground source heating system. Overall, these schemes could produce/generate more than 606,500kW of energy.
- Mandatory BNG started on 12 February 2024 for major applications and on 2 April 2024 for non-major.
- Five applications approved in 2024/25, subject to BNG, are expected to deliver biodiversity value.

The report also identifies a number of trends over the previous monitoring periods (2021/22 – 2024/25):

- Housing delivery on previously developed land remained broadly consistent at about 66%.
- Affordable housing fell sharply in 2024/25 following several years of exceeding the target.
- Employment land delivery has improved from a provision of -0.01ha in 22/23 to -0.06ha in 23/24 to +0.1ha in 24/25. The target of increasing employment land provision by 1.8ha per annum has not been achieved within 4 years.
- The percentage of planning approvals for town centre uses approved within town centres has gradually worsened.
- This year saw a slight increase in the number of vacant units in Rawtenstall but in Haslingden and Bacup the number of vacant units decreased.

The Council updated its Brownfield Land Register for 2025; this is published annually on the [data.gov.uk](https://www.data.gov.uk) website and at [https://www.rossendale.gov.uk/downloads/download/10897/brownfield\\_land\\_register](https://www.rossendale.gov.uk/downloads/download/10897/brownfield_land_register).

The Infrastructure Funding Statement for 2024/2025 has been published at <https://www.rossendale.gov.uk/downloads/file/19332/infrastructure-funding-statement-2024-to-2025>.

The Council maintains a database of people who are interested in self-build / custom build housing, in line with current legislation. This identifies the demand for self-build/custom build within Rossendale. As of 31<sup>st</sup> October 2024, there were 43 individuals and no associations on the Self-Build and Custom House-building Register.

The Housing Delivery Test (HDT) has been introduced by the Government to monitor the completions of new dwellings in each Local Planning Authority against their housing need. The last HDT results, published in December last year for 2023, show that Rossendale delivered 82% of its housing requirement (compared to 63% previously) and no longer had to apply the presumption in favour of sustainable development. This figure was 57% in the 2021 HDT and 64% in 2020. We expect the new figures to be published soon.

In terms of housing completions during 2024/2025 Rossendale Borough Council delivered fewer dwellings than its annual requirement (138 dwellings delivered against a requirement of 185 dwellings). The Council published the “5 Year Housing Land Supply Report (2025/26 – 2029/30)” in autumn this year. This confirms a land supply of 4.6 years. Please see [5 Year Housing Land Supply | Rossendale Borough Council](#).

## Planning Applications Overview

Between 1<sup>st</sup> April 2024 and 31<sup>st</sup> March 2025, the Council determined 423 planning applications for a range of different types of development. As Figure 1 overleaf shows, this included 98 Full Applications, 50 Applications in relation to Planning Conditions, 30 Lawful Development Certificates and 48 applications for works to trees subject to Tree Preservation Orders or within a Conservation Area.

Year	No. of applications determined	No. of applications submitted
2024-2025	423	552
2023-2024	558	593
2022-2023	553	657
2021-2022	692	896
2020-2021	619	787
2019-2020	573	719

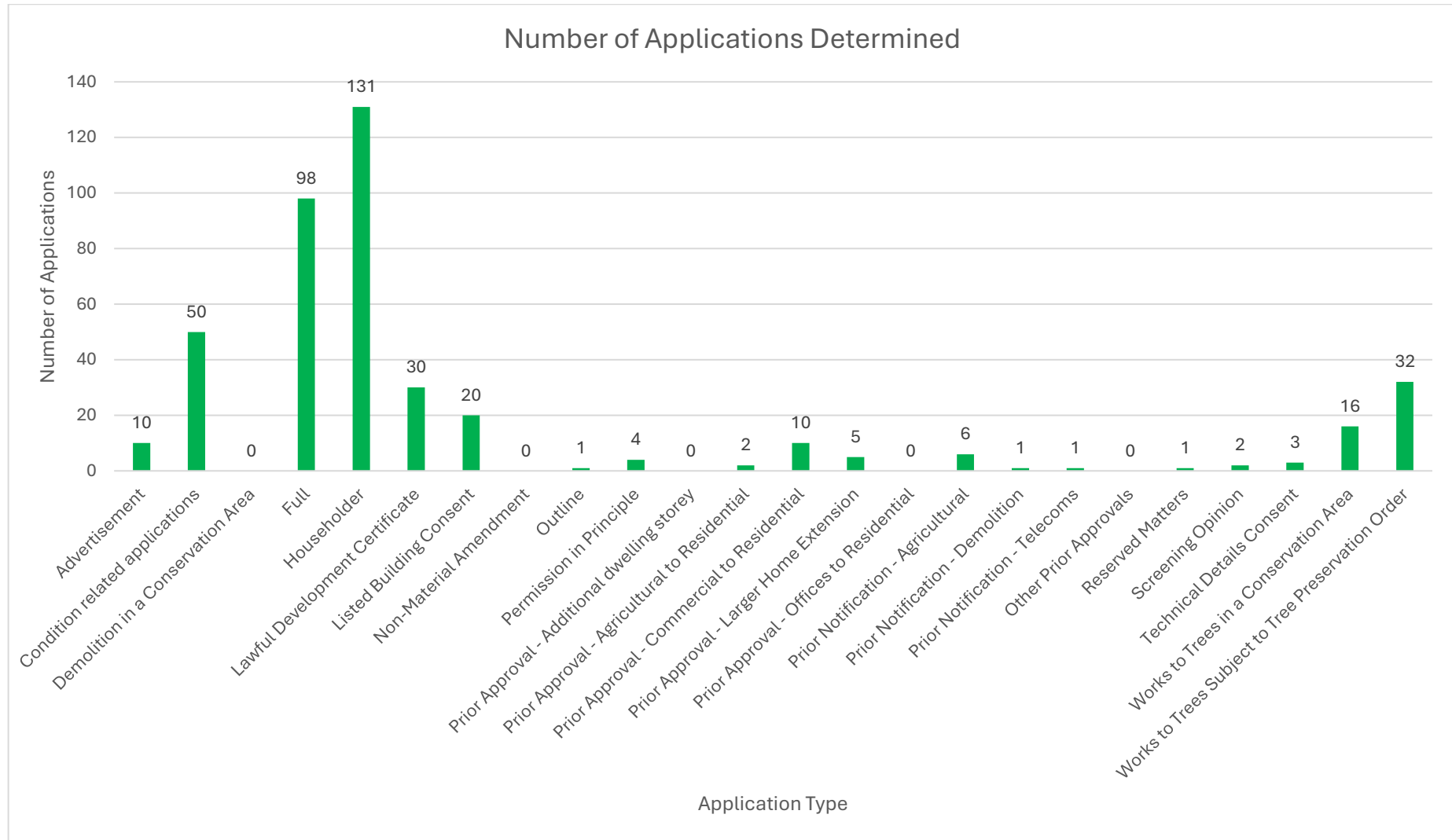
In 2024/25 the Council received 552 applications. This includes all types of applications including full applications, outline applications, listed buildings, works to trees, prior approvals and pavement licences etc. The table above shows the numbers submitted for previous years during the plan period.

The most frequently determined applications were for Householder Consent, with 131 applications decided in 2024/25.

There were also 37 Pre-Applications submitted to the Council between January and December 2024.

The bar chart next illustrates the proportion of applications determined for each type of planning permission:

Figure 1: Planning Application Analysis



Source: Idox Planning System

## Definition of Types of Applications

<b>Advertisements</b>	Shop signs and other advertisements large enough to need planning consent
<b>Certificate of Lawful Development</b>	Confirmation that existing or proposed developed is lawful and does not require planning permission
<b>Change of Use</b>	Change from one planning use class to another e.g. shop to an office, house to shop etc.
<b>Discharge of Conditions</b>	Conditions are often attached to planning permissions that need further details to be submitted and approved by the council at certain stages – the process is called ‘discharge of conditions’
<b>Householder Developments</b>	Works or Extension to a Dwelling i.e. proposals to alter or enlarge a single house, including works within the curtilage (boundary/garden) of a house. For example, extensions to houses, conservatories, loft conversions etc.
<b>Listed Building Consent</b>	An application required to alter or extend a listed building in a way that affects its character or appearance as a building of special architectural or historic interest, or demolish it
<b>Major Dwellings</b>	10 houses or more or sites of 0.5 hectares or more (if the number of dwellings is not known)
<b>Major Other</b>	Where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more
<b>Minor Dwellings</b>	Less than 10 houses
<b>Minor Industrial</b>	Industrial development of less than 1000 square metres
<b>Minor Office</b>	Office development of less than 1000 square metres
<b>Minor Other</b>	Extensions to non-residential properties, minor engineering works etc.
<b>Minor Retail</b>	Retail development of less than 1000 square metres
<b>Neighbouring Authority</b>	Consultation with a neighbouring local authority or Lancashire County Council
<b>Non-material Amendment</b>	An application for a small change to an existing permission – for example, that does not vary significantly from what was described on the planning permission and that does not conflict with any conditions or planning policy
<b>Other Developments</b>	Any type of development not covered in the other categories
<b>Other Major Development</b>	Any development over 1000 square metres that would not be classed as industrial, office or retail i.e. Theatre, car show room etc.



<b>Permission in Principle</b>	An alternative way of obtaining permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development
<b>Pre-Applications</b>	Advice given before a planning application is submitted
<b>Prior Approval / Notifications</b>	Notification of works that do not require planning permission i.e. Agricultural buildings or demolitions, telecoms etc.
<b>Reserved Matters</b>	An application for the outstanding reserved matters from an outline permission i.e. the information excluded from the initial outline planning application
<b>Screening Opinion</b>	Advises whether an Environmental Impact Assessment is required to be submitted with a planning application
<b>Technical Details Consent</b>	Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed
<b>Variation of condition</b>	An application to vary a condition(s) previously imposed on a planning permission

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

## Local Development Scheme

A Local Development Scheme is required under [section 15 of the Planning and Compulsory Purchase Act 2004](#) (as amended).

The latest Local Plan timetable was agreed at the Council meeting held on [Monday 23rd December 2019](#) and is available to view [here](#).

## Figure 2: Tables of the Local Development Scheme as published in December 2019

**Table 1: Rossendale Local Plan (2019-2034), Preparation Stages and alignment with Town and Country Planning (Local Planning) (England) Regulations 2012** (effective from 24 December 2019)

<i>Draft Plan (Reg 18)</i>	<i>Publication (Reg 19)</i>	<i>Submission to Planning Inspectorate (Reg 22)</i>	<i>Examination in Public (Regs 23 and 24)</i>	<i>Inspector's Report (Reg 25)</i>	<i>Adoption by Council (Reg 26)</i>	<i>Next Draft Plan</i>
July 2017	August 2018	March 2019	Hearings held September to October 2019  Gypsy & Traveller Hearing held June 2020  Main Modifications consultation held August 2021	November 2020  November 2021	December 2020  December 2021	Continue to prepare the AMR and commence review of the Local Plan in accordance with the forthcoming Regulations (due 2026)  Produce further planning guidance (e.g. SPDs).  The plan-making system will be reformed, we await secondary legislation. More changes to the National Planning Policy Framework (NPPF) are proposed. See text later.

*Stages in grey text have already taken place.*

The Council has an up-to-date Local Plan in place, adopted in 2021. The Government is keen that development plans remain up-to-date, with full national coverage. Current legislation requires every authority to have a local plan in place. The adopted Rossendale Local Plan 2019-2036 should be reviewed to assess whether it needs to be updated at least once every five years (so no later than December 2026), taking into account changing circumstances affecting the area, or any relevant changes in national policy<sup>1</sup>. However, the Local Plan process is under review, see below.

### Community Infrastructure Levy for Rossendale<sup>2</sup>

**Table 2: Potential CIL timetable and alignment with the Community Infrastructure Regulations 2010 as amended**

<b><i>Consultation on Preliminary Draft Charging Schedule &amp; other documentation (Reg 15)</i></b>	<b><i>Consultation on draft Charging Schedule &amp; other documentation (Reg 16)</i></b>	<b><i>Submission to Planning Inspectorate (Reg 19)</i></b>	<b><i>Examination in Public (Reg 20)</i></b>	<b><i>Inspector's Report (Reg 23)</i></b>	<b><i>Adoption by Council</i></b>
TBC	TBC	TBC	TBC	TBC	TBC

### **Local Plan Reform**

Although we are still awaiting the Regulations, expected early 2026, the Government has issued an update on the new Local Plans system with the publication of The Plan-Making Regulations Explainer<sup>3</sup> (27 November 2025). This confirms many of the proposals that were discussed in the earlier “Government response to the proposed plan-making reforms: consultation on implementation”, issued in February 2025<sup>4</sup>. It should be noted that the proposals set out in this Explainer may be subject to change prior to the regulations being introduced. When published, the Regulations and their associated Explanatory Memorandum will supersede this document.

<sup>1</sup> [The Town and Country Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2017 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

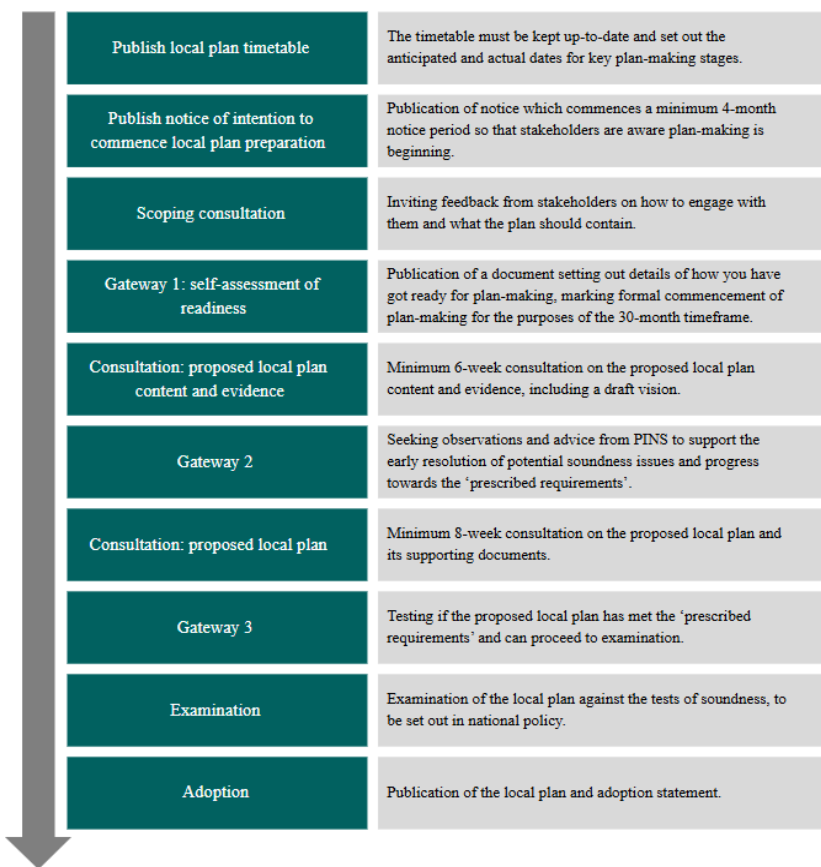
<sup>2</sup> A decision has not yet been taken by the Council in respect to the Community Infrastructure Levy. If it is decided to proceed, documentation will include information on Infrastructure requirements, viability and other funding sources for infrastructure as well as the Charging Schedule.

<sup>3</sup> [Plan-making regulations explainer - GOV.UK](https://www.gov.uk)

<sup>4</sup> [Government response to the proposed plan-making reforms: consultation on implementation - GOV.UK](https://www.gov.uk)

The new system will introduce gateway reviews, set a 30-month deadline for Local Plan preparation and adoption. It had been expected that the new planning system would start in the summer/autumn of 2025, however this has been delayed until 2026. Any plans prepared under the existing system must be submitted for examination by no later than December 2026. National development management policies may be introduced.

To comply with the Regulations, it is expected local planning authorities will be required to publish the Notice to Commence Plan-Making within 4 years and 8 months of adopting their existing local plan (August 2026 for Rossendale), or by **31 December 2026**, whichever is the latest. Preparation of a new local plan must start, by publishing the Gateway 1 self-assessment form, within 5 years of adopting the existing local plan, or by **30 April 2027**, whichever is the later. The chart below shows the sequence of key local plan-making steps, expected to be required under Part 2 of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) (once amended by Schedule 7 to The Act) and the new regulations.



Source: <https://www.gov.uk/government/publications/plan-making-regulations-explainer/plan-making-regulations-explainer>

## Supplementary Plans and Other Changes

A further change is that Supplementary Planning Documents will be replaced by Supplementary Plans, which will need to undergo formal independent examination. The latest position appears to be that no new SPDs can be adopted by councils after 30 June 2026. It is still unclear if changes to the Infrastructure Levy and planning obligations (including s.106s) will take place. Similarly, it is looking as though Borough-wide Design codes will no longer be mandatory, with the focus being on the design of key sites.

Amendments to the National Planning Policy Framework (NPPF) are proposed, consultation is currently on-going, due to end 10 March 2026.

The intention of the reform is to ensure that new local plans are simpler, shorter and more visual to encourage engagement whilst reducing the time and resources needed for preparation. Rossendale's Local Plan review would be prepared and examined under the new system. The Government is clear that local government review (such as that taking place currently throughout Lancashire<sup>5</sup>) should not delay plan-making.

The Forward Planning team's priorities are to commence the review of the Rossendale Local Plan, continue working on the Evidence Base and SPDs, in line with the deadlines discussed above, and introduce new Conservation Areas. Progress is reported in Table 3 overleaf.

### Community Infrastructure Levy for Rossendale<sup>6</sup>

The previous Government had proposed introducing a mandatory infrastructure levy as a replacement for the community infrastructure levy and section 106 agreements, charged as a percentage of the value of the property at completion. This is to improve effectiveness and transparency. However, feedback is that these changes will add complexity and be more resource-intensive than the current system, and will not necessarily increase revenue, nor help the delivery of affordable housing. The new Government appears to prefer to amend the current system of planning obligations, rather than replace it. We await further guidance from MHCLG.

---

<sup>5</sup> ['Our Lancashire' – shaping a stronger future together | Local Government Reorganisation | Rossendale Borough Council](#)

<sup>6</sup> A decision has not yet been taken by the Council in respect to the Community Infrastructure Levy. If it is decided to proceed, documentation will include information on Infrastructure requirements, viability and other funding sources for infrastructure as well as the Charging Schedule.

### **Table 3: Supplementary Planning Documents (SPDs) and other guidance**

**The Edenfield Neighbourhood Plan was adopted on 2<sup>nd</sup> April 2025.** This now forms part of the Development Plan for Edenfield.

The Council adopted two SPDs in November 2024: the Affordable Housing SPD and the Open Space and Playing Pitch SPD. Consultation took place in September - October 2024.

Work has been progressing on a number of other documents, although formal consultation has taken place outside of this monitoring period. A new Conservation Area in Waterfoot is being brought forward, with a consultation undertaken on a Conservation Area Appraisal to support the designation. A consultation was undertaken in autumn 2025 with adoption expected in spring 2026.

Work has recently commenced on updating the Alterations and Extensions to Residential Properties SPD with the intention that consultation will take place in Spring 2026 and adoption before the 30<sup>th</sup> June 2026 cut-off date for adopting new SPDs.

Work has progressed on introducing an Article 4 Direction to require small HMOs to apply for planning permission. An immediate Borough-wide Article 4 Direction was introduced in September 2025 and supplementary planning guidance drafted to help in determining of both small and large HMOs. Consultation took place in late 2025 and this policy document is expected to be brought forward for use in the determination of planning applications in early 2026.

The updated Childhood Obesity data in November 2024 shows that new hot food takeaways should still not be approved in accordance with [Local Plan Policy R5](#), other than in the former wards of Eden and Goodshaw.

Biodiversity Net Gain became mandatory in February 2024 and a Guidance Note to Planning Applicants will be published which includes further information about ecological networks. Lancashire County Council is currently drafting the Lancashire Local Nature Recovery Strategy adoption expected in early 2026. This strategy will define priorities for nature recovery in Lancashire, map the most valuable existing areas for nature and identify opportunity areas for creating and improving habitat for nature and wider environment goals. As a supporting authority, Rossendale Borough Council is required to assist LCC with this work, and this may have implications for developments in Rossendale and future planning policies.

Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
<b>Adopted Climate Change</b>	ENV1 / ENV9	New	<p>The Climate Change SPD focuses on 4 principles:</p> <ul style="list-style-type: none"> <li>• Reducing the dominance of fossil-fuelled vehicles via encouraging sustainable and more active transport;</li> <li>• Improving energy efficiency and promoting renewables in the Borough;</li> <li>• Water interventions;</li> <li>• Biodiversity and Green Infrastructure</li> </ul>	<p>Consultation took place in July/August 2022.</p> <p>The SPD was adopted by Cabinet in December 2022.</p>
<b>Adopted The Re-use and Re-development of Employment Land</b>	EMP3	New	<p>Further guidance on the criteria, including marketing and viability assessment, which proposals for the change of use / redevelopment from employment to another use will be assessed against.</p>	<p>Consultation took place in February / March 2023.</p> <p>The SPD was adopted by Cabinet in July 2023.</p>
<b>Affordable Housing</b>	HS3	New	<p>Introduction of a cap to the price of affordable homes considering the affordability ratio and incomes in Rossendale and setting out eligibility criteria.</p>	<p>Drafting commenced in 2023.</p> <p>Consultation took place September and October 2024.</p> <p>The SPD was approved by Cabinet on 20<sup>th</sup> November 2024 (with minor amendments as delegated to Head of Planning and Lead Member on 11<sup>th</sup> December 2024).</p>

Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
<b>Open Space, Playing Pitches and Indoor Sports Facilities</b>	HS6 / HS7	Update to take account of new policy and evidence	Requirements for developers in relation to amount and size of open space to be provided or expected financial contributions / Local playing pitch or built sports facilities expected financial contributions. Informed by the Playing Pitch Strategy and any updates	Drafting commenced summer 2023. Consultation took place September and October 2024. Approved by Cabinet on 20 <sup>th</sup> November 2024, minor amendments as delegated to Head of Planning and Lead Member on 11 <sup>th</sup> December 2024.
<b>Update on Alterations and Extensions to Residential Properties</b>	HS9	Refresh to take account of new policy/guidance	General principles and guidelines that the Council will use to assess proposals for domestic extensions. It will update the position in relation to permitted development right changes which have taken place since existing guidance was published.	Drafting commenced in December 2025 with public consultation expected in Spring 2026 and approval by 30 <sup>th</sup> June 2026.
<b>Update on Conversion and Re-Use of Rural Buildings in the Countryside</b>	HS12	Refresh to take account of new policy	Advice for those converting an existing building in the countryside to another use; general principles and more detailed design guidance used to assess development proposals.	Work on reviewing this document may be considered alongside the update to the Alterations and Extensions to Residential Properties SPD in 2026.
<b>Viability and Vitality of Town Centres</b>	R1	New – if considered necessary	Further guidance on assessing retail and other uses in centres, particularly in relation to effect of proposed development on the viability and vitality of centres.	It is unlikely that a new SPD can be prepared and adopted before the final adoption date for new SPDs of 30 <sup>th</sup> June 2026. However this will be monitored.



Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
<b>Hot Food Takeaways Amended Guidance Note</b>	R5	Refresh to take account of any new policy /guidance	<p>Further detailed guidance on the criteria in the policy such as location, design, effect on public health and amenity – with particular regard to tackling obesity and avoiding over-concentration in certain areas.</p> <p>The Council has updated guidance on the website in light of the recorded Childhood Obesity figures. The Local Plan Policy R5 is being implemented to refuse Hot Food Takeaway applications. Updated figures are due imminently.</p>	A Planning Policy Note - Children Obesity was published in November 2024. Two out of 14 wards in Rossendale have a rate of obesity for pupils in Reception and Year 6 lower than the thresholds set out in Policy R5 (Goodshaw and Eden).
<b>Update SPD on Shopfront Design</b>	R6	Refresh if necessary	Further guidance on good practice in the design of new shopfronts and the improvement of existing frontages. This would have been replaced by a Borough-wide Design Code.	It is now unlikely that a new SPD can be prepared and adopted before the final adoption date for new SPDs of 30 <sup>th</sup> June 2026 but this situation will be monitored.
<b>Biodiversity, Geodiversity and Ecological Networks</b>	ENV4	New	Further details on Rossendale's ecological network to supplement the existing map.	It is now proposed to be included in a Biodiversity Net Gain Guidance to Planning Applicants, which is expected to be published soon.
<b>Gypsy and Traveller - Negotiated Stopping Places Policy and GTAA</b>	HS14	New	A Negotiated Stopping Policy to proactively help Gypsy and Traveller communities find suitable places to stop.	Ongoing.  Drafting commenced Spring 2023.

Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
<b>Design Guide</b>	ENV1	New	<p>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.</p> <p>Some of this work will be incorporated in the SPDs on Design: Update on Alterations and Extensions to Residential Properties and the Update on Conversion and Re-Use of Rural Buildings in the Countryside and the Shopfront Design Guide.</p>	Some of this work will be incorporated in the SPD on Design: Update on Alterations and Extensions to Residential Properties and the possible Update on Conversion and Re-Use of Rural Buildings in the Countryside and the Shopfront Design Guide in 2026.
<b>Amended Green Belt Compensation Note</b>	SD4	New	Guidance on Green Belt Compensation Measures and the highlighting of several schemes which could be funded via Green Belt Compensation Payments.	Published Spring 2023.
<b>Edenfield Masterplan</b>	H66	New	This Masterplan has been prepared by the landowners for this allocated housing site.	Land West of Market Street Edenfield (Allocation H66) Masterplan and Design Code was adopted by Cabinet on 18 <sup>th</sup> September 2024. The Edenfield Neighbourhood Plan contains a Design Code Report with design guidance and codes (Appendix 3 of the Neighbourhood Plan). This will also apply to strategic site allocation H66. This was adopted on 2 <sup>nd</sup> April 2025.

Supplementary Planning Document (SPD)	Related policy in adopted Local Plan	New or update to existing?	Likely content	Progress
<b>The Rossendale Local List on Non Statutory Designated Heritage Assets</b>	ENV2	New	This will identify non-designated heritage assets	Work has started on this with Growth Lancashire, and consultation undertaken, including with the owners. To be progressed with adoption, expected in 2026.
<b>The Edenfield Neighbourhood Plan</b>	N/A	New	Edenfield Neighbourhood Plan contains local planning policies on a range of themes including housing, design, heritage, transport and travel, local community infrastructure facilities, local centre and commerce and green infrastructure and the natural environment. It also contains a Design Code Report which forms Appendix 3 of the Neighbourhood Plan.	Edenfield Neighbourhood Plan was made on 2 <sup>nd</sup> April 2025 and now forms part of the development plan for Rossendale.

## Statement of Community Involvement

The SCI explains how the Council will engage with communities and others in preparing planning policy documents, such as the Local Plan and in dealing with planning applications. The Council is required to review the SCI every 5 years from the date of adoption according to Regulation 10A of the Town and Country (Local Planning) (England) Regulations 2012, as amended. The SCI was refreshed in 2023/24 to reflect changes in legislation as well as in national policies and guidance and adopted on 20 March 2024.

It is understood that under the new local plan process there will not be a Statement of Community Involvement, but community engagement and a plan for it will be required. Guidance for the 30-month draft process for creating a local plan under the new plan-making system was published on 27<sup>th</sup> November 2025 and there will be several stages of public consultation at key stages. Tasks will be undertaken in the following order:

- Publish timetable
- Give notice of plan-making
- Run scoping consultation  
Gateway 1
- Publish summary of scoping consultation
- Run consultation on proposed plan content and evidence and publish summary  
Gateway 2
- Run consultation on proposed local plan and publish summary and consult on conformity with spatial development strategy if applicable  
Gateway 3
- Examination,
- Adoption.

## Neighbourhood Plans Progress

Two Neighbourhood Forums have been established in Rossendale with Neighbourhood Planning Areas for both Edenfield and Bacup and Stacksteads. Preparing Neighbourhood Plans must be undertaken in line with the relevant legislation as once made (adopted) they will form part of the Development Plan for Rossendale, along with the adopted Local Plan.

Following formal designation, the Forum (as the Qualifying Body) has 5 years to prepare the Neighbourhood Plan. No other Forums can be designated for the same Neighbourhood Area until that designation is withdrawn or expires. The Forum drafts proposals and prepares documents including the basic conditions statement. It then undertakes pre-submission publicity and consultation, and considers the responses received before submitting the Neighbourhood Plan to the Local Planning Authority, which checks that the document complies with the relevant legislation. If the Neighbourhood Plan does meet the legal requirements the LPA must publicise it for at least 6 weeks and invite representations. It must appoint an independent examiner,

who will examine the documents, and issue a report for publication to the LPA and Neighbourhood Forum setting out whether the Neighbourhood Plan meets the required basic conditions, subject to any recommended modifications. The LPA then decides if the Neighbourhood Plan should be subjected to a local referendum. If so, following suitable notice, polling will take place within the Neighbourhood Planning area. For the plan to come into force as part of the statutory development plan for the area, more than 50% of those voting must be in favour.

**The Edenfield Neighbourhood Community Forum** was originally designated on 22 April 2018 to prepare the Neighbourhood Plan for Edenfield, shown on the Map of the Area. As 5 years was due to elapse, under the Regulations, the Forum had to apply for re-designation. This was approved by the Council, following a 6-week consultation which ended 1 March 2023. Edenfield Community Neighbourhood Forum has now been re-designated for the Edenfield Neighbourhood Area for a further period of 5 years; this will end on 18 April 2028.

The Forum progressed the Neighbourhood Plan and Design Code and consulted formally on the Regulation 14 version for 6-weeks in early 2023, finishing on 17<sup>th</sup> April 2023. The Council led a consultation on the draft Neighbourhood Plan from 17<sup>th</sup> June to 30<sup>th</sup> July 2024 (Regulation 16). In October 2024 the draft Neighbourhood Plan was submitted for independent examination (Regulation 17).

The Edenfield Neighbourhood Plan went to Referendum on 20<sup>th</sup> February 2025 and was successful. As a result, the Neighbourhood Plan now forms part of the Development Plan for this part of Rossendale, and was made on 2<sup>nd</sup> April 2025.

Further information is available at [Edenfield Community Neighbourhood Forum \(edenfieldcommunityforum.uk\)](https://edenfieldcommunityforum.uk)

**The Bacup and Stacksteads Neighbourhood Forum** was designated on 16<sup>th</sup> April 2020. The Forum had been preparing a Design Code, having been awarded £30,000 from MHCLG in March 2022. However, unfortunately the Forum has had to withdraw from the pathfinder programme.

The designation expired on 17<sup>th</sup> April 2025. However, a new Forum can be designated to prepare a Neighbourhood Plan for the Neighbourhood Area. A new application must be submitted to the Council to re-designate the Forum.

# Chapter 2: Spatial Strategy

This section reports on the progress made over the four previous monitoring periods (21/22, 22/23 23/24 and 24/25) in working towards achieving the objectives of the spatial strategy. These are assessed against targets which are established within the Local Plan.

Each policy is dealt with in turn and will set out what progress has been made towards achieving each of the relevant targets set out in the Local Plan and what has happened over the past monitoring period. This report will enable members of the public and organisations to monitor and assess how the area is developing as a whole, looking at all the relevant factors that could affect the delivery of the policy and the Local Plan.

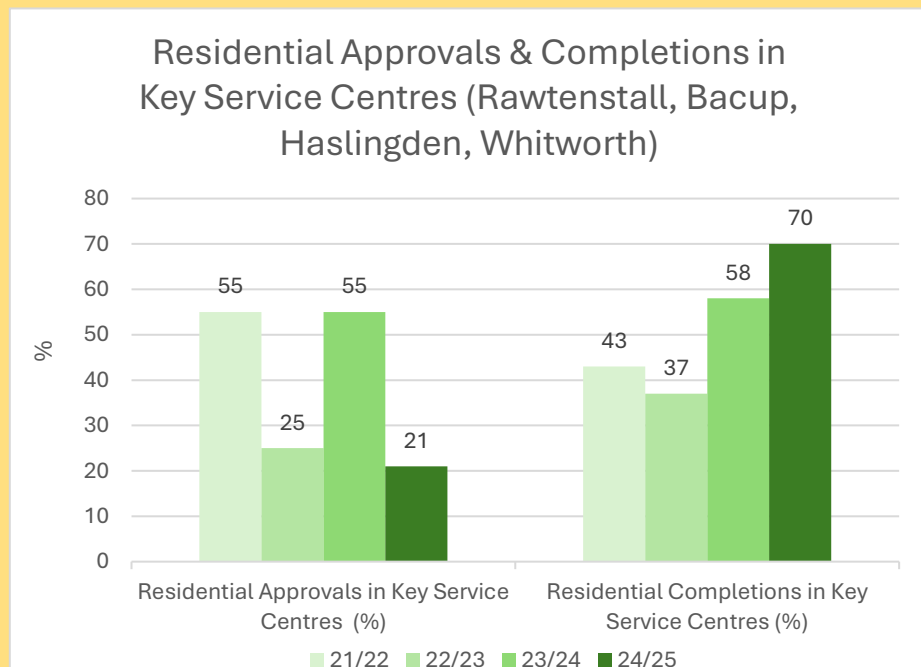
## Strategic Policy SS: Spatial Strategy

This is the overarching policy which runs through the Local Plan. This policy sets out the main principles applicable to development in Rossendale and sets out in general terms where development should be located.

*“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.”*

Target	Majority of growth to occur in Key Service Centres, with proportionate growth in the other Centres								
Progress towards Target	Number / proportion of permissions and completions for residential development:								
	Settlement Hierarchy	21/22 Approvals	21/22 Completions	22/23 Approvals	22/23 Completions	23/24 Approvals	23/24 Completions	24/25 Approvals	24/25 Completions
	Key Service Centres (Rawtenstall, Bacup, Haslingden, Whitworth)	84 55%	59 43%	37 25%	70 37%	36 55%	118 58%	21 21%	96 70%
Urban Local Service Centres (Waterfoot, Edenfield, Stacksteads, Crawshawbooth, Helmshore)	16 11%	48 35%	4 3%	15 8%	14 21%	20 10%	13 13%	17 12%	

Rural Local Service Centres (Loveclough / Goodshaw, Water, Weir, Whitewell Bottom, Broadley / Tonacliffe, Facit, Britannia, Stubbins, Newchurch, Rising Bridge, Shawforth)	0 0%	10 7%	37 25%	96 50%	9 14%	57 28%	10 10%	21 15%
Other areas (smaller villages and substantially built-up frontages) (Acre, Chatterton, Cowpe, Ewood Bridge, Irwell Vale, Turn, Sharneyford, Lumb)	30 20%	0 0%	45 31%	0 0%	0 0%	0 0%	0 0%	0 0%
Other areas (countryside, Green Belt)	22 14%	20 15%	23 16%	10 5%	7 11%	8 4%	54 55%	4 3%
Total	152	137	146	191	66	203	98	138



Percentage of approvals in Key Service Centres (4year avg.) = 39%

Percentage of completions in Key Service Centres (4year avg.) = 52%

<b>Trigger to Implement Contingencies</b>	<p>1. More development occurring outside of the Key Service Centres than inside</p> <p>2. Disproportionate amount of growth in the smallest centres or outside of centres</p>
<b>Trigger Met</b>	<p>Over the previous four monitoring periods 39% of approvals for dwellings were on land within Key Service Centres, therefore the trigger has been met for approvals. The main drivers behind this are significant Planning Permissions for Housing Allocations within Key Service Centres having a resolution to grant subject to a s106 agreement, with said agreement not yet being reached as well as approvals on Housing Allocations outside of Key Service Centres. It should also be noted that in both 21/22 and 23/24 the majority of approvals took place on sites within Key Service Centres, however low figures in 22/23 and 24/25 have lowered this average.</p> <p>Over the previous four monitoring periods 52% of completions for dwellings were on land within Key Service Centres, therefore the trigger has not been met for completions. 96 of the 138 housing completions (70%) took place in Key Service Centres in 24/25 which is a significant increase to previous years.</p>
<b>Contingencies</b>	<p>Ensure that the majority of approvals are taking place within Key Service Centres or on Housing Allocations. If the majority of approvals begin to take place outside of these areas, or there is a trend of approvals moving in this direction, then it may be necessary to revise the data on the distribution / location of housing need and demand.</p>

## Policy SD2: Urban Boundary and Green Belt

*“To direct the majority of growth to land within the Urban Boundary; to ensure countryside development is only allowed where a countryside location is essential.”*

<b>Target</b>	<b>No applications granted permission which are contrary to national policy in relation to the Green Belt</b>			
<b>Progress towards Target</b>	<b>Number / % of dwellings approved on sites within the Urban Boundary (UB) / Countryside (CS) / Green Belt (GB):</b>			
	<b>Year</b>	<b>Urban Boundary</b>	<b>Countryside</b>	<b>Green Belt</b>
	2021/22	129 / 84.9%	16 / 10.5%	7 / 4.6%
	2022/23	129 / 85%	20 / 13%	3 / 2%
	2023/24	59 / 88%	7 / 10%	1 / 2%
	2024/25	44 / 45%	14 / 14%	40 / 41%



4yr avg.	76%	12%	12%
----------	-----	-----	-----

The high number of dwellings approved in the Green Belt in 24/25 results from the permission to extend the Lavender Hills Care Home in Stubbins to provide an additional 48 bedrooms and 4 apartments (equivalent to 27 dwellings). There were also 5 other permissions for 13 dwellings including changes of use from agricultural to residential.

**Number / % of dwellings completed on sites within UB / CS / GB:**

Year	Urban Boundary	Countryside	Green Belt
2021/22	109 / 79.6%	26 / 18.9%	2 / 1.5%
2022/23	181 / 95%	8 / 4%	2 / 1%
2023/24	195 / 96%	5 / 2%	3 / 2%
2024/25	134 / 97%	3 / 2%	1 / 1%
4yr avg.	92%	7%	1%

**Number / % of commercial development (Class E) approved on sites within UB / CS / GB**

Year	Urban Boundary	Countryside	Green Belt
2021/22	21 / 95%	0 / 0%	1 / 5%
2022/23	24 / 100%	0 / 0%	0 / 0%
2023/24	16 / 84%	1 / 5%	2 / 11%
2024/25	5 / 100%	0 / 0%	0 / 0%

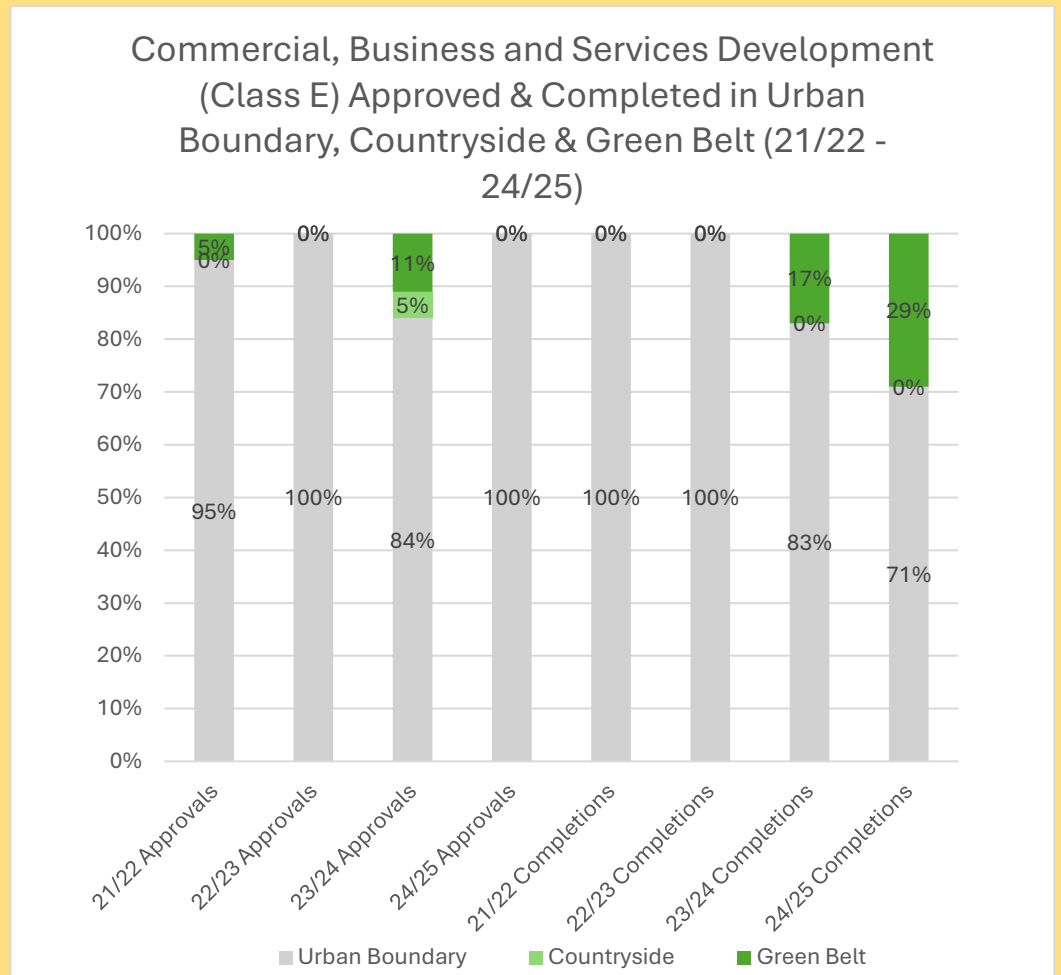
5 applications have been approved for E use class all of which are located with the urban boundary. 0 applications have been approved for E use in a countryside or green belt location during 24/25

Over the last 4 years, the majority of commercial, business and services development (Class E) approvals were located in the Urban Boundary.

**Number / % of commercial development (Class E) completed on sites within UB / CS / GB**

Year	Urban Boundary	Countryside	Green Belt
2021/22	10 / 100%	0 / 0%	0 / 0%
2022/23	9 / 100%	0 / 0%	0 / 0%
2023/24	15 / 83%	0 / 0%	3 / 17%
2024/25	5 / 71%	0 / 0%	2 / 29%

In 2024/25, most completions related to Class E were located within the Urban Boundary with 2 completions delivered in the Green Belt (2021/0186 and 2022/0434). In terms of site gross area, these 2 completions add up to 0.01 ha of development in the Green Belt



**Number / % of employment development (Class B2 and B8) approved on sites within UB / CS / GB**

Year	Urban Boundary	Countryside	Green Belt
2021/22	3 / 60%	0 / 0%	2 / 40%
2022/23	6 / 75%	1 / 12.5%	1 / 12.5%
2023/24	6 / 60%	3 / 30%	1 / 10%
2024/25	1 / 50%	1 / 50%	0 / 0%

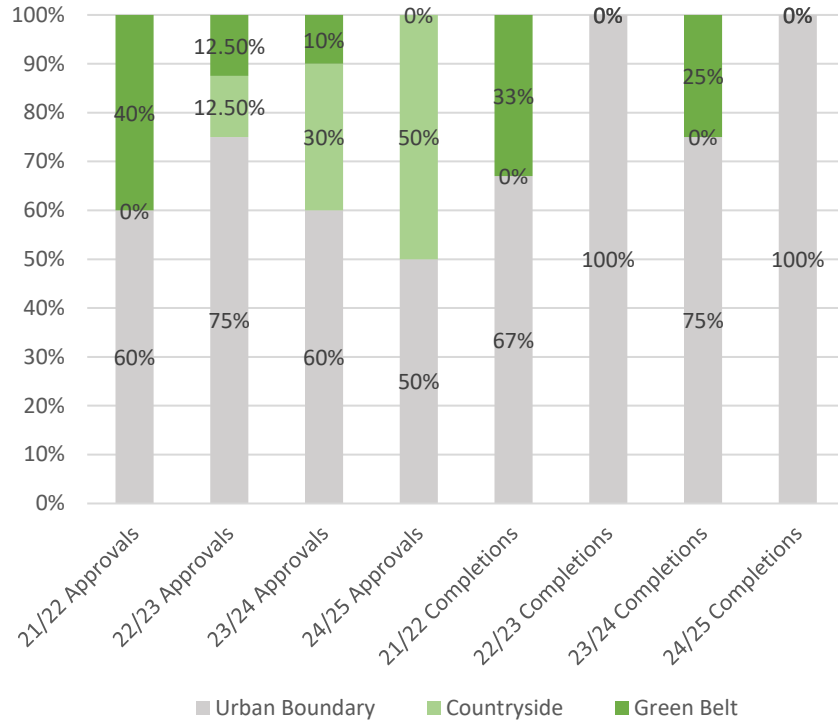
In 2024/25, 50% of applications related to general industrial (B2) or storage and distribution (B8) were approved within the Urban Boundary and 50% in a countryside location.

**Number / % of employment development (Class B2 and B8 only) completed on sites within UB / CS / GB**

Year	Urban Boundary	Countryside	Green Belt
2021/22	2 / 67%	0 / 0%	1 / 33%
2022/23	10 / 100%	0 / 0%	0 / 0%
2023/24	3 / 75%	0 / 0%	1 / 25%
2024/25	3 / 100%	0 / 0%	0 / 0%

In 2024/25, all completions involving the gain of a Class B2 (general industrial) or B8 (storage and distribution), took place within the Urban Boundary.

General Industrial (Class B2 and Storage & Distribution (Class B8) Approved & Completed in Urban Boundary, Countryside & Green Belt(21/22 - 24/25)



**Trigger to Implement Contingencies**

One or more applications granted contrary to national policy in relation to the Green Belt.

**Trigger Met**

In 2024/25, 6 applications for residential development were approved on Green Belt land. Also, 2 applications were granted for a change of use to a children and parent facility (2023/0237) and for a new Valley View Tea Room on a farm (2022/0615) in the Green Belt. In addition, one permission for a change of use from a residential and vacant industrial land to a fully residential use was approved (2022/0504) in the Green Belt. These approved developments were all in accordance with national policy.

**Contingencies**

The trigger is not considered to have been met. New Green Belt boundaries have been adopted as part of the Local Plan in December 2021 drawing on information from Borough wide Green Belt Review undertaken in 2016.

## Policy SD3: Planning Obligations

*“To ensure new development contributes to infrastructure provision, where the development increases need.”*

Target	Secure planning obligations on all applicable planning permissions			
Progress towards Target	<b>In 2024 / 2025 s106 agreements were signed for 3 major developments:</b>			
	<b>Reference</b>		<b>Location</b>	
	2023/0553		Glen Top Works Stacksteads	
	2024/0404		Former Mayfield Chick Site Edenfield	
	2022/0543		Land at Fieldfare Way	
	<b>Financial s106 contributions were received for:</b>			
	<b>Planning Reference</b>	<b>Address</b>	<b>Type</b>	<b>Money</b>
	2003/451	Scout Moor (Wind farm)	Scout Moor Habitat Restoration Fund	£17,156
	2020/0363	Aldi, Henrietta Street, Bacup	To be spent on Steps and/or Waymarker and/or cycleway improvements	£47,881
	<b>Financial s106 contributions were spent on:</b>			
<b>Planning Reference</b>	<b>Address</b>	<b>Type</b>	<b>Money</b>	
2003/451	Scout Moor (Wind farm)	Scout Moor Habitat Restoration Fund	£330	
2004/401	Douglas Rd / Tong Lane Bacup	Landscaped Area Maintenance	£10,000	
2011/046	Weavers Dene (Taylor Wimpey)	Affordable Housing (off-site)	£25,800	
2015/0334	Land off Oaklands Drive & Lower Cribden Avenue, Rawtenstall	Affordable Housing (off-site)	£4,712	
2016/267	Land at Reedsholme Works, Rawtenstall	Improvements to Fairview Recreation Ground	£120,462	
2016/0563	Dark Lane	Public Open Space – Edgeside Park	£55,229	
2019/0318	Slackgate Farm	Affordable / supported housing (off-site)	£25,000	

	2021/0271	Fmr Slingco Site (Westchurch Homes)	Public Open Space – Knowsley Rd play area	£12,296
	2020/0436	Rear of 85 Grane Road, Haslingden	Public Open Space – Victoria Park	£21,859
	2016/228	Land off Croft End Mill	Transferred to LCC for additional capacity at Stubbins Primary School	£56,860
<b>Trigger to Implement Contingencies</b>	<ol style="list-style-type: none"> <li>1. Not meeting policy requirements for contributions.</li> <li>2. Limited / no annual payments received</li> </ol>			
<b>Trigger Met</b>	No.			
<b>Contingencies</b>	Continue to work proactively to secure developer contributions and allocate funds accordingly. More detail will be provided in the Council's Infrastructure Funding Statement.			

# Chapter 3: Housing

This section will report on the progress made over the plan period (2019-2036) in working towards achieving the aim of each of the housing policies. These policies are assessed against targets which are established in the Local Plan.

Each policy is dealt with in turn and will set out what progress has been made towards achieving each of the relevant targets set out in the Local Plan and what has happened over the past 12 months.

This report will enable members of the public and organisations to monitor and assess how the area is developing as a whole, looking at all the relevant factors that could affect the delivery of the policy and the Local Plan as a whole.

## Strategic Policy HS1: Meeting Rossendale’s Housing Requirement

*“To address housing need and meet delivery targets and to provide an appropriate range of sizes and types of dwellings across the Borough.”*

<b>Target</b>	<b>208 dwellings delivered per annum years 2018/19 and 2019/20 and 185dpa years 2020/21 to 2035/36 (including 20% buffer); 3,191 dwellings to be delivered over Plan period 2019-36</b>																															
<b>Progress towards Target</b>	<table border="1"> <thead> <tr> <th>Monitoring Period</th> <th>Net dwelling completions</th> <th>Cumulative net completions</th> <th>Cumulative over (+) or under (-) supply according to the Local Plan target</th> </tr> </thead> <tbody> <tr> <td>2019/2020</td> <td>94</td> <td>94</td> <td>-114</td> </tr> <tr> <td>2020/2021</td> <td>77</td> <td>171</td> <td>-245</td> </tr> <tr> <td>2021/2022</td> <td>137</td> <td>308</td> <td>-293</td> </tr> <tr> <td>2022/2023</td> <td>191</td> <td>499</td> <td>-287</td> </tr> <tr> <td>2023/2024</td> <td>201</td> <td>700</td> <td>-271</td> </tr> <tr> <td>2024/2025</td> <td>138</td> <td>838</td> <td>-318</td> </tr> </tbody> </table>				Monitoring Period	Net dwelling completions	Cumulative net completions	Cumulative over (+) or under (-) supply according to the Local Plan target	2019/2020	94	94	-114	2020/2021	77	171	-245	2021/2022	137	308	-293	2022/2023	191	499	-287	2023/2024	201	700	-271	2024/2025	138	838	-318
Monitoring Period	Net dwelling completions	Cumulative net completions	Cumulative over (+) or under (-) supply according to the Local Plan target																													
2019/2020	94	94	-114																													
2020/2021	77	171	-245																													
2021/2022	137	308	-293																													
2022/2023	191	499	-287																													
2023/2024	201	700	-271																													
2024/2025	138	838	-318																													
	<p>The net dwelling completions in 24/25 equated to 138. This is below the Local Plan target of 185 by 47 dwellings. This shows a reduction in the number of dwellings built from the previous two years.</p>																															

<b>Trigger to Implement Contingencies</b>	Shortfall in 5-year supply greater than 1 year.				
<b>Trigger Met</b>	No, the shortfall in the current 5-year housing land supply is less than 1 year (at 4.6 years).				
<b>Contingencies</b>	N/A				
<b>Target</b>	<b>30% of dwellings to be delivered on Previously Developed Land (PDL)</b>				
<b>Progress towards Target</b>	<b>Net no. dwellings approved on PDL from 2021/2022 to 2024/2025</b>				
	PDL / GF / Mixed	2021/2022	2022/2023	2023/2024	2024/25
	PDL	91 (60%)	80 (53%)	55 (82%)	96 (98%)
	GF	61 (40%)	31 (20%)	12 (18%)	2 (2%)
	Mixed (PDL & GF Land)	0 (0%)	41 (27%)	0 (0%)	0 (0%)
	<b>Net no. dwellings completed on PDL from 2021/2022 to 2024/2025</b>				
	PDL / GF / Mixed	2021/2022	2022/2023	2023/2024	2024/25
	PDL	88 (64%)	124 (65%)	128 (64%)	91 (66%)
	GF	49 (36%)	67 (35%)	8 (4%)	47 (34%)
	Mixed (PDL & GF Land)	0 (0%)	0 (0%)	65 (32%)	0 (0%)
<b>Trigger to Implement Contingencies</b>	Less than 30% of dwellings delivered on PDL				
<b>Trigger Met</b>	No, more than 30% of dwellings delivered were on PDL.				
<b>Contingencies</b>	Continue to update and publicise the Brownfield Register in order to encourage the re-use of Previously Developed Land.				
<b>Indicator</b>	<b>Number of detached / semi-detached / terrace / apartment approved / completed</b>				
<b>Results</b>	<b>Number approved over the latest four monitoring periods:</b>				



House type	2021/22	2022/23	2023/24	2024/25
Detached	30	29	25	22
Semi	7	59	7	19
Apartment	35	42	30	30
Terrace	41	37	3	0

**Number completed over the latest four monitoring periods:**

House type	2021/22	2022/23	2023/24	2024/25
Detached	45	50	48	51
Semi	55	79	59	73
Apartment	36	33	36	8
Terrace	3	31	58	6

The total number of approvals / completions reported per house type may not reflect the total number of approvals / completions reported elsewhere due to losses of dwellings not being incorporated into the results for this section and unavailable data for some sites.

**Indicator**      **Number of 1 / 2 / 3 / 4 / 5+ bed dwellings approved / completed**

**Results**      **Number approved over the latest four monitoring periods:**

Number of bedrooms in dwelling	2021/22	2022/23	2023/24	2024/25
1	36	36	24	23
2	8	56	13	12
3	48	68	8	19
4	13	6	13	6
5+	11	1	5	1

*Note: Dependent on application type not all applications include bedroom size.*

**Number completed over the latest four monitoring periods:**

Number of bedrooms in dwelling	2021/22	2022/23	2023/24	2024/25
1	27	21	22	6
2	26	41	33	25
3	54	95	116	79
4	24	34	26	22
5+	9	3	7	6

The total number of approvals / completions reported per bedroom number may not reflect the total number of approvals / completions reported elsewhere due to losses of dwellings not being incorporated into the results for this section and unavailable data for some sites.

**Indicator**

**No. of dwellings approved/completed specifically for; Older people, People with disabilities, Private rented sector, Self-build and custom build, and Student housing**

**Results**

Category	21/22 App.	21/22 Comp.	22/23 App.	22/23 Comp.	23/24 App.	23/24 Comp.	24/25 App.	24/25 Comp.
People with disabilities (M4(2))*	0	0	4	0	3 "accessible rooms"	4	0	1 (2023/0426)
Elder Care Facilities	0	22 bed care facility	0	0	0	0	Extension to care facility	0
Private rented sector	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Self-build and custom build	9 (31/10/20 – 30/10/21)**	2	4 (31/10/21 – 30/10/22)**	3	5 (31/10/22 – 30/10/23)	3	8 (31/10/23 – 30/10/24)	3
Student housing	0	0	0	0	0	0	0	0

\*This relates to Optional Standards M4(2) of the Building Regulations

\*\*This information will be updated as part of the annual return to DLUHC, you can find more information on this [here](#)

<b>Target</b>	<b>456 dwellings to be delivered in Edenfield Community Neighbourhood Plan (NP) Area</b>										
<b>Progress towards Target</b>	No dwellings have been delivered on any of the Edenfield Housing Allocations (H65 / H66 / H67) over the latest four monitoring periods.  0 dwellings in 21/22, 1 dwelling in 22/23, 8 dwellings in 23/24 and 0 dwellings in 24/25 in were recorded as being delivered within the Edenfield NP area.										
<b>Trigger to Implement Contingencies</b>	None of the housing allocations within the Edenfield NP have full planning permission by Year 5 (24/25) of the Plan.										
<b>Trigger Met</b>	Yes, 1 planning application on parts of the large housing allocation H66 has been withdrawn (2022/0015) in July 2025 – outside of the monitoring. The applications 2023/0396 – for 50 dwellings was granted permission in July 2025 and the application 2022/0451 – for 238 dwellings was granted in November 2025, both outside of the monitoring period.										
<b>Contingencies</b>	During the monitoring period (2024/2025) works were still progressing with landowners and developers towards obtaining planning permission across the various housing allocations in the Edenfield NP area.  Outside of the monitoring period in July 2025 full planning permission was granted for 50 dwellings with 238 dwellings later approved in November 2025. It is anticipated that first dwellings will complete during 2026/27.										
<b>Target</b>	<b>Reduction in no. of homes that have been empty for more than 2 years</b>										
<b>Progress towards Target</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Number of properties classed as vacant (unoccupied &amp; unfurnished) (2 years+)</th> </tr> </thead> <tbody> <tr> <td>2021/2022</td> <td>173</td> </tr> <tr> <td>2022/2023</td> <td>171</td> </tr> <tr> <td>2023/2024</td> <td>164</td> </tr> <tr> <td>2024/2025</td> <td>153*</td> </tr> </tbody> </table>	Year	Number of properties classed as vacant (unoccupied & unfurnished) (2 years+)	2021/2022	173	2022/2023	171	2023/2024	164	2024/2025	153*
Year	Number of properties classed as vacant (unoccupied & unfurnished) (2 years+)										
2021/2022	173										
2022/2023	171										
2023/2024	164										
2024/2025	153*										
<b>Trigger to Implement Contingencies</b>	There is a rise in the number of empty properties.										
<b>Trigger Met</b>	No, the number of properties in Rossendale classed as vacant (unoccupied and unfurnished) (2 years+) has reduced year on year from 2021 to 2025.										
<b>Contingencies</b>	Identify problems and causes of vacancy and work with key partners to assist in bringing dwellings back into use targeting persistent long-term vacancies.										

\*The 2024/2025 figure of 153 vacant units has been derived using the following method: Vacant properties have been included where they are subject to premium Council tax because they had been vacant for 2 years plus as at 30<sup>th</sup> Sept 2024.

This figure of 153 does not include vacant property undergoing or in need of structural alteration and/or major repair on the same date (82 cases).

## Policy HS2: Housing Site Allocations

*“To direct housing development to appropriate locations and to maximised the re-development of brownfield land for housing.”*

Target	75% of development to take place on allocated sites							
Progress towards Target	No. of completions on allocated sites, split by PDL and greenfield							
	Year	Completions on allocated sites			Completions on unallocated sites			
		PDL	GF	Total	PDL	GF	Mixed	Total
	2021/2022	66	25	91 (66%)	22	24	0	46 (34%)
	2022/2023	88	53	141 (74%)	36	14	0	50 (26%)
	2023/2024	52	56	108 (54%)	76	9	8	93 (46%)
	2024/2025	70	30	100 (72%)	21	17	0	38 (28%)
	In 21/22, 22/23 & 23/24 more than 25% of housing development took place on unallocated sites.							
	During the 2024/2025 monitoring period 72% of housing completions were located on allocated sites.							
Trigger to Implement Contingencies	More than 25% of development on unallocated sites							
Trigger Met	Yes, although the delivery target of 75%, is close to being achieved, which is likely to be a result of the Local Plan period progressing and so more allocated sites are reaching the point of delivery.							
Contingencies	Continue to monitor and review delivery of housing site allocations							

<b>Target</b>	<b>70% of sites on the brownfield register brought back into use</b>
<b>Progress towards Target</b>	<p>On the 2021 Brownfield Register there were 21 sites identified with a capacity to deliver approximately 356 dwellings. As of 31/03/2022 there had been no further completions on any of these 21 sites.</p> <p>On the 2022 Brownfield Register there were 24 sites identified with a capacity to deliver approximately 391 dwellings. As of 31/03/2023 there had been 13 completions on one site on the register (85 Grane Road – 2020/0436).</p> <p>On the 2024 Brownfield Register (last updated December 2024) there were 23 sites identified with a capacity to deliver approximately 383 dwellings. As of 31/03/2025 there had been no further completions on any of these 23 sites, however, there are also numerous permissions granted on the sites and some are marked as under construction.</p> <p>You can find more details on the last published <a href="#">Brownfield Land Register</a>.</p>
<b>Trigger to Implement Contingencies</b>	Less than 70% of sites on the brownfield register brought back into use over the Plan period.
<b>Trigger Met</b>	No
<b>Contingencies</b>	Continue to update and publicise the Brownfield Register to encourage the re-use of Previously Developed Land.

<b>Target</b>	<b>All applications of 50 or more dwellings accompanied by a masterplan</b>
<b>Progress towards Target</b>	No applications were approved for 50 or more dwellings over the previous four monitoring periods.
<b>Trigger to Implement Contingencies</b>	Anything less than 100%
<b>Trigger Met</b>	No.
<b>Contingencies</b>	Require a masterplan to accompany any applications for 50 or more dwellings.

## Policy HS3: Affordable Housing

*“To ensure provision of appropriate levels of affordable housing to meet identified needs.”*

<b>Target</b>	<b>75% of new housing completions on major sites meeting adopted policy on affordable housing</b>
<b>Progress towards Target</b>	<p>In 2021/2022 there were 71 completions on major sites (permissions with 10 or more dwellings). 34 (48%) of which were affordable dwellings.</p> <p>In 2022/2023 there were 146 completions on major sites. 67 (46%) of which were affordable dwellings.</p> <p>In 2023/2024 there were 142 completions on major sites. 59 (42%) of which were affordable dwellings.</p> <p>In 2024/2025 there were 93 completions on major sites. 6 (6%) of which were affordable dwellings (shared ownership) built on the land at Johnny Barn Close, Cloughfold (2020/0039).</p> <p>In 2021/2022 there were 2 major residential applications approved which were eligible for s106 contributions (2019/0405 &amp; 2020/0436). Of the 2 major applications there were 43 dwellings approved, 9 of which were affordable, equating to a 21% affordable dwelling contribution.</p> <p>In 2022/2023 there were 2 major residential applications approved which were eligible for s106 contributions (2021/0271 &amp; 2021/0500). Of the 2 major applications there are 78 dwellings approved, 43 of which are affordable, equating to a 55% average affordable dwelling contribution.</p> <p>In 2023/2024 no major residential applications were approved which were eligible for s106 contributions.</p> <p>In 2024/2025 one major application has a s106 attached where affordable housing is a consideration. The application was for conversion of a commercial building to 14 apartments (2023/0553). The vacant building calculation resulted in a negative financial result meaning that delivery of affordable units could not be applied to this proposal.</p>
<b>Trigger to Implement Contingencies</b>	More than 25% of new housing completions not meeting the adopted policy on affordable housing
<b>Trigger Met</b>	No. Policy HS3: Affordable Housing details a requirement for major developments to provide 30% on-site affordable housing subject to site and development considerations.

<b>Contingencies</b>	Liaise with developers to understand why targets are not being met and identify barriers and potential ways of addressing the situation.
<b>Indicator</b>	<b>Amount of commuted sum payments toward affordable housing</b>
<b>Results</b>	No s106 contributions were received in 21/22, 22/23, 23/24 or 24/25 for off-site affordable housing.
<b>Indicator</b>	<b>Reasons to justify non provision of affordable housing</b>
<b>Results</b>	In 2024/2025 no major residential applications were approved which were eligible for affordable housing s106 contributions.
<b>Indicator</b>	<b>No. of affordable dwellings delivered in rural areas</b>
<b>Results</b>	No affordable dwellings were delivered in 21/22, 22/23, 23/24 or 24/25 in Countryside areas.
<b>Indicator</b>	<b>No. of affordable / market dwellings completed that meet specific needs i.e. purpose-built accommodation for the elderly, housing suitable for disabled people</b>
<b>Results</b>	<p>In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590).</p> <p>In 22/23 4 dwellings were approved to M4(2) standards.</p> <p>In 23/24 3 rooms as part of application 2023/0395 were approved as “accessible rooms”.</p> <p>In 24/25 an extension to an existing care facility was approved.</p>

## Policy HS4: Housing Density

*“To ensure the most efficient use of land and contribute to sustainable development.”*

<b>Target</b>	<b>Town centre locations to achieve at least 40dph</b>		
<b>Progress towards Target</b>	Year	Number of dwellings	Density (Dwellings p/ ha)
	2021/22	2	66.7
	2022/23	13	80.8
	2023/24	22	174
	2024/25	2	300

<b>Trigger to Implement Contingencies</b>	10% of town centre completions being less than 40dph
<b>Trigger Met</b>	No, 100% of town centre completions exceeded 40dph.
<b>Contingencies</b>	Continue to monitor and, if necessary, identify problems and potential causes of variants and identify measures to address them.

## Policy HS5: Housing Standards

*“To ensure high quality design and meet the needs of specific groups.”*

<b>Indicator</b>	<b>Number / % of dwellings approved/completed and built to M4 (2) Standards</b>
<b>Results</b>	<p>0 dwellings were approved to M4(2) standards in 21/22, 4 in 22/23 and 3 rooms as part of application 2023/0395 were approved as “accessible rooms” in 23/24. 0 dwellings were approved to M4(2) standards in 24/25.</p> <p>1 accessible dwelling was built in 24/25 from the planning permission 2023/0426.</p> <p>We expect this figure to rise in subsequent monitoring periods where it is estimated that an increased number of major applications will be determined.</p>
<b>Indicator</b>	<b>Quality of new housing approved/completed - according to building for healthy life assessments</b>
<b>Results</b>	No new dwellings were approved or completed according to building for healthy life assessments over the past four monitoring periods.
<b>Indicator</b>	<b>Number / % dwellings approved/completed specifically for older people</b>
<b>Results</b>	In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590 / H19). No new dwellings were approved or completed for older people in 22/23 or 23/24. In 24/25 an application was approved for an extension to a care facility- (2024/0174) 48 en-suite bedrooms and 4 extra care apartments.



## Policy HS6: Open Space Requirements in New Housing Developments

*“To ensure the provision of / contribution towards an appropriate level of open space in new developments and to contribute to amenity, health and wellbeing.”*

<b>Target</b>	<b>All major housing developments approved in areas of deficiency to provide appropriate contribution towards open space</b>
<b>Progress towards Target</b>	<p>Of the 2 major housing applications where associated s106 agreements were signed in 21/22, both provided financial open space contributions:</p> <p>2020/0436 - Rear of 85 Grane Road - £17,758</p> <p>2019/0405 - Irwell Vale Mill, Aitken Lane - £40,980 -Reserved matters application for 30 dwellings 2024-0342 decision – 03/12/2024</p> <p>Of the 2 major housing applications where associated s106 agreements were applicable in 22/23, both provided financial open space contributions:</p> <p>2021/0271 - Former Slingco Ltd site, Station Road - £20,000 for Knowsley Play Area</p> <p>2021/0500 - Land at Blackwood Road – Provision of on-site Open Space, with an associated management and maintenance plan.</p> <p>No applicable major housing developments were approved in 23/24.</p> <p>2024/2025 – 2023/0553 (replacement of lapsed permission 2019/0101) – Glen Top Works – New Church - Bacup – Change of use and conversion of commercial building to 14 apartments - £33,796 secured for open space and play equipment provision.</p>
<b>Trigger to Implement Contingencies</b>	Any major housing development in area of open space deficiency not providing appropriate contribution
<b>Trigger Met</b>	No, 100% of the applicable major housing development approvals over the past three monitoring periods have associated s106 agreements including contributions to open space.
<b>Contingencies</b>	The March 2025 update to the Council’s Open Space and Playing Pitch Supplementary Planning Document (Stage E) was approved in September 2025 – outside of the monitoring period. This document will help inform future open space and playing pitch requirements for appropriate planning applications across the Borough.

<b>Indicator</b>	<b>Hectares of new open space approved/created through development</b>
<b>Result</b>	<p>No on-site open space was agreed via a s106 agreement in 21/22.</p> <p>0.07ha (747sqm) of open space was agreed via a s106 agreement related to application 2021/0500 in 22/23.</p> <p>No applicable major housing developments were approved in 23/24</p> <p>A financial contribution was agreed through a section 106 agreement for application 2023/0551 - Glen Top.</p>
<b>Target</b>	<b>75% of major housing development approved in all areas to provide appropriate contribution towards open space</b>
<b>Progress towards Target</b>	<p>Of the 2 major housing applications where associated s106 agreements were signed in 21/22, both provided financial open space contributions:</p> <p>2020/0436 - Rear of 85 Grane Road - £17,758</p> <p>2019/0405 - Irwell Vale Mill Aitken Lane - £40,980</p> <p>Of the 2 major housing applications where associated s106 agreements were applicable in 22/23, both provided financial open space contributions:</p> <p>2021/0271 - Former Slingco Ltd site, Station Road - £20,000 for Knowsley Play Area</p> <p>2021/0500 - Land at Blackwood Road – Provision of on-site Open Space, with an associated management and maintenance plan.</p> <p>No applicable major housing developments were approved in 23/24.</p> <p>In 2024/2025 a financial contribution was agreed for the Glen Top application 2023/0551, for open space and play equipment (£19,796).</p>
<b>Trigger to Implement Contingencies</b>	25% of all major development not providing appropriate open space provision
<b>Trigger Met</b>	No, 100% of the applicable major housing applications approved in the previous four monitoring periods supplied financial open space contributions.
<b>Contingencies</b>	The March 2025 update to the Council's Open Space and Playing Pitch Supplementary Planning Document (Stage E) was approved in September 2025 – outside of the monitoring period. This document will help inform future open space and playing pitch requirements for appropriate planning applications across the Borough.

<b>Indicator</b>	Reasons cited for not providing open space
<b>Results</b>	None were given in 21/22 and 22/23. No applicable major housing developments were approved in 23/24. In 2024/25 financial contributions for open space has been agreed for the Glen Top application. 2023/0551.

## Policy HS7: Playing Pitch Requirements in New Housing Developments

*“To ensure the provision of / contribution to playing pitches.”*

<b>Target</b>	<b>All major housing developments approved in areas of deficiency to provide appropriate contribution</b>
<b>Progress towards Target</b>	No major housing developments approved over the last three monitoring periods provided a contribution towards playing pitches.
<b>Trigger to Implement Contingencies</b>	Any major housing development in area of deficiency not providing appropriate contribution
<b>Trigger Met</b>	N/A.
<b>Contingencies</b>	The Playing Pitch and Outdoor Sport Strategy Assessment Report and Action Plan were approved in March 2022. The Open Space and Sports Provision SPD was approved by Cabinet on 20 <sup>th</sup> November 2024 (with minor amends as delegated to Head of Planning and Lead Member on 11 <sup>th</sup> December 2024). Where there is a local need for playing pitches based on the Assessment Report and Action Plan, appropriate financial contributions will be sought from new residential developments.
<b>Target</b>	<b>75% of major housing development approved in all areas to provide appropriate contribution</b>
<b>Progress towards Target</b>	No major housing developments approved in 22/23, 23/24 provided a contribution towards playing pitches. In 2024/25 a Section 106 contribution was agreed for £14,000 playing pitch provision for application 2023/0551 -Glen Top
<b>Trigger to Implement Contingencies</b>	25% of all major development not providing appropriate provision

<b>Trigger Met</b>	Yes, more than 25% of all major developments did not provide a contribution towards playing pitches.
<b>Contingencies</b>	The Council has adopted an SPD to establish that, where there is a local need for playing pitches based on the Assessment Report and Action Plan, appropriate financial contributions will be sought from new residential developments.

## Policy HS11: Rural Affordable Housing – Rural Exception Sites

*“To contribute to meeting the need for affordable housing in rural areas.”*

<b>Indicator</b>	<b>Number of permissions relating specifically to "rural exception" sites; percentage of affordable housing provided on these sites</b>
<b>Results</b>	No rural exception sites were approved or completed over the latest four monitoring periods.

## Policy HS14: Gypsies, Travellers and Travelling Showpeople

*“To meet the identified needs for these groups.”*

<b>Target</b>	<b>To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites)</b>
<b>Progress towards Target</b>	The 2016 Gypsy and Traveller and Travelling Showperson Accommodation Assessment reported that there were two permanent authorised pitches within Rossendale. There have been no recorded approvals or completions of new permanent or transit pitches or extensions to existing pitches over the latest three monitoring periods.
<b>Trigger to Implement Contingencies</b>	A reduction in available supply of pitches below 50% of need
<b>Trigger Met</b>	No, the supply of pitches has not changed in 22/23.
<b>Contingencies</b>	Bring forward Gypsy and Traveller site allocations in line with the identified need.
<b>Target</b>	<b>To minimise the number of illegal encampments and the need for enforcement action carried out</b>

<b>Progress towards Target</b>	<p>Rossendale Borough Council keeps a record of encampments on Futures Park, Bacup and Rossendale Borough Council owned land.</p> <p>In 21/22 there were 3 illegal encampments. 1 of these required a Court Order for removal.</p> <p>In 22/23 there were 6 illegal encampments. 5 of these required a Court Order for removal.</p> <p>In 23/24 there were 7 illegal encampments. 3 of these required a Court Order for removal.</p> <p>In 24/25 there were 12 illegal encampments, one of these required a Court Order for removal, other action was taken prior to occupants leaving the site.</p>
<b>Trigger to Implement Contingencies</b>	Significant increase in illegal encampments or need for enforcement action.
<b>Trigger Met</b>	Yes, this figure has continued to increase over the latest three monitoring periods.
<b>Contingencies</b>	Work is ongoing to create a Negotiated Stopping Policy that the Council can facilitate in future engagements.
<b>Target</b>	<b>To meet the level of identified need (particularly for a transit site of up to 4 pitches and new pitches within existing sites)</b>
<b>Progress towards Target</b>	The 2016 Gypsy and Traveller and Travelling Showperson Accommodation Assessment reported that there were two permanent authorised pitches within Rossendale. There have been no recorded approvals or completions of new permanent or transit pitches or extensions to existing pitches over the latest three monitoring periods.
<b>Trigger to Implement Contingencies</b>	A reduction in available supply of pitches below 50% of need
<b>Trigger Met</b>	No, the supply of pitches has not changed in 24/25.
<b>Contingencies</b>	Bring forward Gypsy and Traveller site allocations in line with the identified need.
<b>Target</b>	<b>To minimise the number of illegal encampments and the need for enforcement action carried out</b>
<b>Progress towards Target</b>	Rossendale Borough Council keeps a record of encampments on Futures Park, Bacup and Rossendale Borough Council owned land. In

	24/25 there were 12 illegal encampments. One of these required a Court Order for removal.
<b>Trigger to Implement Contingencies</b>	Significant increase in illegal encampments or need for enforcement action.
<b>Trigger Met</b>	Yes, this figure has continued to increase over the latest three monitoring periods.
<b>Contingencies</b>	Work is ongoing to create a Negotiated Stopping Policy that the Council can facilitate in future engagements.

## Policy HS15: Specialist Housing

*“To provide for specialist housing need and increase the range of housing types.”*

<b>Target</b>	<b>To meet need for specialist accommodation identified in the SHMA / other housing need evidence</b>
<b>Progress towards Target</b>	In 21/22 a 22 bedroom care facility for adults and the elderly with learning difficulties was constructed (2017/0590 / H19). No specialist accommodation was approved / completed in 22/23 or 23/24.  In 24/25 an extension to an existing care facility was approved. (2024/0174) 48 en-suite bedrooms and 4 extra care apartments.
<b>Trigger to Implement Contingencies</b>	No new specialist accommodation provided / proposed in the Borough despite identified need.
<b>Trigger Met</b>	No new specialist accommodation was approved / constructed in 22/23 23/24, however an extension to an existing care facility was approved in 24/25
<b>Contingencies</b>	Work with specialist providers to identify barriers and solutions.

## Policy HS16: Self-Build and Custom-Built Houses

*“To provide for self-build and custom-built housing need and increased the range of housing types.”*

<b>Target</b>	<b>Providing self-build/ custom-build opportunities</b>		
<b>Progress towards Target</b>	No self-build dwellings were approved or delivered on sites of 50 dwellings or more over the latest four monitoring periods.		
	<b>Year</b>	<b>Self / Custom-Build Approved (April to March)</b>	<b>Self / Custom-Build Completed (April to March)</b>
	<b>2021/22</b>	6	2
	<b>2022/23</b>	5	3
	<b>2023/24</b>	6	3
<b>2024/25</b>	6	3	
<b>Trigger to Implement Contingencies</b>	25% of relevant applications for housing not providing custom or self-build opportunities		
<b>Trigger Met</b>	No, as no applications for 50 or more dwellings were approved in 2024/25.		
<b>Contingencies</b>	Consider the availability of land, identify any potential land e.g. on housing allocations, in Council ownership etc.		
<b>Indicator</b>	<b>No of individuals/groups on the self-build register</b>		
<b>Results</b>	<p>As of the 31<sup>st</sup> March 2022 there were 44 individuals on the self-build register and no groups.</p> <p>As of the 31<sup>st</sup> March 2023 there were 47 individuals on the self-build register and no groups.</p> <p>As of the 31<sup>st</sup> March 2024 there were 49 individuals on the self-build register and no groups.</p> <p>As of the 31<sup>st</sup> October 2024 there were 43 individuals on the self-build register and no groups.</p>		

	6 plots for self-build dwellings were granted approval between 31 <sup>st</sup> October 2024 and 30 <sup>th</sup> October 2025, which is the monitoring period for self-builds.
<b>Target</b>	To meet the requirements identified by the Self Build Register
<b>Progress towards Target</b>	The Local Planning Authority has 3 years to meet the demand on the register. As of 30 <sup>th</sup> October 2024, the Local Planning Authority had not granted enough residential consent to meet the demand on the register for the period 2020/21 (considering under and over-provision in previous years). More information is available at <a href="https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/3">https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/3</a> .
<b>Trigger to Implement Contingencies</b>	Not meeting the number of approvals over the rolling year period.
<b>Trigger Met</b>	No, in October 2024, the Council was not meeting the demand as identified on the Council's Self-Build Register in 2020/21 considering previous years undersupply.
<b>Contingencies</b>	Consider the availability of land, identify any potential land e.g. on housing allocations, in Council ownership etc.



# Chapter 4: Employment Growth and Employment

## Strategic Policy EMP1: Provision for Employment

*“To ensure enough land is provided to meet economic growth.”*

<b>Indicator</b>	<b>No. of approvals /completions or area (ha of new land provision or sqm of new employment floorspace) for B1/ E(g), B2 and B8 land use class, split by greenfield/ previously developed land</b>																																		
<b>Target</b>	27 ha of new employment land provision over the Plan period. Or approximately 1.8ha of new employment land provision per annum.																																		
<b>Progress towards Target</b>	<p>Please note that permitted development rights exist within Class E which means that it is possible to change a use from E(g) to another Class E use without submitting a planning application. The monitoring below is based on planning applications (including prior approvals) being granted.</p> <p>10 permissions were granted in 2024/25 in relation to E(g) (offices, research and development or light industrial), B2 (general industrial) and B8 (storage and distribution) uses, amounting to a gain of approximately 4.72ha (gross) of employment land (or 1227 sqm of employment floorspace). All permissions were granted on brownfield land, the largest permission was at Blackburn Road, Edenfield (2024/0404).</p> <table border="1"> <thead> <tr> <th>Net employment floorspace/area approved</th> <th>E(g) (sqm)</th> <th>B2 (sqm)</th> <th>B8 (sqm)</th> <th>Overall (sqm)</th> <th>Overall (ha) gross*</th> </tr> </thead> <tbody> <tr> <td>2021/22</td> <td>-1,210</td> <td>2,321</td> <td>2,110</td> <td>3,221</td> <td>0.25</td> </tr> <tr> <td>2022/23</td> <td>333</td> <td>-2,123</td> <td>518</td> <td>-1272</td> <td>-0.54</td> </tr> <tr> <td>2023/24</td> <td>-3370</td> <td>1172</td> <td>5686</td> <td>3488</td> <td>1.17</td> </tr> <tr> <td>2024/25</td> <td>-1524</td> <td>-1792</td> <td>4543</td> <td>1227</td> <td>4.72</td> </tr> </tbody> </table> <p>During the same year, 6 permissions were completed resulting in a loss of 211 sqm in B8 (storage and distribution) a gain of 46sqm B2 (General Industrial) and a gain of 1159 sqm of E(g) (offices, research and development or light industrial). In terms of net site area, the works amount to a gain of approximately 0.10 ha of land from E(g), B2 and B8 into other uses. One completion took place on greenfield land the remainder took place on previously developed land.</p>					Net employment floorspace/area approved	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha) gross*	2021/22	-1,210	2,321	2,110	3,221	0.25	2022/23	333	-2,123	518	-1272	-0.54	2023/24	-3370	1172	5686	3488	1.17	2024/25	-1524	-1792	4543	1227	4.72
Net employment floorspace/area approved	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha) gross*																														
2021/22	-1,210	2,321	2,110	3,221	0.25																														
2022/23	333	-2,123	518	-1272	-0.54																														
2023/24	-3370	1172	5686	3488	1.17																														
2024/25	-1524	-1792	4543	1227	4.72																														

Net employment floorspace/ area completed	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha) (net)
2021/22	181	12,881	299	13,361	0.91
2022/23	-1082	-644	667	-1059	-0.01
2023/24	-509	0	507	-2	-0.06
2024/25	1159	46	-211	994	0.1

The list of approvals related to town centre uses and employment floorspace can be found in Appendix 2 with the completions in Appendix 3.

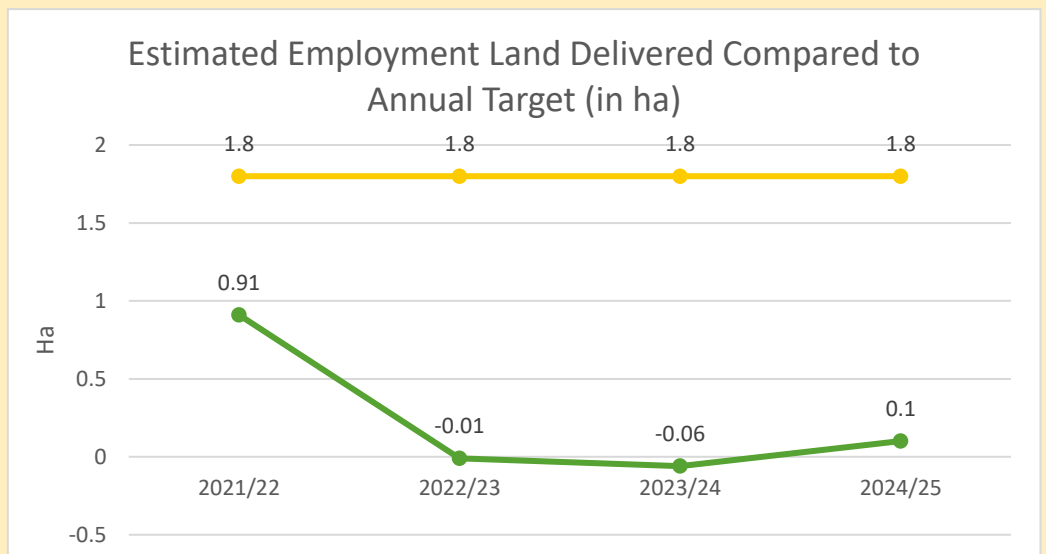
**Trigger to Implement Contingencies**

Not meeting the annual requirement during a 3year period

**Trigger Met**

The annual target of providing 1.8ha of employment land has not been reached within the past 4 years.

Annual employment land target (E(g), B2 and B8)	2021/2022 completions	2022/2023 completions	2023/2024 completions	2024/2025 completions
1.8ha	0.91ha	-0.01ha	-0.06ha	0.10ha



<b>Contingencies</b>	A supplementary document requiring marketing and viability assessment exercises to be carried out prior to applying for a change of use from employment into other uses has been adopted in July 2023. We will continue to monitor new employment land provision in the future.
----------------------	---

<b>Indicator</b>	<b>Total no. of employee jobs, part time /full time</b>					
<b>Results</b>	The number of employee jobs has been obtained from the nomis website for the year 2024. The figures provided by the website are rounded up estimates and show a decrease in the number of employees in Rossendale in 2024 both in full-time and part-time employment.					
	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Employees	20,000	19,000	22,000	20,000	-	20,000
Full-time employees (working more than 30 hours a week)	13,000	13,000	15,000	14,000	-	14,000
Part-time employees (working 30 hours a week or less)	6,000	6,000	7,000	6,000	-	6,000
Source: <a href="https://www.nomisweb.co.uk/reports/lmp/lad/1778385041/report.aspx#tabempunemp">https://www.nomisweb.co.uk/reports/lmp/lad/1778385041/report.aspx#tabempunemp</a>						

## Policy EMP2: Employment Site Allocations

*“To provide sufficient new employment land in appropriate locations and protect existing employment land.”*

<b>Indicator</b>	<b>No of approval/completions of employment land or floorspace provision on allocated employment sites</b>				
<b>Target</b>	Net reduction in vacancy rates on identified employment sites				
<b>Progress Towards Target</b>	Five planning permissions involving the loss or gain of employment land were approved on allocated employment sites in 2024/25 which if implemented can result in an overall gain of 2,774 sqm of employment floorspace.				
	<b>Planning Application</b>	<b>Allocated Sites</b>	<b>Gain (+) or Loss (-) E(g) (sqm)</b>	<b>Gain (+) or Loss (-) B2 (sqm)</b>	<b>Gain (+) or Loss (-) B8 (sqm)</b>
	2024/0067	EE44 -Hugh Business Park Rawtenstall			-299
	2024/0179	EE6-Hill End Mill Cloughfold		-72	
	2024/0162	EE29-Peel Mill Shawforth	-380		
	2024/0385	EE10-Ewood Bridge Mill Haslingden	-876		
	2024/0404	NE1 Former Mayfield Chicks Edenfield			4401
	<b>Total</b>		<b>-1256</b>	<b>-72</b>	<b>4102</b>

<p>Progress Towards Target</p>	<p>In terms of completions, 5 developments were completed on allocated sites in 2024/25:</p> <table border="1" data-bbox="424 286 1436 840"> <thead> <tr> <th data-bbox="424 286 619 365">Planning Application</th> <th data-bbox="619 286 919 365">Allocated Sites</th> <th data-bbox="919 286 1436 365">Description of Proposal</th> </tr> </thead> <tbody> <tr> <td data-bbox="424 365 619 461">2023/0104</td> <td data-bbox="619 365 919 461">EE3 New Line Industrial Estate Bacup</td> <td data-bbox="919 365 1436 461">Two storey rear extension</td> </tr> <tr> <td data-bbox="424 461 619 535">2021/0026</td> <td data-bbox="619 461 919 535">EE16 Canberra Building Haslingden</td> <td data-bbox="919 461 1436 535">Construction of new industrial unit and parking</td> </tr> <tr> <td data-bbox="424 535 619 609">2023/0505</td> <td data-bbox="619 535 919 609">EE16 Primrose Mill Haslingden</td> <td data-bbox="919 535 1436 609">Partial demolition of existing factory and erection of new building</td> </tr> <tr> <td data-bbox="424 609 619 683">2024/0067</td> <td data-bbox="619 609 919 683">EE44 Hugh Business Park Rawtenstall</td> <td data-bbox="919 609 1436 683">Change of use from B8 storage and distribution to sui generis firing range</td> </tr> <tr> <td data-bbox="424 683 619 840">2024/0179</td> <td data-bbox="619 683 919 840">EE6 Hill End Mill Cloughfold</td> <td data-bbox="919 683 1436 840">Demolition of part of existing commercial unit, sub-division of remaining building and recladding of external fabric of retained structure.</td> </tr> </tbody> </table> <p>None of these allocated sites had any vacancy level identified in the Local Plan.</p>					Planning Application	Allocated Sites	Description of Proposal	2023/0104	EE3 New Line Industrial Estate Bacup	Two storey rear extension	2021/0026	EE16 Canberra Building Haslingden	Construction of new industrial unit and parking	2023/0505	EE16 Primrose Mill Haslingden	Partial demolition of existing factory and erection of new building	2024/0067	EE44 Hugh Business Park Rawtenstall	Change of use from B8 storage and distribution to sui generis firing range	2024/0179	EE6 Hill End Mill Cloughfold	Demolition of part of existing commercial unit, sub-division of remaining building and recladding of external fabric of retained structure.		
Planning Application	Allocated Sites	Description of Proposal																							
2023/0104	EE3 New Line Industrial Estate Bacup	Two storey rear extension																							
2021/0026	EE16 Canberra Building Haslingden	Construction of new industrial unit and parking																							
2023/0505	EE16 Primrose Mill Haslingden	Partial demolition of existing factory and erection of new building																							
2024/0067	EE44 Hugh Business Park Rawtenstall	Change of use from B8 storage and distribution to sui generis firing range																							
2024/0179	EE6 Hill End Mill Cloughfold	Demolition of part of existing commercial unit, sub-division of remaining building and recladding of external fabric of retained structure.																							
<p>Trigger to Implement Contingencies</p>	<p>Land remains vacant for over 3 years</p>																								
<p>Trigger met</p>	<p>The four employment allocated sites with a remaining net developable area identified in the Local Plan are:</p> <ul style="list-style-type: none"> <li>• EE12 - Large Site at Hud Hey, Haslingden (1.7 ha)</li> <li>• EE23 – Rossendale Motor Sales, Bury Road (0.06 ha)</li> <li>• EE43 - Warth Mill (0.08 ha)</li> <li>• EE47- Station Road, Facit (0.28 ha)</li> </ul> <p>*The allocated site EE47 can be excluded as it is now a residential site. Of the remaining 3 sites, the large site at Hud Hey provides the largest opportunities for new employment land provision.</p> <table border="1" data-bbox="424 1464 1535 1960"> <thead> <tr> <th data-bbox="424 1464 694 1632">Existing Employment Sites with remaining net developable area</th> <th data-bbox="694 1464 834 1632">2021/22</th> <th data-bbox="834 1464 1107 1632">2022/23</th> <th data-bbox="1107 1464 1345 1632">2023/24</th> <th data-bbox="1345 1464 1535 1632">2024/25</th> </tr> </thead> <tbody> <tr> <td data-bbox="424 1632 694 1767">EE12 - Large Site at Hud Hey, Haslingden</td> <td data-bbox="694 1632 834 1767">N/A</td> <td data-bbox="834 1632 1107 1767">N/A</td> <td data-bbox="1107 1632 1345 1767">N/A</td> <td data-bbox="1345 1632 1535 1767">N/A</td> </tr> <tr> <td data-bbox="424 1767 694 1901">EE23 – Rossendale Motor Sales, Bury Road</td> <td data-bbox="694 1767 834 1901">N/A</td> <td data-bbox="834 1767 1107 1901">N/A</td> <td data-bbox="1107 1767 1345 1901">N/A</td> <td data-bbox="1345 1767 1535 1901">N/A</td> </tr> <tr> <td data-bbox="424 1901 694 1960">EE43 - Warth Mill</td> <td data-bbox="694 1901 834 1960">N/A</td> <td data-bbox="834 1901 1107 1960">N/A</td> <td data-bbox="1107 1901 1345 1960">N/A</td> <td data-bbox="1345 1901 1535 1960">N/A</td> </tr> </tbody> </table>					Existing Employment Sites with remaining net developable area	2021/22	2022/23	2023/24	2024/25	EE12 - Large Site at Hud Hey, Haslingden	N/A	N/A	N/A	N/A	EE23 – Rossendale Motor Sales, Bury Road	N/A	N/A	N/A	N/A	EE43 - Warth Mill	N/A	N/A	N/A	N/A
Existing Employment Sites with remaining net developable area	2021/22	2022/23	2023/24	2024/25																					
EE12 - Large Site at Hud Hey, Haslingden	N/A	N/A	N/A	N/A																					
EE23 – Rossendale Motor Sales, Bury Road	N/A	N/A	N/A	N/A																					
EE43 - Warth Mill	N/A	N/A	N/A	N/A																					

	EE47- Station Road, Facit	N/A	2021/0271 permission to change use to residential	37 affordable dwellings completed	*
Contingencies	Continue to monitor the economic value of employment sites 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.				

<b>Indicator</b>	<b>No of masterplans/development briefs approved for permissions on sites requiring one</b>
<b>Target</b>	All applications to include a masterplan or development brief where required
<b>Progress Towards Target</b>	None of the permissions granted in 2024/25 were located in an allocated employment sites or mixed-use requiring a masterplan or development brief.

## Policy EMP3: Employment Site and Premises

*“To protect existing employment land but allow for suitable redevelopment where appropriate.”*

<b>Indicator</b>	<b>Sqm of employment floorspace lost to other uses (per type of use approved / completed) - total and on allocated sites</b>				
<b>Target</b>	No net loss of employment floorspace				
<b>Progress Towards Target</b>	The table below reports losses in employment floorspace (but not any gains) for both approvals and completions in 2024/25.				
	<b>2024/2025</b>	<b>Approvals</b>		<b>Completions</b>	
	<b>Floorspace lost to other uses (sqm) from:</b>	<b>Allocated Sites</b>	<b>Total</b>	<b>Allocated Sites</b>	<b>Total</b>
	<b>E(g) Offices, Research and Development and Light Industrial Process</b>	1256	1524	0	85
	<b>B2 General Industrial</b>	0	1792	0	0

	<table border="1"> <tr> <td><b>B8 Storage and Distribution</b></td> <td>371</td> <td>371</td> <td>371</td> <td>1198</td> </tr> </table> <p>Once the gains in employment floorspace are factored in, the approvals and completions result in a net gain of employment floorspace (E(g), B2 and B8) of 2,342 sqm 2024/25.</p> <p>The list of approvals related to town centre uses and employment floorspace can be found in Appendix 2 with the completions in Appendix 3.</p>	<b>B8 Storage and Distribution</b>	371	371	371	1198																									
<b>B8 Storage and Distribution</b>	371	371	371	1198																											
<b>Trigger to Implement Contingencies</b>	Net loss of employment floorspace over more than one year running																														
<b>Trigger met</b>	<p>In 2023/24, there was a net loss of floorspace of 2sqm, however in 2024/25 there was a net gain in floorspace of 994sqm therefore the trigger to implement contingencies has not been met.</p> <table border="1"> <thead> <tr> <th>Net employment floorspace/ area completed</th> <th>E(g) (sqm)</th> <th>B2 (sqm)</th> <th>B8 (sqm)</th> <th>Overall (sqm)</th> <th>Overall (ha)</th> </tr> </thead> <tbody> <tr> <td>2021/22</td> <td>181</td> <td>12,881</td> <td>299</td> <td>13,361</td> <td>0.91</td> </tr> <tr> <td>2022/23</td> <td>-1082</td> <td>-644</td> <td>667</td> <td>-1059</td> <td>-0.01</td> </tr> <tr> <td>2023/24</td> <td>-509</td> <td>0</td> <td>507</td> <td>-2</td> <td>-0.06</td> </tr> <tr> <td>2024/25</td> <td>1159</td> <td>46</td> <td>-211</td> <td>994</td> <td>0.10</td> </tr> </tbody> </table>	Net employment floorspace/ area completed	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)	2021/22	181	12,881	299	13,361	0.91	2022/23	-1082	-644	667	-1059	-0.01	2023/24	-509	0	507	-2	-0.06	2024/25	1159	46	-211	994	0.10
Net employment floorspace/ area completed	E(g) (sqm)	B2 (sqm)	B8 (sqm)	Overall (sqm)	Overall (ha)																										
2021/22	181	12,881	299	13,361	0.91																										
2022/23	-1082	-644	667	-1059	-0.01																										
2023/24	-509	0	507	-2	-0.06																										
2024/25	1159	46	-211	994	0.10																										
<b>Contingencies</b>	The Re-use and Re-development of Employment Land Supplementary Planning Document adopted by the Council came into force on 31 <sup>st</sup> July 2023. This SPD aims to require appropriate evidence to inform the decision-making process for applications involving the loss of general industrial (B2) or storage and distribution sites (B8). The effect of this SPD will be monitored in the years to come via this indicator.																														

## Policy EMP4: Development Criteria for Employment Generating Development

*“To support wider economic growth and increase jobs.”*

Indicator	No. or floorspace (in sqm) approved/completed of non- employment land use class providing jobs, by use class type				
<b>Results</b>	The approvals and completions of uses under Class E (Commercial, Businesses and Services) except E(g) (Offices, Research and Development and Light Industrial) are reported here to assess the provision of other land uses generating employment.				
	During 2024/25, 3 applications were approved related to Class E (except E(g)), leading to a net gain in floorspace of 80 sqm. Over the past 4 years, there has been a fluctuation in the amount of floorspace approved for Class E use (not considering E(g)).				
	<b>Approvals (sqm)</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
	<b>E(a) -shops</b>	1,818	-606	-72	-97
	<b>E(b) – food and drink served on premises</b>	3	359	-274	0
	<b>E(c) – financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality</b>	-148	-242	855	-25
	<b>E(d) – indoor sport and recreation</b>	0	372	0	152
	<b>E(e) – medical services</b>	0	-154	136	0
	<b>E(f) – crèche, day centre, nursery</b>	287	86	0	0
	<b>Total</b>	1906 *	-185**	645	80
*1,805 sqm was reported in 2021/22 because it wrongly included the loss of a public house (application 2021/0248)					
** -243 sqm was reported in 2022/23					
In terms of completions in 2024/25, the Borough has seen a net gain of 79 sqm in floorspace for commercial, businesses and services activities (not including offices, research and development and light industrial).					
<b>Completions (sqm)</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	
<b>E(a) -shops</b>	-5	542	-524	0	
<b>E(b) – food and drink served on premises</b>	216	52	-50	0	
<b>E(c) – financial, professional services (other than medical services) or other</b>	325	0	87	79	



<b>services appropriate in commercial, business or service locality</b>				
<b>E(d) – indoor sport and recreation</b>	0	372	0	0
<b>E(e) – medical services</b>	0	0	0	0
<b>E(f) – crèche, day centre, nursery</b>	0	0	86	0
<b>Total</b>	536*	966	-401	79

\*436 sqm was reported in 2021/22 as it included the loss of a bar (not to be counted within Class E)

The list of approvals related to town centre uses and employment floorspace can be found in Appendix 2 with the completions in Appendix 3.

## Policy EMP5: Employment Development in non-allocated employment areas

*“To support wider economic growth and provide a range of employment opportunities.”*

Indicator	Number of applications / sqm of new employment floorspace approved / completed outside allocated employment sites																																																					
<b>Results</b>	<p>Policy EMP5 supports the development of small scale employment development (Use Classes E(g), B2, B8 and E(c) the latter limited to under 100 sqm) outside of employment areas, where it will not detriment the amenity of the local area, in order to support small businesses.</p> <p>The table below lists the planning applications approved and completed within and outside allocated employment sites in 2024/25.</p> <table border="1"> <thead> <tr> <th rowspan="2">Net Employment Floorspace provision (sqm) (gains and losses)</th> <th colspan="3">Approvals 2024/2025</th> <th colspan="3">Completions 2024/2025</th> </tr> <tr> <th>Outside Allocated Sites</th> <th>Allocated Sites</th> <th>Total</th> <th>Outside Allocated Sites</th> <th>Allocated Sites</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>E(c) Financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality (under 100 sqm)</td> <td>25</td> <td>0</td> <td>25</td> <td>79</td> <td>0</td> <td>79</td> </tr> <tr> <td>E(g) Offices, Research and Development and Light Industrial Process</td> <td>-268</td> <td>-1256</td> <td>-1524</td> <td>721</td> <td>438</td> <td>1159</td> </tr> <tr> <td>B2 General Industrial</td> <td>-1792</td> <td>0</td> <td>-1792</td> <td>0</td> <td>46</td> <td>46</td> </tr> <tr> <td>B8 Storage and Distribution</td> <td>432</td> <td>4111</td> <td>4543</td> <td>-616</td> <td>405</td> <td>-211</td> </tr> <tr> <td><b>Total</b></td> <td><b>-1603</b></td> <td><b>2855</b></td> <td><b>1252</b></td> <td><b>184</b></td> <td><b>889</b></td> <td><b>1073</b></td> </tr> </tbody> </table> <p>In 2024/2025, 4111sqm of B8 floorspace was approved on allocated sites and a further 432sqm of B8 floorspace was approved outside of an allocated area. During the same period 405sqm of B8 completions occurred on allocated sites, and a loss of 616sqm outside of an allocated area.</p>						Net Employment Floorspace provision (sqm) (gains and losses)	Approvals 2024/2025			Completions 2024/2025			Outside Allocated Sites	Allocated Sites	Total	Outside Allocated Sites	Allocated Sites	Total	E(c) Financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality (under 100 sqm)	25	0	25	79	0	79	E(g) Offices, Research and Development and Light Industrial Process	-268	-1256	-1524	721	438	1159	B2 General Industrial	-1792	0	-1792	0	46	46	B8 Storage and Distribution	432	4111	4543	-616	405	-211	<b>Total</b>	<b>-1603</b>	<b>2855</b>	<b>1252</b>	<b>184</b>	<b>889</b>	<b>1073</b>
Net Employment Floorspace provision (sqm) (gains and losses)	Approvals 2024/2025			Completions 2024/2025																																																		
	Outside Allocated Sites	Allocated Sites	Total	Outside Allocated Sites	Allocated Sites	Total																																																
E(c) Financial, professional services (other than medical services) or other services appropriate in commercial, business or service locality (under 100 sqm)	25	0	25	79	0	79																																																
E(g) Offices, Research and Development and Light Industrial Process	-268	-1256	-1524	721	438	1159																																																
B2 General Industrial	-1792	0	-1792	0	46	46																																																
B8 Storage and Distribution	432	4111	4543	-616	405	-211																																																
<b>Total</b>	<b>-1603</b>	<b>2855</b>	<b>1252</b>	<b>184</b>	<b>889</b>	<b>1073</b>																																																

<b>Results (Cont.)</b>	<b>Most approvals for employment floorspace (small and large) occurred within allocated sites, except in 2021/22. In terms of completions, 2021/2022 and 2024/2025 delivered more gains in employment floorspace in allocated sites (rather than outside)</b>						
		<b>Approvals</b>			<b>Completions</b>		
	<b>Total net employment floorspace provision (E(g), B2 and B8)</b>	<b>Outside Allocated Sites</b>	<b>Allocated Sites</b>	<b>Total</b>	<b>Outside Allocated Sites</b>	<b>Allocated Sites</b>	<b>Total</b>
	<b>2021/22</b>	2776	445	3221	480	12,881	13,361
	<b>2022/23</b>	-492	-780	-1272	-1045	-14	-1059
	<b>2023/24</b>	-208	3802	6394	76	-78	-2
<b>2024/25</b>	-1556	2783	1227	105	889	994	

### Policy EMP6: Futures Park

*“To support economic growth and ensure well-designed, co-ordinated development.”*

<b>Indicator</b>	<b>No. apps / Sqm of employment floorspace approved/completed by use class type at Futures Park and production of a masterplan</b>
<b>Target</b>	Site completed with appropriate mix of uses by 2034. Masterplan addresses issues outlined in policy.
<b>Progress Towards Target</b>	No applications were approved or completed at Futures Park in 2024/25 and 2 plots of land of approximately 0.84 ha remain available for development on this site. A masterplan was produced and can be seen in the document <a href="#">EL8.015 Action 15.1 and 15.3 to 15.5 Mixed Use Sites</a> (page 16) on the Council’s website.
<b>Trigger to Implement Contingencies</b>	Lack of progress with development of site. Absence of masterplan or masterplan does not address identified issues.
<b>Trigger Met</b>	A new manufacturing unit and nursery have been approved and completed on the site in previous years demonstrating some progress towards the development of the site. A masterplan has been produced and can be seen in the document <a href="#">EL8.015 Action 15.1 and 15.3 to 15.5 Mixed Use Sites</a> (page 16) on the Council’s website.
<b>Contingencies</b>	Review policy and site allocation

## Policy EMP7: New Hall Hey

*“To support economic growth and ensure well-designed, co-ordinated development.”*

<b>Indicator</b>	<b>No. apps / Sqm of employment floorspace approved/completed by use class type at New Hall Hey and production of a masterplan</b>
<b>Target</b>	Site completed with appropriate mix of uses by 2036. Masterplan addresses issues outlined in policy.
<b>Progress Towards Target</b>	No applications for E(g), B2 or B8 uses were submitted, approved or completed on the new employment site allocation NE4 at New Hall Hey in 2024/25 and no masterplan was produced.
<b>Trigger</b>	Lack of progress with development of site at 3, 5, 10 year periods. Absence of masterplan or masterplan does not address identified issues.
<b>Trigger Met</b>	The trigger has been met however it is to be noted that the planning application for works and use of replacement section for the Haweswater Aqueduct has been granted in November 2023 which will impact the allocation site.
<b>Contingencies</b>	Review policy and site allocation

# Chapter 5: Retail

## Strategic Policy R1: Retail and Other Town Centre Uses

*“To support the role and function of town and other centres.”*

<b>Indicator</b>	<b>No. of applications or floorspace (in sqm) approved or completed for town centre uses including Class E (Commercial, Business and Service), Sui Generis, F1 (Learning and Non-residential institution), F2 (c-d) (Local Community Uses) in centres, Primary Shopping Areas (PSA) and non-centres</b>																																		
<b>Target</b>	Majority of town centre uses to be located in the identified centres																																		
<b>Progress towards target</b>	<p>In 2024/25, 26 permissions were granted in relation to town centre uses. The majority (57%) were on land or premises located outside of town centres.</p> <table border="1"> <thead> <tr> <th>Approvals</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Outside of Centres</th> </tr> </thead> <tbody> <tr> <td>Number of town centre uses applications approved</td> <td>8/31%</td> <td>3 / 12%</td> <td>15/57%</td> </tr> </tbody> </table> <p>During the same period, 16 permissions were completed. The majority of them outside of town centres (81%).</p> <table border="1"> <thead> <tr> <th>Completions</th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Outside of Centres</th> </tr> </thead> <tbody> <tr> <td>Number of town centre uses completed</td> <td>3/19%</td> <td>0/0%</td> <td>13/81%</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Target</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> </tr> </thead> <tbody> <tr> <td>More than 50% of town centre uses approved in identified centres</td> <td>42%</td> <td>36%</td> <td>30%</td> <td>43%</td> </tr> <tr> <td>More than 50% of town centre uses completed in identified centres</td> <td>53%</td> <td>47%</td> <td>48%</td> <td>19%</td> </tr> </tbody> </table> <p>The permissions approved in 2024/25 amount to a net loss of 3,718sqm of town centre use floorspace (912qm (net) was approved for loss within town centres and 2806qm was approved for loss outside of centres). Please see table below for a breakdown of floorspace gained and lost per use class and location.</p>				Approvals	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres	Number of town centre uses applications approved	8/31%	3 / 12%	15/57%	Completions	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres	Number of town centre uses completed	3/19%	0/0%	13/81%	Target	2021/22	2022/23	2023/24	2024/25	More than 50% of town centre uses approved in identified centres	42%	36%	30%	43%	More than 50% of town centre uses completed in identified centres	53%	47%	48%	19%
Approvals	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres																																
Number of town centre uses applications approved	8/31%	3 / 12%	15/57%																																
Completions	Centres (outside PSA)	Centres (inside PSA)	Outside of Centres																																
Number of town centre uses completed	3/19%	0/0%	13/81%																																
Target	2021/22	2022/23	2023/24	2024/25																															
More than 50% of town centre uses approved in identified centres	42%	36%	30%	43%																															
More than 50% of town centre uses completed in identified centres	53%	47%	48%	19%																															

The large amount of town centre uses approved for loss of town centre floorspace was mainly due to the approval from commercial use to C3 residential use.

Floorspace (sqm) Approved	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total
<b>Class E (Commercial, Business, Services)</b>	-591	-225	-2298	<b>-3114</b>
<b>Sui Generis (Pubs and other Drinking Establishments)</b>	0	0	-443	<b>-443</b>
<b>F1 (Learning and Non-residential Institution)</b>	0	0	-65	<b>-65</b>
<b>F2 (Local Community Uses)</b>	-96	0	0	<b>-96</b>
<b>Total</b>	<b>-687</b>	<b>-225</b>	<b>-2806</b>	<b>-3718</b>

In terms of completion, the net amount of floorspace gained for town centre uses in 2024/25 is 3001sqm. 0 net loss of floorspace occurred within town centres. A net gain of 3001sqm of E class floorspace occurred in out of town locations, the majority being (2020/0363 -1856sqm, 2020/0512 -616sqm and 2021/0026-438sqm)

Floorspace (sqm) Built Out	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total
<b>Class E</b>	96	0	3003	3099
<b>Sui Generis</b>	0	0	63	63
<b>F1</b>	0	0	-65	-65
<b>F2</b>	0	-96	0	-96
<b>Total</b>	<b>96</b>	<b>-96</b>	<b>3001</b>	<b>3001</b>

The list of approvals related to town centre uses and employment floorspace can be found in Appendix 2 and the completions in Appendix 3.

<b>Trigger</b>	Disproportionate amount of town centre uses approved / completed outside identified centres
<b>Trigger met</b>	Yes, the amount of approvals outside of centres (resulting in a net loss) was greater than the approvals within centres.

	<p>During the monitoring period the majority of planning permissions granted were for premises or land situated outside of town centres. This figure has worsened over the previous three monitoring periods.</p> <p>The majority of permissions implemented were located outside town centres this has remained relatively stable over the previous three monitoring periods but is still above the trigger point.</p>
<b>Contingencies</b>	<p>Monitoring the health of the 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.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres. The Council was considering setting out further guidance, if required, in an SPD. However, under the new Plan-making Regulations the final adoption date for new SPDs will be 30<sup>th</sup> June 2026 and it is now unlikely that a new SPD could be completed and adopted within this timeframe.</p>

<b>Indicator</b>	<b>Sqm of retail lost to other uses in centres, primary shopping areas and other areas (broken down by type of use for approved / completed)</b>																							
<b>Target</b>	N/A																							
<b>Progress towards target</b>	<p>During 2024/25 8 applications were approved involving the change of use from shops (Class E(a)) into other uses mainly as a result of change of use to C3 residential.</p> <table border="1"> <thead> <tr> <th></th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Out of Centres</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td><b>Retail (E(a)) floorspace lost Implemented (sqm)</b></td> <td>-160</td> <td>-221</td> <td>-933</td> <td>-1314</td> </tr> </tbody> </table> <p>During the same period, 3 permissions were implemented in out-of-town centre locations leading to approximately 119sqm sqm of retail floorspace lost.</p> <table border="1"> <thead> <tr> <th></th> <th>Centres (outside PSA)</th> <th>Centres (inside PSA)</th> <th>Out of Centres</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td><b>Retail (E(a)) floorspace lost Implemented (sqm)</b></td> <td>0</td> <td>0</td> <td>-119</td> <td>-119</td> </tr> </tbody> </table> <p>The loss of approved E(a) use is largely due to a change of use to C3 residential use.</p>					Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total	<b>Retail (E(a)) floorspace lost Implemented (sqm)</b>	-160	-221	-933	-1314		Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total	<b>Retail (E(a)) floorspace lost Implemented (sqm)</b>	0	0	-119	-119
	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total																				
<b>Retail (E(a)) floorspace lost Implemented (sqm)</b>	-160	-221	-933	-1314																				
	Centres (outside PSA)	Centres (inside PSA)	Out of Centres	Total																				
<b>Retail (E(a)) floorspace lost Implemented (sqm)</b>	0	0	-119	-119																				

	2021/22	2022/23	2023/24	2024/25
<b>Retail (E(a)) floorspace lost Approved (sqm)</b>	-664	-720	0	-1272

In terms of completions, there has been a loss of retail throughout the previous four years.

	2021/22	2022/23	2023/24	2024/25
<b>Retail (E(a)) floorspace lost Implemented (sqm)</b>	-489	-190	-553	-119

Further information about the implemented permissions is provided below.

<b>Trigger</b>	Net loss of retail in identified centres
<b>Trigger met</b>	<p>Overall, there was a net loss of 1272 sqm retail floorspace approved in identified centres. In terms of completions, 119sqm of retail floorspace was lost to other uses. The trigger has been met.</p> <p>It is to be noted however that it is possible to change use within Class E without the need to apply for a planning permission. Therefore, the Local Plan has no control on the change of use from retail to other uses within Class E if no external alterations are proposed.</p>
<b>Contingencies</b>	<p>Monitoring the health of the 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.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres. The Council was considering setting out further guidance, if required, in an SPD. However, under the new Plan-making Regulations the final adoption date for new SPDs will be 30<sup>th</sup> June 2026 and it is now unlikely that a new SPD could be completed and adopted within this timeframe.</p>

The two permissions built out resulting in a loss of retail E(a) use are shown in the table below:



Application Number	Address	Proposal	Date Granted	Use Class Existing	Use Class Proposed	E(a) (sqm)	Retail Location
2022/0481	63 Burnley Road East Waterfoot Rossendale Lancashire BB4 9AR	Change of use from Shop and dwelling to Single Dwelling	14/06/2024	E(a) and C3	C3	- 56	Out of Centre
2024/0293	Rising Bridge Post Office 602 Blackburn Road Rising Bridge Accrington Lancashire BB5 2SB	FULL change of use of ground floor from class E(a) to a licensed cafe/wine bar [sui generis] and alterations to front and side elevation [existing openings] as detailed in submitted plan	31/10/2024	E (a)	Sui Generis	- 63	Out of Centre

<b>Indicator</b>	<b>No. of vacant retail frontages / sqm of vacant floorspace in retail centres</b>
<b>Target</b>	<b>Net reduction in vacancy rates</b>
<b>Progress towards Target</b>	<p>The number of vacant ground floor units was assessed during town centres surveys carried out by the Council's Town Centre Regeneration Officers and Planning Officers. The findings of this assessment are compared in the table below with the level of vacancies in 2022.</p> <p>There has been an increase in the number of vacant units in Bacup, Waterfoot and Facit. In Rawtenstall, Edenfield and Stacksteads the number of vacant units has decreased slightly. The number of vacant units has remained stable in Crawshawbooth, Whitworth and Helmshore.</p>
<b>Trigger</b>	Sites / buildings continue to remain vacant for over 3 years
<b>Trigger Met</b>	The Heritage Arcade in Rawtenstall has been vacant for more than 3 years even after a grant of planning permission for a residential scheme. The Council is engaging with the landowner to enable the regeneration of this prominent site.
<b>Contingencies</b>	<p>Monitoring the health of the 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.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres. The Council was considering setting out further</p>

guidance, if required, in an SPD. However, under the new Plan-making Regulations the final adoption date for new SPDs will be 30th June 2026 and it is now unlikely that a new SPD could be completed and adopted within this timeframe.

The number of vacant retail frontages within town centres is provided in the table below.

<b>Retail Hierarchy</b>	<b>Location</b>	<b>No. of Ground Floor Vacant Units in Centres (2022)</b>	<b>No. of Ground Floor Vacant Units in Centres (2023)</b>	<b>No. of Ground Floor Vacant Units in Centres (2024)</b>	<b>No. of Ground Floor Vacant Units in Centres (2025)</b>	<b>Changes between 2022 and 2025</b>
Town Centre	Rawtenstall	12	9	8	11	Decrease (-1 vacant unit)
District Centres	Bacup	22	37	38	30	Increase (+8 vacant units)
	Haslingden	22	42	41	13	Decrease (- 9 vacant units)
Local Centres	Crawshawbooth	6	Not recorded	Not recorded	7	Increase (+1 vacant unit)
	Waterfoot	15	24	Not recorded	18	Increase (+ 3 vacant units)
	Whitworth	2	Not recorded	Not recorded	2	Stable
Neighbourhood Parades	Edenfield	2	Not recorded	Not recorded	1	Decrease (-1 vacant unit)
	Helmshore	0	Not recorded	Not recorded	0	No change
	Stacksteads	5	Not recorded	Not recorded	3	Decrease (-2 vacant units)
	Facit	0	Not recorded	Not recorded	2	Increase (+2 vacant units)

<b>Indicator</b>	<b>Town Centre Health checks including Vacancy Rates</b>
<b>Target</b>	<b>Net reduction in vacancy rates</b>
<b>Progress towards Target</b>	Please see the information below.
<b>Trigger</b>	N/A
<b>Trigger Met</b>	N/A
<b>Contingencies</b>	<p>Monitoring the health of the 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.</p> <p>Periodic health checks will be undertaken by the Council to monitor the viability and vitality of centres. The Council was considering setting out further guidance, if required, in an SPD. However, under the new Plan-making Regulations the final adoption date for new SPDs will be 30<sup>th</sup> June 2026 and it is now unlikely that a new SPD could be completed and adopted within this timeframe.</p>

The table below shows the vacancy rates for all the defined centres in 2022 and 2025 with some additional ones for the town and district centres in 2023 & 2024.

<b>Location</b>	<b>Vacancy Rate per number of units (2022)</b>	<b>Vacancy Rate per number of units (2023)</b>	<b>Vacancy Rate per number of units (2024)</b>	<b>Vacancy Rate per number of units (2025)</b>	<b>Health Check</b>
<b>Town centre</b>					
Rawtenstall	4.4%	4%	3.5%	4.8%	<p>The vacancy rate has remained low in Rawtenstall Town Centre between 2022 and 2025, with the number of vacant premises decreasing by 1 in 2025 (11 vacant premises) compared to 2022 (12 vacant premises).</p> <p>The Town Centre offers a wide range of services to the local and nearby communities including a good level of independent shops. It includes 3 large convenience supermarkets (Asda, Tesco and Lidl) and a large comparison retailer (B&amp;M). A varied provision of retail and other financial services are also provided, mainly along Bank Street. It has a number of</p>

Location	Vacancy Rate per number of units (2022)	Vacancy Rate per number of units (2023)	Vacancy Rate per number of units (2024)	Vacancy Rate per number of units (2025)	Health Check
					<p>leisure services including restaurants, cafés and bars as well as hot food takeaways. Health provision includes a pharmacy and dental clinics. The health centre, however, is situated just outside of the Town Centre boundary. The centre is easily accessible with a bus station present at its core, ongoing improvements to active travel links and several car parks available within the centre. The quality of the environment is pleasant and the historic character has been preserved as most of the centre is within a conservation area.</p>
<b>District Centres</b>					
Bacup	12.2%	16.3%	16.1%	18.2%	<p>The vacancy rate worsened between 2022 and 2025, with the number of vacant premises increasing by 8 (to 30 vacant premises) and the overall vacancy rate increasing by 6 points (18.2% of the centre is vacant).</p> <p>Still, the centre offers a wide range of services with a large supermarket and other smaller convenience stores, several comparison shops, retail services (hairdressers, optician, tailors etc.) as well as other financial and professional services (estate agents, solicitors etc.) and health provision (health centre and pharmacy). The leisure services include an escape room, pubs, a restaurant and cafés as well as hot food takeaways. The quality of the buildings and shopfronts has benefitted from the Bacup High Street Heritage Action Zone. The centre is easily accessible by bus and offers car parking spaces within the centre, at the local supermarket and also just adjoining its boundary near the health centre.</p>

Location	Vacancy Rate per number of units (2022)	Vacancy Rate per number of units (2023)	Vacancy Rate per number of units (2024)	Vacancy Rate per number of units (2025)	Health Check
Haslingden	10.4%	22.5%	19.2%	9.3%	<p>The vacancy rate has worsened significantly in Haslingden between 2022 and 2023 but improved in 2024 and in 2025. Overall, there has been a reduction in the number of vacant units since 2022.</p> <p>The district centre provides a wide range of convenience and comparison shops (mainly bargain shops and charity shops) as well as retail and other professional services. There is a large amount of hot food takeaways (17 units) which impact on the vitality of the centre as most of the takeaway units are closed during the day. Some of the vacant units are in a poor state of repairs. However, restoration works have been carried out for some premises including the former Royal British Legion which has a positive impact on the quality of the environment. The National Lottery Heritage Fund – Big Lamp project is to provide a grant to support a local family business to bring back a large, semi-derelict business on Higher Deardengate (more information can be found at ENV2). A new transport and event space project is being delivered on Upper Deardengate to improve the public realm and increase footfall at this location. The centre is easily accessible by bus and offers car parking spaces at different locations (e.g. behind the library and at the Co-operative supermarket).</p>
<b>Local centres</b>					
Crawshawbooth	11.8%	N/A	N/A	16.7%	Slight increase in the rate of vacancies since 2022 (from 6 to 7 vacant units).
Waterfoot	13.5%	27.6%	N/A	22.5%	The vacancy rate worsened between 2022 and 2023 but improved

Location	Vacancy Rate per number of units (2022)	Vacancy Rate per number of units (2023)	Vacancy Rate per number of units (2024)	Vacancy Rate per number of units (2025)	Health Check
					<p>between 2023 and 2025. However, the rate of vacancies is still higher than the 2022 rate. Overall, the number of vacant premises increasing from 15 in 2022 to 18 in 2025.</p> <p>The Waterfoot Masterplan has been adopted in 2025 with ambitions for the town to become an art town. A proposal to designate the town centre as a Conservation Area has been consulted on in autumn 2025 with future adoption expected in 2026. The proposal aims to protect and enhance the historic character of the town centre.</p>
Whitworth	5.4%	N/A	N/A	5.3%	The vacancy rate has remained the same between 2022 and 2025 with only 2 vacant units.
<b>Neighbourhood Parades</b>					
Edenfield	5.3%	N/A	N/A	2.6%	Slight decrease in the vacancy rate since 2022 (from 2 to 1 vacant unit).
Helmshore	0%	N/A	N/A	0%	No change since 2022. All ground floor units are occupied.
Stacksteads	7%	N/A	N/A	4.2%	Slight decrease of the vacancy rate between 2022 and 2025 with 2 fewer vacant units than in 2022.
Facit	0%	N/A	N/A	33.3%	There has been an increased in vacancy due to 2 hot food takeaway units being vacant in summer 2025.

Table 1 Vacancy rates in designated centres and neighbourhood parades

## Policy R2: Rawtenstall Town Centre Extension

*“To support the redevelopment of this key town centre site.”*

<b>Target</b>	<p><b>Site completed with appropriate mix of uses by 2036</b></p> <p>In June 2023, the Council approved a Levelling Up Outline Execution Plan to deliver several projects including the Rawtenstall gyratory, Rawtenstall Market, the Bridge and Rawtenstall Connected. A Vision Statement was created, supported by 5 Vision objectives:</p> <ol style="list-style-type: none"><li>1. A Welcoming Town;</li><li>2. Re-stitching the Town;</li><li>3. Safe and Vibrant Streets and Spaces;</li><li>4. Bringing Communities Together;</li><li>5. Re-connect the Town with Nature.</li></ol> <p>To find out more information follow this link: <a href="#">Rawtenstall Masterplan</a></p> <p>Phase 1 of Spinning Point for the re-development of the town square into a new bus station including retail / café units, associated car parking and landscaping is complete.</p>
---------------	--

## Policy R3: Development and Change of Use in District and Local Centres

*“To support the role and function of centres.”*

Indicator	No. of applications / sqm (E(a, b, c) SG) approved / completed within identified centres				
<b>Results</b>	<p>In 2024/25, there were 14 applications approved for the gain or loss of shops (E(a)), restaurants/ cafes (E(b)), financial, professional and other services appropriate in a town centre location (E(c)) and drinking establishments or pubs (Sui Generis) in town centres. These applications, if implemented, would amount to a net loss of 1707sqm. This loss is largely due to a loss of 824sqm of E(a) use to residential C3 in Helmshore.</p>				
Identified Centres	Number of Applications Approved	E(a) - Shops	E(b) – Restaurants/cafes	E(c) – Financial, professional and other services appropriate in town centres	Sui Generis (SG) (pubs and drinking establishments)
		<b>Net Floorspace Approved (sqm)</b>			
Rawtenstall	3	-160	0	-156	-176
Bacup	3	-125	125	25	-267
Haslingden	6	31	111	-63	63
Crawshawbooth	0	0	0	0	0
Waterfoot	0	0	0	0	0
Whitworth	0	0	0	0	0
Edenfield	1	-291	0	0	0
Helmshore	1	-824	0	0	0
Stacksteads	0	0	0	0	0
Facit	0	0	0	0	0
<b>Total</b>	<b>14</b>	<b>-1369</b>	<b>236</b>	<b>-194</b>	<b>-380</b>
	<p>In 2024/25, 8 developments for shops, restaurants / cafes, financial, professional and other services appropriate in town centres or for pubs / drinking establishments (Sui Generis) were completed in identified centres, resulting in a net gain of 1793sqm. Largely as a result of a new food store off 1856sqm in Bacup - planning reference - 2020/0363</p>				



Identified Centres	Number of Applications Completed	E(a) - Shops	E(b) – Restaurants/cafes	E(c) – Financial, professional and other services appropriate in town centres	Sui Generis (SG) (pubs and drinking establishments)
		Net Floorspace Completed (sqm)			
Rawtenstall	0	0	0	0	0
Bacup	2	1856	0	25	0
Haslingden	3	-63	65	0	63
Crawshawbooth	1	-37	0	0	0
Waterfoot	1	-56	0	0	0
Whitworth	0	0	0	0	0
Edenfield	1	0	0	0	-60
Helmshore	0	0	0	0	0
Stacksteads	0	0	0	0	0
Facit	0	0	0	0	0
<b>Total</b>	<b>8</b>	<b>1700</b>	<b>65</b>	<b>25</b>	<b>3</b>

## Policy R4: Existing Local Shops

*“To protect local shops where they provide a valuable community resource.”*

<b>Indicator</b>	<b>Sqm of approved/completions involving loss of E(a) or F2(a) retail to other uses outside identified centres.</b>
<b>Results</b>	<p>No floorspace for retail E(a) or F2(a) was lost to other uses outside of identified centres in 2021/22.</p> <p>390sqm of retail E(a) was approved to be lost to other uses outside of identified centres in 2022/23.</p> <p>72sqm of retail E(a) was approved to be lost to other uses outside of identified centres and 334sqm of retail E(a) was lost due to the implementation of permissions in 2023/24.</p> <p>4 applications were approved in 2024/25 that would result in a loss from E (a) use. If implemented the total loss of floorspace would be 1103sqm. The majority relates to planning application 20244/0175 -E(a) use to C3 – residential.</p>

2 applications were delivered in 2024/25 resulting in a loss of 119sqm of E(a) retail floorspace outside of designated retail locations.

## Policy R5: Hot Food Takeaways

*“To improve health and protect amenity.”*

<b>Target</b>	<b>Reduction in childhood obesity levels</b>
<b>Progress towards Target</b>	<p><b>Hot food takeaways approved / completed within 400m of a secondary school that is outside a designated town or district centre</b></p> <p>No hot food takeaways were approved or completed within 400m of a secondary school located outside of designed centres in 2021/22, 2022/23, 2023/24 or 2024/25.</p> <p><b>Of these permissions, how many have conditions restricting the opening hours to outside lunchtime/school closing time</b></p> <p>Not applicable.</p> <p><b>Approvals or completions in wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese by the Office for Health Improvement and Disparities</b></p> <p>For the period 2019/20 to 2021/22, all wards in Rossendale had a prevalence of obesity in Year 6 children above the Local Plan policy R5 threshold of 15%. In addition, 9 wards also had a prevalence of obesity in reception year children above the threshold of 10%. One permission was submitted and subsequently refused in 2021/22 for hot food takeaways (reference 2022/0032).</p> <p>For the period 2020/21 to 2022/23 11 wards had a prevalence of obesity in Year 6 children above the Local Plan policy R5 threshold of 15%, this is 3 fewer wards than the 2019/20 – 2021/22 period. In addition, 6 wards also had a prevalence of obesity in reception year children above the threshold of 10%, this is 3 fewer wards than the 2019/20 – 2021/22 period.</p> <p>For the period 2021/22 to 2023/24, 12 wards had a prevalence of obesity in Year 6 or Reception children above the Local Plan policy R5 threshold of 15%. Only Goodshaw and Helmshore had obesity prevalence rates below the threshold in policy R5 for both reception and Year 6 children.</p>
<b>Trigger to Implement Contingencies</b>	<p>Increase in approvals for takeaways in identified wards</p> <p>No reduction in childhood obesity levels in identified wards</p>
<b>Trigger Met</b>	No new hot food takeaways were approved in 24/25.

	2 wards were below the policy thresholds between November 2024 and November 2025.
<b>Contingencies</b>	Monitor the Obesity Profile data from the Government.

## Policy R6: Shopfronts

*“To enhance amenity and ensure good design.”*

<b>Indicator</b>	<b>No. of applications in conservation areas involving change to shop fronts</b> <b>Of these, how many involved consideration of design / quality of shopfront?</b>
<b>Results</b>	In 2024/25, there were 2 applications approved in conservation areas for alterations to shopfronts. 1 application was approved in Haslingden Conservation Area (2024/0340) the other in Bacup Town Centre Conservation Area (2024/0386)  The design and quality of the proposed shopfronts were a material consideration for both applications. Indeed, comments from the heritage advisor (Growth Lancashire) were sought on both applications and their recommendations informed the conditions associated to the grant of permission.
<b>Contingencies</b>	Update Supplementary Document on Shopfront design

# Chapter 6: Environment

## Strategic Policy ENV1: High Quality Development in the Borough

*“Ensure high quality design throughout the Borough.”*

<b>Indicator</b>	<b>No. of applications for major development accompanied by an appropriate Development Brief, Design Code, Health Impact Assessment or that used the Building by Design methodology to ensure good quality design</b>				
<b>Target</b>	All large scale developments (100+ dwellings) to be accompanied by appropriate Design Brief / Code and/or Health Impact Assessment				
<b>Progress towards Target</b>	<b>No applications for 100 or more dwellings were validated in 2024/25.</b>				
		<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
	<b>No. of major residential applications (100+ dwellings) accompanied by Design Brief/Code and/or Health Impact Assessment</b>	0 out of 1 (2021/0623)	1 out of 1 (2022/0451)	N/A	N/A
	It is to be noted that the application for an extension to the Lavender Hills Care Home (2024/0174) has the potential to achieve a BRE Environmental and Sustainability Standard (BREEAM) rating of Excellent. The approval of a large storage and distribution unit at the former Mayfield Chick site (2024/0404) is expected to achieve a ‘Very Good’ BREEAM rating.				
<b>Trigger to Implement Contingencies</b>	50% of large scale development not being accompanied by appropriate briefs / assessments				
<b>Trigger Met</b>	Not in 2024/25 as there was no large residential scale development (100+ dwellings) validated. The application 2021/0623 (Grane Road Mill) submitted without a Design Brief/ Code and HIA was done so prior to the adoption of the Local Plan and was subsequently refused.				
<b>Contingencies</b>	The Council was considering undertaking a Design Code SPD but under the new Plan-making Regulations the final adoption date for new SPDs				

	will be 30 <sup>th</sup> June 2026 and it is now unlikely that an area wide design code document could be completed and adopted within this timeframe.										
<b>Indicator</b>	<b>Development receiving design awards (Civic Trust awards, BURA awards, RTPI awards or CABE awards)</b>										
<b>Target</b>	Approval of at least one design awards or referrals achieved										
<b>Progress towards Target</b>	No development received a design award or referral from the Civic Trust awards, BURA awards, RTPI awards or CABE awards in 2024/25. <table border="1"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> </tr> </thead> <tbody> <tr> <td><b>No. of developments receiving design awards</b></td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>		2021/22	2022/23	2023/24	2024/25	<b>No. of developments receiving design awards</b>	0	0	0	0
	2021/22	2022/23	2023/24	2024/25							
<b>No. of developments receiving design awards</b>	0	0	0	0							
<b>Trigger to Implement Contingencies</b>	Failure to deliver design award targets over five-year intervals.										
<b>Trigger Met</b>	Not yet as only three and a half years have been monitored since the Local Plan was adopted.										
<b>Contingencies</b>	Work with developers to seek opportunities to improve the quality of design.										
<b>Indicator</b>	<b>No. of appeal decisions determined on design grounds</b>										
<b>Target</b>	100% of appeal decisions won on design grounds										
<b>Progress towards Target</b>	Of the 18 appeals decided by the Planning Inspectorate in Rossendale in 24/25, 9 were allowed (50%). Amongst those 9 appeals allowed, 3 (33%) related to design matters, especially the impact of the proposed development on the character and appearance of the local area. 2 other appeals resolved to remove conditions which imposed restrictions on permitted development rights. 1 appeal allowed related to a validation dispute and the last 3 mainly discussed the suitability of the development in terms of the sustainability of their location. <table border="1"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> </tr> </thead> <tbody> <tr> <td><b>% of appeals allowed (lost) on design grounds</b></td> <td>21%</td> <td>23.9%</td> <td>26.9%</td> <td>33%</td> </tr> </tbody> </table> <p>Over a three year period, there has been a steady increase in the percentage of appeals lost on design grounds.</p>		2021/22	2022/23	2023/24	2024/25	<b>% of appeals allowed (lost) on design grounds</b>	21%	23.9%	26.9%	33%
	2021/22	2022/23	2023/24	2024/25							
<b>% of appeals allowed (lost) on design grounds</b>	21%	23.9%	26.9%	33%							
<b>Trigger to Implement Contingencies</b>	25% of appeals lost on design grounds										

<b>Trigger Met</b>	Yes, 33% of appeals were lost on design grounds (3 out of 9 appeals).			
<b>Contingencies</b>	As part of the Local Plan review, policies could be amended to encourage better design. For example, this can include a reference to well-designed and beautiful places (e.g. in Policy HS9). The preparation of a Borough Wide or specific areas Design Codes can also assist in providing clear guidance to developers and applicants in terms of design expectations for new builds or conversion of existing properties.			
<b>Indicator</b>	<b>No. of dwellings completed above required building standards for energy sufficiency</b>			
<b>Target</b>	Approval of at least one exemplar energy scheme			
<b>Progress towards Target</b>	71 dwellings aiming to achieve an energy and carbon reduction over and above the requirements of Part L 2021 of the building regulations were allowed at appeal in 2024/25 (2022/0543). Two 'Passivhaus' dwellings and one 'eco-home' were built in 2024/25.			
		<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
	<b>No. of dwellings approved above energy efficiency standards (major applications or Passivhaus)</b>	0	79 (2021/0500, 2021/0271 and 2022/0626)	0 (2023/0189)
	<b>No. of dwellings built above energy efficiency standards (major applications or Passivhaus)</b>	0	0	37
				<b>2024/25</b>
				71 (2022/0543)
				3 (2019/0263; 2020/0462; 2022/0626)
<b>Trigger to Implement Contingencies</b>	Failure to deliver energy and design award targets over five-year intervals.			
<b>Trigger Met</b>	No, 3 'passivhaus' dwellings or 'eco-home' were built in 2024/25 and 71 homes going above energy efficiency standards were approved at appeal in 2024/25.			
<b>Contingencies</b>	The Written Ministerial Statement of 13 December 2023 <sup>7</sup> states that the Government is not expecting local authorities to set local energy efficiency standards for buildings. This is because of the introduction of the 2021 uplift to minimum energy efficiency in Building Regulations (Part L). Further energy efficiency building regulations are planned in 2025			

<sup>7</sup> Planning: Local Energy Efficiency Standards Written Ministerial Statement (Wednesday 13 December 2023). Available at: <https://hansard.parliament.uk/Commons/2023-12-13/debates/23121331000011/PlanningLocalEnergyEfficiencyStandards>

	<p>which are considered by the Government more appropriate to provide clarity and consistency than local standards.</p> <p>Although not a local plan policy, the Council adopted a Supplementary Planning Document on Climate Change in December 2022 which encourages energy efficiencies in new builds and on-site renewable energy generation on major schemes.</p>
--	--

## Strategic Policy ENV2: Heritage Assets

*“To conserve and enhance the historic environment.”*

<b>Indicator</b>	<b>No. of heritage assets on national Heritage at Risk (HAR) Register</b>
<b>Target</b>	Removal of assets from Heritage at Risk (HAR) Register, or progress made in addressing issues with them
<b>Progress towards Target</b>	<p>As of 31<sup>st</sup> of March 2025 there were 7 entries within Rossendale on the HAR Register:</p> <ul style="list-style-type: none"> <li>• Bacup Town Centre – Condition: Very bad (improving)</li> <li>• Rawtenstall Town Centre – Condition: Poor (deteriorating)</li> <li>• Church of St Thomas, Haslingden – Condition: Poor (no change since last year)</li> <li>• Church of St Bartholomew, Whitworth – Condition: Poor (no change)</li> <li>• Church of St James, Haslingden – Condition: Poor (no change)</li> <li>• Church of St John the Evangelist, Crawshawbooth – Condition: Very bad (no change)</li> <li>• Grane Mill, Haslingden – Condition: Poor (no change)</li> </ul>
<b>Trigger to Implement Contingencies</b>	No change in numbers of heritage assets on the HAR Register
<b>Trigger Met</b>	Yes, there has been no change in the number of entries on the HAR Register from the previous year.
<b>Contingencies</b>	Continue supporting the Bacup 2040 vision and Rawtenstall Masterplan projects, review the management plan for these conservation areas and engage with relevant landowners to protect and improve those assets listed on the HAR Register.
<b>Indicator</b>	<b>No. of listed buildings on the local Buildings at Risk Register</b>
<b>Target</b>	Removal of listed buildings from local Buildings at Risk Register

<b>Progress towards Target</b>	This information is not available.
<b>Trigger to Implement Contingencies</b>	No change in numbers of listed buildings on the local Buildings at Risk Register
<b>Trigger Met</b>	Unknown
<b>Contingencies</b>	Continue supporting the Bacup & Haslingden 2040 visions, Rawtenstall and Waterfoot Masterplan and the National Lottery Heritage Fund Big Lamp, Haslingden projects and engage with relevant landowners to protect and improve those assets listed on the HAR Register.
<b>Indicator</b>	<b>No. of heritage-led regeneration projects managed by the Council (operating or applied for)</b>
<b>Results</b>	<p>The Haslingden Connected projects has been completed. The Big Lamp, Haslingden and Rossendale Heritage Futures are ongoing.</p> <p><b>National Lottery Heritage Fund – Big Lamp, Haslingden:</b></p> <ul style="list-style-type: none"> <li>• Repurposing project - a significant grant supporting a local family business to create a sustainable, thriving enterprise and bring a large, semi-derelict building on Higher Deardengate back to life.</li> <li>• Grant growth - the addition of a new recipient brings the total number of smaller grants to five.</li> <li>• Community engagement - over 13 community events and training opportunities have been delivered across the town centre.</li> <li>• Public realm improvements - nearly 2,120 m<sup>2</sup> of public space has been enhanced.</li> </ul> <p><b>Rossendale Heritage Futures:</b></p> <ul style="list-style-type: none"> <li>• Project Viability Grants (PVG) - secured funding for three buildings in Rawtenstall town centre – two Grade II Listed and currently vacant, and one in commercial use on the ground floor with vacant upper floors. PVG funding has enabled Condition Surveys, proposed Schedules of Repairs, cost estimates, and an initial Business Case for these properties.</li> <li>• Church PVGs - two further PVGs have been submitted for vacant Rossendale churches – one Grade II Listed and the other Grade II*.</li> <li>• Feasibility studies: Working with the Council and Pride in Place Board on a study for the Grade II Listed Tricketts Arcade in Waterfoot, including preferred options for the existing canopy.</li> </ul>



	<ul style="list-style-type: none"> <li>Heritage training - supporting the next generation of heritage specialists through Historic England’s Emerging Talent (6-week) and Step Up (6-month) placements, providing real-world experience for graduates pursuing careers in heritage and conservation.</li> <li>Asset development - continuing to expand and develop the list of built assets across the Valley.</li> </ul>
--	---

## Policy ENV3: Landscape Character and Quality

*“To protect the distinctive landscape character of the Borough, and to conserve and enhance the natural and built environment.”*

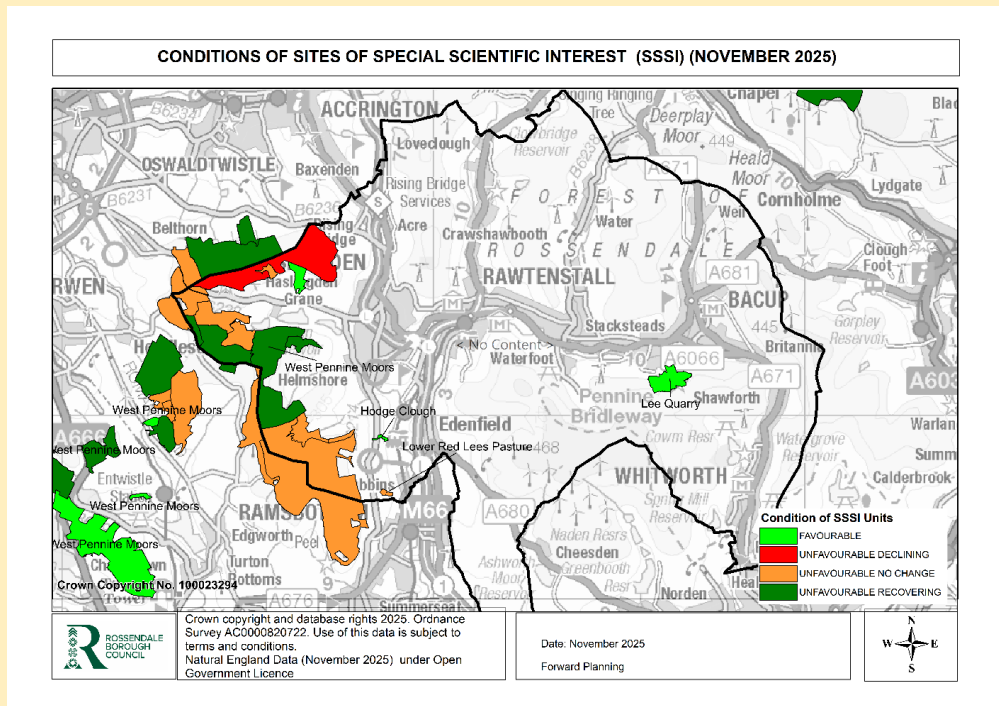
<b>Indicator</b>	<b>Area of land protected from development for their intrinsic landscape character or visual amenity value and any loss of such area</b>
<b>Target</b>	No net loss of landscape character or visual amenity
<b>Progress towards Target</b>	<p>Rossendale does not have any areas designated for their landscape value. The Borough forms part of the Southern Pennines National Character Area and it was involved in the South Pennines Park partnership which ceased in December 2023.</p> <p>The two major housing applications approved in 2024/25 at Glen Top, Stacksteads (2023/0553) and Fieldfare Way, Bacup (2022/0543) are located in the ‘Industrial Age’ and ‘Settled Valleys’ landscape character type. The extension to the existing Lavender Hills Care Home in Stubbins (2024/0174) approved in September 2024 spans over the Settled Valleys and Moorland Fringe Landscape but is contained within the grounds of the existing care home and surrounded by woodland. The other two major approvals for storage and distribution at the former Mayfield Chick site in Ewood Bridge (2024/0404) and for events space at the upper Deardengate (2023/0543) were located within the ‘Settled Valleys’ and ‘Industrial Age’ landscape character types.</p>
<b>Trigger to Implement Contingencies</b>	Any loss of landscape character or visual amenity
<b>Trigger Met</b>	The trigger is not considered to have been met.
<b>Contingencies</b>	Where necessary, identify the problems and measures to address them.

## Policy ENV4: Biodiversity, Geodiversity and Ecological Networks

*“To protect biodiversity, geodiversity and ecological networks and to achieve net gain in biodiversity.”*

<b>Indicator</b>	<b>No. of SSSIs within or partly within the Borough</b>
<b>Target</b>	Maintain number of SSSIs within the district
<b>Progress towards Target</b>	<p>There are 4 Site of Special Scientific Interest located within (or partly within) the Borough:</p> <ul style="list-style-type: none"> <li>- Lower Red Lees Pasture;</li> <li>- Lee Quarry;</li> <li>- Hodge Clough; and</li> <li>- West Pennine Moors</li> </ul>
<b>Trigger to Implement Contingencies</b>	Year on year reduction in the number of SSSIs
<b>Trigger Met</b>	The number of SSSI within or partly within the Borough has remained stable.
<b>Contingencies</b>	Not applicable
<b>Indicator</b>	<b>% of SSSIs units assessed as being in favourable or unfavourable condition</b>
<b>Target</b>	Improve % of SSSIs recorded as being in favourable condition
<b>Progress towards Target</b>	<p>The Magic Map website reported no change in the condition of SSSIs since last year:</p> <ul style="list-style-type: none"> <li>- Lower Red Lees Pasture – unfavourable no change</li> <li>- Lee Quarry – favourable condition</li> <li>- Hodge Clough – favourable condition</li> <li>- West Pennine Moors – 1 unit in favourable condition, 4 units in unfavourable condition recovering, 8 units in unfavourable conditions with no change and 1 unit in unfavourable condition declining in Rossendale.</li> </ul> <p>Overall, about 18% of the SSSI units within (or partly within) Rossendale are in favourable conditions and 82% are in unfavourable conditions. Please see the map below for further information.</p>

Condition of SSSI Units	October 2022	June 2023	September 2024	November 2025
Lower Red Lees Pasture	Unfavourable recovering	Unfavourable recovering	Unfavourable no change	Unfavourable no change
Lee Quarry	Favourable	Favourable	Favourable	Favourable
Hodge Clough	Favourable	Favourable	Favourable	Favourable
West Pennine Moors (only units in Rossendale)	1 favourable; 7 unfavourable with no change; 1 unfavourable declining	1 favourable; 7 unfavourable with no change; 1 unfavourable declining	1 favourable; 4 unfavourable recovering; 8 unfavourable with no change; 1 unfavourable deteriorating	1 favourable; 4 unfavourable recovering; 8 unfavourable with no change; 1 unfavourable deteriorating



**Trigger to Implement Contingencies**

Year on year reduction in the condition of SSSIs

**Trigger Met**

Yes, the status of Lower Red Lees Pasture site has declined from 'unfavourable recovering' to 'unfavourable no change' between June 2023 and September 2024.

<b>Contingencies</b>	Ensure development proposed within the impact risk zones from the SSSIs are adequately assessed and Natural England consulted on the proposals as necessary.																				
<b>Indicator</b>	<b>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</b>																				
<b>Target</b>	No net loss of land within ecological networks																				
<b>Progress towards Target</b>	<p>In 2024/25, 27 applications were granted within the grassland and/or woodland ecological networks resulting in the loss of areas in ecological networks. One scheme is located in a grassland and woodland ‘core area’ (2024/0174) and 10 developments are located in woodland and/or grassland ‘stepping stone’ habitat. The remainder 16 schemes are located in corridors.</p> <table border="1"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> </tr> </thead> <tbody> <tr> <td>No. of development proposals resulting in loss of grassland network</td> <td>N/A</td> <td>12</td> <td>9</td> <td>16*</td> </tr> <tr> <td>No. of development proposals resulting in loss of woodland network</td> <td>N/A</td> <td>11</td> <td>18</td> <td>16*</td> </tr> <tr> <td><b>Total no. of development proposals resulting in loss of ecological networks</b></td> <td><b>N/A</b></td> <td><b>23</b></td> <td><b>27</b></td> <td><b>27*</b></td> </tr> </tbody> </table> <p>*some schemes affect both the woodland and grassland networks</p>		2021/22	2022/23	2023/24	2024/25	No. of development proposals resulting in loss of grassland network	N/A	12	9	16*	No. of development proposals resulting in loss of woodland network	N/A	11	18	16*	<b>Total no. of development proposals resulting in loss of ecological networks</b>	<b>N/A</b>	<b>23</b>	<b>27</b>	<b>27*</b>
	2021/22	2022/23	2023/24	2024/25																	
No. of development proposals resulting in loss of grassland network	N/A	12	9	16*																	
No. of development proposals resulting in loss of woodland network	N/A	11	18	16*																	
<b>Total no. of development proposals resulting in loss of ecological networks</b>	<b>N/A</b>	<b>23</b>	<b>27</b>	<b>27*</b>																	
<b>Trigger to Implement Contingencies</b>	Year on year reduction in the condition and extent of ecological corridors / networks																				
<b>Trigger Met</b>	There has been a slight increase in the number of schemes granted affecting the green infrastructure.																				
<b>Contingencies</b>	Policy ENV4 aims to retain the function of ecological networks and mitigation measures are often required to compensate for any loss. These mitigations tie in with other biodiversity enhancement measures (e.g. biodiversity net gain, bat and bird boxes, hedgehog highways). Policy ENV10 also aims to protect trees and woodland and require a replacement ratio of 2 native tree planted for any tree felled when the loss of trees cannot be avoided.																				
<b>Indicators</b>	<b>Creation of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</b>																				

	<b>Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</b>
<b>Target</b>	<b>No net loss of designated areas for their environmental value</b>
<b>Progress towards Target</b>	<p>No new areas were designated for their environmental value in 2024/25 in the Borough, and no areas designated for their environmental value were un-designated in 2024/25.</p> <p>Please note that proposed changes to sites of regional importance (Biological Heritage Sites) have been accepted by Lancashire County Council in November 2025 and will be reported in the next monitoring report. This includes the deletion of 1 site and the designation of 5 new sites.</p>
<b>Trigger to Implement Contingencies</b>	Any loss of land of biodiversity importance
<b>Trigger Met</b>	The trigger has not been met in 2024/25.
<b>Contingencies</b>	The Council will work with Natural England, Lancashire County Council, Lancashire Wildlife Trust and other partners to address problems.
<b>Indicators</b>	<p><b>Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost</b></p> <p><b>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</b></p>
<b>Target</b>	<b>Net gains in biodiversity</b>
<b>Progress towards Target</b>	<p><b>Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost</b></p> <p>One application approved in 2024/25 is expected to deliver biodiversity value on a scheme not subject to the mandatory Biodiversity Net Gain (BNG):</p> <ul style="list-style-type: none"> <li>• 2024/0085 – 1058 sqm of habitat loss with 622 sqm of habitat created and 790sqm of habitat enhanced</li> </ul> <p>Five applications approved in 2024/25, subject to BNG, are expected to deliver biodiversity value:</p> <ul style="list-style-type: none"> <li>• 2024/0174 – 0.55ha of habitat loss with 0.60ha of habitat created (excluding developed land) and 1ha of habitat enhanced on-site</li> <li>• 2024/0435 – 0.08ha of habitat loss and 0.05ha to be created on-site</li> <li>• 2024/0260 – 0.23ha of habitat loss with 0.15ha of habitat created and 0.47ha habitat enhanced on-site</li> <li>• 2024/0160 – 0.27ha of habitat loss and 0.0969ha of habitat created, plus 67m of hedgerows on-site</li> </ul>

- 2024/0404 – 1.88ha of habitat loss with 0.83ha of habitat created and 0.73ha of habitat enhanced on-site, plus 1.41ha of habitat enhanced off-site; loss of 420m of hedgerows but gain of 740m on-site; enhancement of 510m of watercourse on-site and 26m off-site
- Mandatory BNG started on 12 February 2024 for major applications and on 2 April 2024 for non-major.

<b>Biodiversity enhancements expected via BNG</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
Habitat to be lost in the Borough (excluded developed land)	N/A	N/A	0	3.12ha
Habitat to be gained in the Borough	N/A	N/A	0	3.99ha
Habitat to be gained outside of the Borough	N/A	N/A	0	1.41ha
Hedgerows to be lost in the Borough	N/A	N/A	0	420m
Hedgerows to be gained in the Borough	N/A	N/A	0	807m
Hedgerows to be gained outside of the Borough	N/A	N/A	0	0m
Watercourse to be lost in the Borough	N/A	N/A	0	0m
Watercourse to be gained in the Borough	N/A	N/A	0	0m
Watercourse to be gained outside of the Borough	N/A	N/A	0	26m

	2021/22	2022/23	2023/24	2024/25
<b>Biodiversity enhancements pre-mandatory BNG</b>	0	2021/0271 (new acid grassland and native hedgerow)  2021/0500 (£5,500 for habitat enhancement)	2021/0275 (biodiversity impact assessment and offsite scheme if needed)  2023/0103 (gain of 11.67 biodiversity units)  2023/0108 (condition to secure biodiversity improvements)	2024/0085 (net gain of 354 sqm habitat)

**Amount of biodiversity net gain approved in the Borough (% of biodiversity units change)**

The following applications approved in 2024/25 subject to mandatory BNG are listed below:

- 2024/0174 – on-site gain in habitats (43.76%) and hedgerows (5,306.97%)
- 2024/0435 – on-site gain in habitats (16.46%)
- 2024/0260 – on-site gain in habitats (23.11%) and hedgerows (49.04%)
- 2024/0160 – on-site loss of habitats unless units are bought off-site (-29.66%) and on-site gain of hedgerows (10%)
- 2024/0404 – on-site and off-site gain in habitats (10.01%); on-site gain in hedgerows (46.93%); on-site and off-site gain in watercourses (10.56%)

Average % biodiversity units change (for both on-site and off-site)	2021/22	2022/23	2023/24 (Pre-mandatory BNG for major applications)	2024/25
Habitat	N/A	N/A	59.92%	12.74%
Hedgerow	N/A	N/A	13.12%	1,804.31%
Watercourse	N/A	N/A	-1.82%	10.56%

<b>Trigger to Implement Contingencies</b>	Any loss of land of biodiversity importance			
	Year on year reduction in mature trees, ancient woodland, hedgerows and ponds			
<b>Trigger Met</b>	No, on average, net gain of biodiversity for areas of habitats, hedgerows and watercourses are expected for approvals in 2024/25			
<b>Contingencies</b>	The monitoring of BNG will be important to assess whether the enhancements expected are being delivered and maintained for a thirty-year period.			
<b>Indicator</b>	<b>Progress towards visitor management plan for South Pennine Moors Special Protection Area and Special Area of Conservation</b>			
<b>Results</b>	<p>Natural England shared findings of a study which looked at the ‘Recreation use of the South Pennine Moors and implications for strategic housing growth’. The report completed in March 2024 provides an analysis of visitor surveys undertaken at 10 different locations within the South Pennine Moors in winter 2023. The study shows that 75% coming directly from home lived within 24.4km of the South Pennine Moors. Rossendale residents amounted to less than 1% of people surveyed.</p> <p>Natural England is working on a Protected Site Strategy for the South Pennine Moors.</p>			
<b>Indicator</b>	<b>Hectares of new greenspace habitats created as part of new development proposals</b>			
<b>Results</b>	Two major housing developments were approved in 2024/25 at Glen Top Works (2023/0553) and the Lavender Hill Care Home (2024/0174). A planning contribution of £33,796 for open space and play equipment provision was secured.			
		<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
	<b>Hectares of new greenspaces agreed via Section 106 Agreements</b>	N/A	0.07 (2021/0500)	N/A
				<b>2024/25</b>
				N/A (financial contribution)



## Policy ENV5: Green Infrastructure networks

*“To protect green infrastructure networks and to achieve net gain in biodiversity.”*

<b>Indicators</b>	<b>Addition (hectares) of green infrastructure networks (per approvals/completions)</b>  <b>Loss (hectares) of green infrastructure networks (per approvals/completions)</b>																							
<b>Target</b>	No net loss of green infrastructure																							
<b>Progress towards Target</b>	<p>The green infrastructure comprised the ecological networks mentions in the previous section with the addition of ‘greenlands’.</p> <p><b>No. of applications granted that could result in the loss of green infrastructure</b></p> <p>Amongst the 27 applications granted that could result in the loss of ecological networks, 4 were located on ‘greenlands’. An additional scheme was granted in a former ‘greenlands’ not contained in the ecological networks (2024/0345). As such a total of 28 applications granted were located in the Green Infrastructure.</p> <p>There has been no change to the extent of the green infrastructure area designated on the Policies Map.</p> <table border="1" data-bbox="445 1178 1382 1713"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> </tr> </thead> <tbody> <tr> <td>No. applications granted that could results in the loss of ecological networks</td> <td>N/A</td> <td>23</td> <td>27</td> <td>27</td> </tr> <tr> <td>No. applications granted that could results in the loss of ‘greenlands’</td> <td>N/A</td> <td>3</td> <td>3</td> <td>5 (4 included in the 27 above)</td> </tr> <tr> <td><b>Total no. applications granted that could results in the loss of green infrastructure</b></td> <td><b>N/A</b></td> <td><b>26</b></td> <td><b>30</b></td> <td><b>28</b></td> </tr> </tbody> </table>					2021/22	2022/23	2023/24	2024/25	No. applications granted that could results in the loss of ecological networks	N/A	23	27	27	No. applications granted that could results in the loss of ‘greenlands’	N/A	3	3	5 (4 included in the 27 above)	<b>Total no. applications granted that could results in the loss of green infrastructure</b>	<b>N/A</b>	<b>26</b>	<b>30</b>	<b>28</b>
	2021/22	2022/23	2023/24	2024/25																				
No. applications granted that could results in the loss of ecological networks	N/A	23	27	27																				
No. applications granted that could results in the loss of ‘greenlands’	N/A	3	3	5 (4 included in the 27 above)																				
<b>Total no. applications granted that could results in the loss of green infrastructure</b>	<b>N/A</b>	<b>26</b>	<b>30</b>	<b>28</b>																				
<b>Trigger to Implement Contingencies</b>	Net loss of land of green infrastructure importance within the district																							
<b>Trigger Met</b>	Some permissions have been granted which could result in the loss of green infrastructure																							

<b>Contingencies</b>	Mitigation measures in line with Policy ENV5 are sought as part of the planning application process to retain the function and connectivity of the green infrastructure in new developments.
<b>Indicator</b>	<b>Mitigation measures adopted</b>
<b>Results</b>	Examples of conditions on planning permissions include the submission of a hard and soft landscaping scheme (detailing tree planting), a Construction Environmental Management Plan to protect a nearby Biological Heritage Site and statement to control invasive species in addition to a proposed SuDS pond (2024/0174).

## Policy ENV6: Environmental Protection

*“To prevent, reduce or mitigate against pollution or land instability.”*

<b>Target</b>	<b>Improvements in air quality levels</b>										
<b>Progress towards Target</b>	<p><b>Current air quality level:</b></p> <p>The 2024 Air Quality Annual Status Report for Rossendale dated January 2025 reports that there is only one air quality management area in the Borough along a small section of Grane Road in Haslingden. This area is showing continued improvement in air quality.</p>										
<b>Trigger to Implement Contingencies</b>	Year on year worsening of air quality levels										
<b>Trigger Met</b>	The trigger has not been met as air quality has improved from previous years in the air quality management area.										
<b>Contingencies</b>	Where necessary, work with relevant agencies and partners to address potential problems.										
<b>Target</b>	<b>Removal of Air Quality Management Areas (AQMA's)</b>										
<b>Progress towards Target</b>	<p><b>No. of AQMA</b></p> <p>There is one AQMA in the Borough along a small section of Grane Road.</p> <table border="1"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> </tr> </thead> <tbody> <tr> <td><b>No. of AQMA</b></td> <td>2</td> <td>2</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		2021/22	2022/23	2023/24	2024/25	<b>No. of AQMA</b>	2	2	1	1
	2021/22	2022/23	2023/24	2024/25							
<b>No. of AQMA</b>	2	2	1	1							
<b>Trigger to Implement Contingencies</b>	Year on year worsening of air quality levels										

<b>Trigger Met</b>	The trigger has not been met as the number of AQMAs has not increased and the 2024 Air Quality report outlines that air quality has improved in the Borough.
<b>Contingencies</b>	Where necessary, work with relevant agencies and partners to address potential problems.

## Policy ENV7: Wind Turbines

*“To support renewable energy whilst protecting valuable assets.”*

Indicator	Amount of wind energy capability approved / generated				
<b>Results</b>	No new wind turbines applications were approved or implemented in 2024/25. An application was validated in August 2025 (outside of the monitoring period) for the construction and operation of 17 wind turbines at Scout Moor (2025/0267).				
		<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
	<b>Estimated wind energy capability approved (kW)</b>	0	0	0	0
	<b>Estimated wind energy capability delivered (kW)</b>	0	0	0	0

## Policy ENV8: Other forms of Energy Generation

*“To support renewable energy provision.”*

Indicator	Amount of other renewable energy capability approved / generated
<b>Results</b>	In 2024/25, there were two planning permissions for an air source heat pump and solar panels (2024/0261 and 2024/0383), two for solar panels (2023/0103 and 2023/0420). Two additional permissions included solar panels installation (2024/0221 and 2024/0404). The latest one with the possibility to produce 600,000kW of energy per year. Two permissions to drill boreholes for a ground source heating system were also granted (2024/0380 and 2024/0382).

Overall, these schemes could produce/generate more than 606,500kW of energy. Please note that some renewable energy projects can be undertaken under permitted development rights without the need of applying for planning permission.

In 2024/25, one ground source heat pump system was installed (2024/0380) generating on average 6,500kW per year and solar panels were installed at two properties (2022/0461 and 2024/0221) which could generate an equivalent of 80.4kW.

	2021/22	2022/23	2023/24	2024/25
<b>Estimated renewable energy capability approved (kW)</b>	Not available	78	27.4	606,538
<b>Estimated renewable energy capability delivered (kW)</b>	147	12	39.7	6,580.4

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

*“To avoid flooding, surface water or drainage issues.”*

Target	Reduction in homes built in Flood Zone 2
<b>Progress towards Target</b>	<p><b>No. of dwellings approved in areas at risk of flooding:</b></p> <p>Based on a GIS analysis, 23 new dwellings were approved on sites within flood zone 2 or 3 in 2024/25 (2023/0236, 2024/0175, 2024/0245, 2024/0325, 2024/0454, 2023/0478). Amongst those 6 residential applications granted, 5 relate to prior approval for changes of use from a commercial use to a residential one. The sixth permission was for the conversion of a public house into 4 flats. All these permissions were on previously developed land.</p> <p>It is to be noted that in March 2025, the Environment Agency published new flood maps. This means that applications showing in flood zones at the time of writing this report might not have been at the time when the application was assessed and decided.</p>
<b>Trigger to Implement Contingencies</b>	Increased incidents of major flood events
<b>Trigger Met</b>	No major flood incidents have been recorded in 2024/25.

<b>Contingencies</b>	Continue to work with partners to manage flood risk.				
<b>Target</b>	<b>Sustainable Drainage Systems (SuDS) provided where necessary for development</b>				
<b>Progress towards Target</b>	In 2024/25, four major applications were granted. Only one did not require to provide SuDS as it related to the creation of events space to the north of upper Deardengate. The other three major permissions are subject to conditions to submit a final surface water sustainable drainage strategy and a verification report demonstrating that the system has been adequately constructed (2023/0553, 2024/0404, 2024/0174).				
	<b>Sustainable Drainage Systems Required</b>	2021/22	2022/23	2023/24	2024/25
	Major residential applications approved	1	2	0	2
	Major non-residential applications approved	1	1	4	1
	% of major applications requiring SuDS	40%	100%	100%	75%
<b>Trigger to Implement Contingencies</b>	Reduction in SuDS provision.				
<b>Trigger Met</b>	The trigger has not been met.				
<b>Contingencies</b>	Continue to monitor the provision of SuDS				
<b>Indicator</b>	<b>No of planning permissions granted contrary to EA advice on flooding and water quality grounds</b>				
<b>Results</b>	The Environment Agency initially objected <sup>8</sup> to a change of use at Albert Mill in Helmsore (2024/0175) approved in 2024/25 due to an inadequate Flood Risk Assessment and then withdrew that objection following the receipt of an updated assessment.				
		<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
	<b>No. of Planning permissions granted contrary to EA advice</b>	1 (2021/0487 – access road to an existing dwelling)	0	0	0

<sup>8</sup> <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

## Policy ENV10: Trees and Hedgerows

*“To protect trees and woodland and ensure provision of new planting.”*

<b>Indicator</b>	<b>No. of Arboricultural Implications Assessments (AIA) submitted for development involving the loss of trees or woodland</b>			
<b>Results</b>	Of the four major applications approved in 24/25 (2023/0553, 2024/0404, 2023/0543 and 2024/0174) two were accompanied by an Arboricultural Impact assessment or Tree Survey.			
	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
<b>No. of AIA submitted on major applications</b>	3	2	1	2
<b>Indicator</b>	<b>No. of trees subject to a Tree Preservation Order (TPO) lost</b>			
<b>Results</b>	The felling of 87 trees protected by a TPO was permitted in 2024/25 (out of 29 TPO applications) and 164 replacement trees were required as part of these approvals.			
	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
<b>No. of trees subject to a TPO lost</b>	36 (and 4 groups)	20	31	87
<b>No. of replacement trees required</b>	16	20	40	164
	In addition, 7 applications granted for works to trees in a Conservation Area in 2024/25 involved the loss off 12 trees, with a requirement to replant 14 trees.			

# Chapter 7: Leisure and Tourism

## 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, well-being and amenity.”*

Indicator	Number of approvals for cultural and leisure facilities (per type of proposals)		
Results	24/25:		
	Planning Ref	Description of Development	Address
	2024/0042	Tourist information panel on the Rossendale Male Choir	Rawtenstall Town Square, Bank Street, Rawtenstall
	2024/0312	Change of use of ground floor (part) from British Legion Club to bistro/café	83 Deardengate Haslingden BB4 5SN
	2024/0067	Change of use from B8 storage and distribution to firing range	Hugh Business Park Bacup Road Rawtenstall
	2024/0088	Change of use from bathroom supply store to gym.	34 Deardengate Haslingden BB4 5QJ
	2024/0109	Proposed artificial grass pitch to replace existing tarmac playground, with the addition of new fencing and gate to match existing.	Crawshawbooth County Primary School Burnley Road Crawshawbooth BB4 8AN
	2024/0283	Change of use from church to café	9-13 Regent Street Haslingden BB4 5HQ
	2024/0476	Construction of roof over sand paddock for equine business	Graver Weir Equestrian Burnley Road East Waterfoot BB4 9QS
	2024/0385	Change of use from offices to community zoo business	Unit 10 Ewood Bridge Mill Manchester Road Haslingden BB4 6LB

<b>Target</b>	<b>Increase in provision of open space, recreation and sports facilities where a deficit or need has been identified</b>		
<b>Progress towards Target</b>	Several developments have provided additional open space, recreation and sports facilities including an artificial grass pitch at a school, an events space and children's play areas. Additional sports facilities include a firing range and gym as noted in the table above.		
	<b>Planning Ref</b>	<b>Description of Development</b>	<b>Address</b>
	2024/0109	Proposed artificial grass pitch to replace existing tarmac playground, with the addition of new fencing and gate to match existing.	Crawshawbooth County Primary School Burnley Road Crawshawbooth BB4 8AN
	2023/0553	Change of use and conversion of commercial unit to 14no. apartments  Open space and play equipment contribution of £2,414 per apartment (totalling £33,796).	Glen Top, Stacksteads
	2023/0543	Creation of a dedicated events space to the north of Upper Deardengate with access allowed to the private parking adjacent to 5-7 Deardengate and the rear of The Linden Care home and Public Realm improvements to Deardengate.	Deardengate Haslingden
	2024/0174	Care home with additional 48 bedrooms and 4 apartments.  The first floor outdoor terrace accommodates outdoor seating areas, a children's play area, bird watching huts, soft landscaping and planters along the parapet edge of the roof.	Lavender Hills Care Home Stubbins



<b>Trigger to Implement Contingencies</b>	Year on year reduction in open space, recreation, leisure and sports facilities
<b>Trigger Met</b>	Several developments are providing new areas of public open space, as well as financial contributions towards public open space, playing pitches and play equipment.
<b>Contingencies</b>	Should community facilities, which are demonstrably valuable to the communities they serve, be lost, then consideration should be given as to whether further protection is necessary in the Local Plan process.

## Policy LT2: Community Facilities

*“To protect valued facilities and ensure continued sustainability of communities.”*

<b>Target</b>	<b>No loss in community facilities</b>			
<b>Progress towards Target</b>	No. of approvals / completions of new community facilities 23/24:			
	<b>Application Ref</b>	<b>Description of Development</b>	<b>Address</b>	<b>Status</b>
	2024/0337	Lawful Development Certificate: Installation of a modular classroom building	Tor View School Clod Lane Haslingden BB4 6LR	Implemented
	2024/0312	Change of use of ground floor (part) from British Legion Club to bistro/café	83 Deardengate Haslingden BB4 5SN	Implemented
	2023/0477	Proposed extension to the school	Tor View School Clod Lane Haslingden BB4 6LR	Implemented
	2024/0109	Proposed artificial grass pitch	Crawshawbooth County Primary School Burnley Road Crawshawbooth BB4 8AN	Implemented

	2024/0283	Change of use from church to café	9-13 Regent Street Haslingden BB4 5HQ	Implemented												
	2024/0385	Change of use from offices to community zoo business	Unit 10 Ewood Bridge Mill Manchester Road Haslingden BB4 6LB	Unimplemented.												
<p>No. of approvals / completions involving the loss of existing community facilities 24/25:</p> <table border="1"> <thead> <tr> <th>Application Ref</th> <th>Description of Development</th> <th>Address</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>2024/0312</td> <td>Change of use of ground floor (part) from British Legion Club to bistro/café</td> <td>83 Deardengate Haslingden BB4 5SN</td> <td>Implemented</td> </tr> <tr> <td>2024/0283</td> <td>Change of use from church to café</td> <td>9-13 Regent Street Haslingden BB4 5HQ</td> <td>Implemented</td> </tr> </tbody> </table>					Application Ref	Description of Development	Address	Status	2024/0312	Change of use of ground floor (part) from British Legion Club to bistro/café	83 Deardengate Haslingden BB4 5SN	Implemented	2024/0283	Change of use from church to café	9-13 Regent Street Haslingden BB4 5HQ	Implemented
Application Ref	Description of Development	Address	Status													
2024/0312	Change of use of ground floor (part) from British Legion Club to bistro/café	83 Deardengate Haslingden BB4 5SN	Implemented													
2024/0283	Change of use from church to café	9-13 Regent Street Haslingden BB4 5HQ	Implemented													
<b>Trigger to Implement Contingencies</b>	Year on year reduction in reported community facilities.															
<b>Trigger Met</b>	The two proposals in the table above involve a loss of local community facilities but alternative community facilities (cafes) are provided so overall there is no net loss.															
<b>Contingencies</b>	Ongoing monitoring															

## Policy LT3: Tourism

*“To support the economic benefits gained from tourism.”*

<b>Indicator</b>	<b>Levels of Visitor Numbers attracted to the District</b>
<b>Results</b>	Data relating to Rossendale’s Visitor Economy has been published by Marketing Lancashire for 2024, based on STEAM data, which is a tourism specific economic impact model. This shows the effect that Covid-19 had on visitor numbers and on the economy.

	2018	2020	2021	2022	2023	2024	2018 vs 24
Total Visitor Numbers (millions)	1.44	0.37	0.95	1.26	1.26	1.25	-13.2%
Day Visitors (millions)	1.30	0.31	0.86	1.12	1.12	1.11	-14.6%
Staying Visitors (millions)	0.14	0.06	0.09	0.14	0.14	0.14	0%
Total Visitor Days (millions)	1.65	0.47	1.09	1.48	1.47	1.46	-11.5%
Visitor Days – staying visitors (millions)	0.35	0.15	0.23	0.36	0.34	0.35	0%

Prior to the pandemic Lancashire was experiencing steady growth in its visitor economy sector. Rossendale is still experiencing fewer visitor numbers than prior to the pandemic; numbers initially increased until 2022 and then decreased slightly from 2023 to 2024, with the total number of visitors for 2024 being 1.25 million. The number of visitors staying overnight at 0.14m visits is now back at pre-Covid levels, generating 0.35m nights in accommodation across Rossendale.

Of all the 14 districts in Lancashire, Rossendale still records the lowest figures in terms of key statistics relating to tourism. The 1.25 million tourism visits represent 1.8% of all tourism visits to Lancashire, slightly down from 2% in 2023.

STEAM data records that the economic impact of these visitor numbers was £76.12m, a decrease of 1.2% since 2023. Rossendale continues to contribute 1.3% towards the county's economic impact.

Employment is measured in full-time equivalent jobs; 698 FTE jobs were recorded in 2024, a decrease of 3.05% since 2023. This represented 1% of all people employed in this sector in Lancashire.

The Council's Economic Development Team reported that there were 27,777 visitors to The Whitaker Museum and Art Gallery in 2024. The cumulative footfall for all tourism and leisure venues in Rossendale in 2024 was 922,790.

<b>Target</b>	<b>Increase in tourism related facilities, in line with the Tourism Strategy</b>
<b>Progress towards Target</b>	<p>Several approvals were granted for tourist specific overnight accommodation over the previous four monitoring periods but only one of these (for a temporary camp site in Edenfield) has been implemented – see table below.</p> <p>Approval for Tourist information panel on the Rossendale Male Choir at Rawtenstall Town Square.</p> <p>Please see details of other approvals relating to community or leisure facilities, which are recorded in this section of the AMR.</p>
<b>Trigger to Implement Contingencies</b>	No or net loss of tourist facilities
<b>Trigger Met</b>	N/A
<b>Contingencies</b>	N/A

## Policy LT4: Overnight Visitor Accommodation

*“To improve the tourism offer.”*

<b>Target</b>	<b>Increase in high quality visitor accommodation in appropriate areas</b>																								
<b>Progress towards Target</b>	<p>No. / location of approval / completions of overnight tourism accommodation</p> <p>Unfortunately, there has been no update since STEAM 2021 about specific overnight accommodation in Rossendale. The table below was reported in last year’s AMR (2023-24) which showed year on year increases in non-serviced accommodation (e.g. holiday lets), and a decline in the serviced accommodation stock (e.g. hotels). This has resulted in an overall loss of bed spaces in the Borough, which was already experiencing lower levels of overnight accommodation than surrounding areas.</p> <table border="1" data-bbox="502 1686 1437 2000"> <thead> <tr> <th></th> <th>2018</th> <th>2020</th> <th>2021</th> <th>2018-2021</th> </tr> </thead> <tbody> <tr> <td><b>Accommodation Stock (bed spaces)</b></td> <td>267</td> <td>245</td> <td>252</td> <td>-5.6%</td> </tr> <tr> <td><b>Serviced Accommodation Stock</b></td> <td>179</td> <td>145</td> <td>148</td> <td>-17.0 %</td> </tr> <tr> <td><b>Non-serviced accommodation stock</b></td> <td>88</td> <td>100</td> <td>104</td> <td>+18.0%</td> </tr> </tbody> </table>						2018	2020	2021	2018-2021	<b>Accommodation Stock (bed spaces)</b>	267	245	252	-5.6%	<b>Serviced Accommodation Stock</b>	179	145	148	-17.0 %	<b>Non-serviced accommodation stock</b>	88	100	104	+18.0%
	2018	2020	2021	2018-2021																					
<b>Accommodation Stock (bed spaces)</b>	267	245	252	-5.6%																					
<b>Serviced Accommodation Stock</b>	179	145	148	-17.0 %																					
<b>Non-serviced accommodation stock</b>	88	100	104	+18.0%																					

Steam data relating to Rossendale’s Visitor Economy for 2024 reports staying visitors generated a total economic impact of £21.26 million for the businesses and communities of Rossendale. As the table below shows there has been improvement between 2021 and 2024 data. This is unsurprising given that the country was still experiencing the impact of the pandemic in 2021. The number of staying visitors, and the number of visitor days for staying visitors in 2024 has returned to pre-Covid levels and the economic impact of these staying visitors is now over 26% greater than in 2018.

	2018	2020	2021	2022	2023	2024	Variance year on year 2023 v 2024	Pre-Covid Variance 2018 v 2024
<b>Staying Visitors (millions)</b>	0.14	0.06	0.09	0.14	0.14	0.14	0%	0%
<b>Visitor Days - Staying Visitors (millions)</b>	0.35	0.15	0.23	0.36	0.34	0.35	2.9%	0%
<b>Economic Impact - Staying Visitors (£millions)</b>	16.79	7.49	11.58	19.67	21.62	21.26	-1.7%	+26.6%

Given the planning applications approved in 2024/25 were for non-serviced accommodation (glamping pods and camping), as shown below, it is reasonable to assume that the trend for non-serviced accommodation is continuing. However, it seems that only 1 proposal has been implemented to date.

Application Ref	Description of Development	Address	Status
2018/0409	Construction of mezzanine floor to provide bunk house accommodation for 4 people	Drop Off Café, Rear Of 38-42 Market Street, Edenfield	Unimplemented
2020/0458	... the construction of a new stand-alone one-bedroom apartment for use as a holiday let.	St John The Evangelist, Burnley Road, Bacup	Unimplemented

	2020/0590	Change of land from agricultural land to glamping camp site including demolition of existing dwelling, erection of one 1.5 storey holiday lodge, four glamping pods...	Hawthorne Farmhouse Also Use of Building At Lower Whams, Burnley Road East, Waterfoot	Unimplemented
	2021/0281	Proposed change of use from an annexe to a holiday let	208 Burnley Road, Bacup	Unimplemented
	2021/0396	Change of Use of land to accommodate 2no. glamping huts...	Gindles Lodge, Sales Lane, Ramsbottom	Unimplemented
	2021/0449	Construction of 5 no. glamping pods	Hey Meadow Farm, Coal Pit Lane, Whitewell Bottom	Unimplemented
	2024/0070	Temporary camp site	Plunge Farm, Plunge Road, Edenfield	Implemented
	2023/0232	Glamping pods	7 Law Head Farm, Blackwood Road, Stacksteads	Unimplemented
<b>Trigger to Implement Contingencies</b>	No increase or net loss of visitor accommodation			
<b>Trigger Met</b>	Although we have no update from STEAM data for 2024 about the number of bed spaces, overall in respect of planning applications and approvals there has been an increase.			
<b>Contingencies</b>	Work with Economic Development / other bodies to address issues.			

# Chapter 8: Transport

## Strategic Policy TR1: Strategic Transport

*“To enhance connectivity, support economic growth while improving air quality and tackling climate change.”*

<b>Target</b>	<b>Delivery of infrastructure as described in the Infrastructure Delivery Plan (IDP)</b>						
<b>Progress towards Target</b>	<p>Implementation of necessary transport infrastructure as identified in IDP.</p> <p>The Rossendale Infrastructure Funding Statement 2024 to 2025 is the most up to date published report - see <a href="https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/4">https://www.rossendale.gov.uk/info/210144/planning_and_building_control/10637/more/4</a></p> <p><a href="#">Infrastructure Delivery Plan 2019 update   Rossendale Borough Council</a></p> <p>LCC LCWIP have been going through a filtering and update exercise where some of the projects have been renamed. An update will be provided in the new year once this exercise has been fully completed.</p>						
	Ref	Location	Scheme	Priority (H/M/L)	Lead Delivery Agency	Potential Delivery Mechanism	Stats Update.)
	T1	Junctions identified in T2-T7	Monitoring	H	LCC	LCC/RBC	Ongoing.
	T2	A681 Corridor Rawtenstall to Bacup (and other locations as identified)	Corridor improvements (including potential improvement schemes identified at Waterfoot roundabout improvements and Toll Bar Roundabout, Stacksteads, Tup Bridge Rawtenstall, Staggered crossroads on Burnley Road Booth Fold, St James Square, Bacup)	M	LCC	LCC/RBC/s106	Successful LUF bid for funding to target some key locations. Works expected to begin 24/25.

	T3	Rawtenstall	Gyratory Improvements	M	LCC	LCC, DfT, Local Prosperity Fund, HIF (or replacement, s106)	<p>The North Gyratory Works have been concluded, along with Lancashire County Council's new bus lane, delivered via the Bus Service Improvement Plan scheme. The design of the South gyratory is in a position to be procured. The indicative phasing and timelines are:</p> <ul style="list-style-type: none"> <li>• September 2025: Tender documents published</li> <li>• March 2026: Construction period starts</li> <li>• March 2027: Construction completed</li> <li>• March 2027: Defects period (See: Cabinet Report 06/08/2025 Design amends to Rawtenstall South Gyratory, updated following advice from ED, Dec 25).</li> </ul>
	T4	Haslingden	Haslingden Roundabout / Tesco Roundabout	M	LCC / RBC	As above	Under review.



T5	Rising Bridge	A56 Roundabout	M	HE / LCC / RBC	As above	Under review.
T6	Haslingden	Grane Road / Holcombe Road Junction	M	LCC / RBC	As above	Planning approval identifies measures.
T7	Haslingden	Grane Road / A56 junctions	M	LCC / RBC	As above	Under review.
T8	Edenfield	Rochdale Road / Market St Roundabout	M	LCC / RBC	As above	Under review, being considered as part of development of housing allocation H66.
T9	X41 / X43 Bus services	Reliability and journey time improvements	L	Unknown	Unknown	Under review.
T10	Strategic Road Network A682 / A56 SB	A682 / A56 SB Merge	L	HE - now National Highways	Dft RIS 04 (2030 onwards)	Under review.
T11	NCR6 Valley of Stone to NCR6 link	NCR6 Complementary route	L	LCC / HE	RIS 02	Under review through the LCWIP (Local Cycling Walking Infrastructure Plan), now published by LCC.
T12	NCR6 to Haslingden town centre	NCR6 Complementary route	L	LCC	Unknown	
T13	NCR6 Valley of Stone to Bacup town centre	NCR6 Complementary route	L	LCC	Unknown	
T14	NCR6 Rawtenstall railway station to New Hall Hey retail park	NCR6 Complementary route	L	LCC	s106	
T15	NCR6 Rawtenstall to Dunnockshaw	NCR6 Complementary route	L	LCC	Unknown	
T16	East Lancashire Railway Line	Valley City Railway Link	L	TfGM / LCC / Network Rail / Valley City Link Steering Group	DfT, TfGM	Under review.
T17	Ewood Bridge	Park and Ride	L	RBC	DfT / RBC / LCC	Under review.

\*Cost estimates for highway transportation schemes based on Highway Capacity Study (2018). Estimated costs are exclusive of land acquisition, land compensation (part 1 claims), alteration to statutory undertakers' infrastructure, changes or provision of structures, earthworks over and above typical excavation or other unforeseen construction requirements and are subject

	to detailed highway, signal and drainage design. Cost estimates are provided for illustrative purposes only. Cycle scheme estimated costs based on Rossendale IDP 2018.
<b>Trigger to Implement Contingencies</b>	Year on year failure to meet timescales identified within the IDP
<b>Trigger Met</b>	Progress is being made on several of the targets, particularly the higher priority projects, such as the Gyratory.
<b>Contingencies</b>	Continue to liaise with infrastructure providers to ensure that provision is made, where this cannot be achieved consider how barriers can be removed.

## Policy TR2: Footpaths, Cycleways and Bridleways

*“To support recreation, health and well-being.”*

<b>Indicator</b>	<b>Kilometres of existing and new / enhanced walking / cycle routes</b>
<b>Results</b>	<p><b>April 24 to March 25</b></p> <ul style="list-style-type: none"> <li>• <b>Valley of Stone – 15.14 km</b> <ul style="list-style-type: none"> <li>○ A new section of shared use cycleway was constructed along Bacup Road, Waterfoot in July 2024, creating 0.17km of new cycleway (Valley of Stone Section 3).</li> <li>○ A new toucan crossing was installed with accompanying shared use cycleway and bridge works at Bocholt Way, Rawtenstall in September 2024, creating 0.06km of new cycleway (Valley of Stone section 1).</li> <li>○ In August 2025 a concessionary route was created around Height Barn Farm, Bacup which will be upgraded to cycleway standard when a Public Rights of Way diversion is confirmed in 2026. A new section of cycleway was created through Stubblelee Park 0.07km in length, also in August 25. Both of these are on section 10 of Valley of Stone.</li> </ul> </li> <li>• <b>National Cycle Route 6 – 9.61 km</b> <ul style="list-style-type: none"> <li>○ No new sections of cycleway were built between April 24 and March 25 in Rossendale. However, bridge parapets were rebuilt at Helmshore Viaduct in June 24 to help secure this section of the route following resurfacing works in October 23 (National Cycle Route 6 Section 10).</li> <li>○ A new toucan crossing was installed and a shared use cycleway 0.13km in length was created on Section 2 of National Cycle Route</li> </ul> </li> </ul>

	<p>6 at Manchester Road, Baxenden in January 25. Although this is in Hyndburn it is part of the same overall scheme.</p> <ul style="list-style-type: none"> <li>• <b>Regional Cycle Route 91 – 40.65 km</b> <ul style="list-style-type: none"> <li>○ No works have taken place on this route during this period.</li> </ul> </li> <li>• <b>South of Rawtenstall section (proposed) – 9.77 km</b> <ul style="list-style-type: none"> <li>○ No works have taken place on this route during this period.</li> </ul> </li> <li>• <b>Rawtenstall to Dunnockshaw section (proposed) – 6.28 km</b> <ul style="list-style-type: none"> <li>○ No works have taken place on this route during this period.</li> </ul> </li> </ul>
<b>Indicator</b>	<b>Amount of investment in routes</b>
<b>Results</b>	<p>Rossendale Borough Council and Lancashire County Council have been working together on the Local Cycling and Walking Infrastructure Project (LCWIP) for Rossendale to secure improvements to routes throughout the borough. The LCWIP has now been adopted by Lancashire County Council and is available here: <a href="https://www.lancashire.gov.uk/media/951845/hyndburn-and-rossendale.pdf">https://www.lancashire.gov.uk/media/951845/hyndburn-and-rossendale.pdf</a></p> <ul style="list-style-type: none"> <li>• Cycle Corridor 25: Rawtenstall to Loveclough is the Rawtenstall to Dunnockshaw section (proposed) – 6.28 km.</li> <li>• No. 44. Rawtenstall to Whitworth via Valley of Stone or 69. NCN6 Haslingden to Ramsbottom is the South of Rawtenstall section (proposed) – 9.77 km</li> </ul> <p>A planning application in 2024 (2024/0404 Site of Former Mayfield Chicks, Blackburn Road, Edenfield) included Green Belt compensation contributions of £2,000 towards footpath improvements on land from the northern tip of the application site to the underpass beneath the A56 (re-surfacing of part of PROW 14-4-FP309) and ongoing maintenance of the new footpath created through the application site, adjacent to the River Irwell.</p> <p>A planning application 2023/0543 for the creation of a dedicated events space to the north of Upper Deardengate included widening footpaths along the length of Deardengate and adding pedestrian crossing points. Condition 5 required a scheme for an alternative route for southbound cyclists diverted from Deardengate.</p>

## Strategic Policy TR4: Parking

*“To provide for appropriate levels of car parking and encourage the use of electric vehicles.”*

<b>Target</b>	<b>75% of new dwellings granted approval by 2036 to be fitted with electric vehicle (EV) recharging points</b>
<b>Progress towards Target</b>	<p>Two major residential applications were approved in 24/25 which included EV charging points. These were:</p> <ul style="list-style-type: none"> <li>• 2023/0553 for 14 apartments with external EV charging points provided with all car parking spaces (21 in total).</li> <li>• 2024/0174 Lavender Hills Care Home which included 4 new EV charging points.</li> </ul> <p>A major industrial application (2024/0404 Mayfield Chicks) provided 3 car parking spaces served with EV charging points.</p> <p>In addition, there was a proposal for a parking area adjacent to Burnley Road and Barley Holme Road, Crawshawbooth (2024/0134) for 4 off-street parking spaces to be used solely for the charging of electric vehicles.</p>
<b>Trigger to Implement Contingencies</b>	Failure to condition 75% of new dwelling permissions within the reported year
<b>Trigger Met</b>	Both major residential planning applications were approved with EV charging points in 24/25.
<b>Contingencies</b>	Work with developers and LCC Highways to identify potential barriers to the provision of electric vehicle charging points.

# Appendices

## Appendix 1: List of Housing 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
<b>Rawtenstall, Crawshawbooth, Goodshaw and Loveclough</b>									
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	
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	

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density per (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
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	
<b>Bacup, Stacksteads, Britannia and Weir</b>									
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

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density per (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
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	
<b>Haslingden and Rising Bridge</b>									
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	Haslingden Cricket Club Land, off Private Lane	0.74	30	41	Years 1-5	Greenfield	Housing	HS2	Yes
<b>Waterfoot, Lumb, Cowpe and Water</b>									
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

Housing Allocation Ref.	Site name	Net developable area (ha)	No. of units proposed	Density per (dwellings per hectare)	Delivery Timescale	Greenfield/Brownfield	Allocation	Policy	Site Specific Policy
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
<b>Whitworth, Facit and Shawforth</b>									
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	
<b>Edenfield, Helmshore, Irwell Vale and Ewood Bridge</b>									
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
<b>Mixed-use including residential</b>									
M1	Waterside Mill, Bacup	0.09	39	433	Years 6-10	Brownfield	Mixed-use	EMP2	Yes
M3	Isle of Man Mill, Water	0.54	16	30	Years 6-10	Mixed	Mixed-use	EMP2	Yes



## Appendix 2: List of approvals related to employment in 2024/25

Application Number	Use Class Existing	Use Class Proposed	SG and E (not E(g))	E(g) Gain (+) or Loss (-) (sqm)	B2 Gain (+) or Loss (-) (sqm)	B8 Gain (+) or Loss (-) (sqm)	Brownfield vs Greenfield	Site Area (ha)	LP_Settlement	UB, CS or GB
2024/0067	B8	Sui Generis		0	0	-299	BF	0.03	Urban Local Service Centre	UB
2024/0146	E(g)	E(c)(iii)	25	-25	0	0	BF	0	Key Service Centre	UB
2024/0239	B2	C3		0	-522	0	BF	0.07	Urban Local Service Centre	UB
2024/0088	E (a), C3	E (d)	152		0	0	BF	0	Key Service Centre	UB
2024/0179	Eg(i), B2, B8	Eg (i), B2, B8		0	0	-72	BF	0.25	Urban Local Service Centre	UB
2024/0245	E(a)	E(a) and C3	-97		0	0	BF	0	Urban Local Service Centre	UB
2024/0162	Eg (i)	C3		-380	0	0	BF	0	Rural Local Service Centre	UB
2024/0415	Eg (i)	N/A		0	0	0	BF	0	Urban Local Service Centre	UB
2023/0553	B2	C3		0	-1270	0	BF	0.14	Countryside and GB	GB
2024/0454	Eg (i)	C3		-76	0	0	BF	0.04	Key Service Centre	UB
2024/0385	Eg(i)	Sui Generis	876	-876	0	0	BF		Smaller Villages and Built-up Frontages	UB
2024/0404	Ec (iii)	B8		0	0	4410		4.16	Smaller Villages and Built-up Frontages	UB
2024/0345	0	B8		0	0	504	BF	0.02	Countryside and GB	CS
2024/0483	E	E(a) and C3	167	-167	0	0	BF	0.01	Key Service Centre	UB

## Appendix 3: List of completions related to employment in 2024/25

Application Number	Address	Proposal	Date Completed	Use Class Existing	Use Class Proposed	E (not E(g) and SG)	E(g) Gain (+) or Loss (-) (sqm)	B2 Gain (+) or Loss (-) (sqm)	B8 Gain (+) or Loss (-) (sqm)	LP Allocation Ref	Brownfield vs Greenfield	Site Area (ha)	UB, CS or GB
2022/0434	Tor View School Clod Lane Haslingden Rossendale BB4 6LR	Full: Installation of new extension to the existing Sea View Trust headquarters office (at the Ewood Campus).	29/05/2024	E(g)(i) ancillary	E(g)(i) ancillary		10	0	0			0	GB
2023/0104	Unit 2 New Line Industrial Estate The Sidings Bacup OL13 9RW	Proposed two storey rear extension	31/03/2025	B8	B8		0	0	776	EE3	BF	0.02	UB
2021/0186	SLACK HEAD FARM ROUNDHILL LANE HASLINGDEN BB4 5TY	Full: Proposal to convert existing farm outbuildings into mixed-use of holiday lets and office space associated	01/04/2024	Agri	E(g)(i) and C1		120	0	0		BF	0.01	GB
2020/0512	CEDAR WORKS OFF MILLAR BARN LANE WATERFOOT ROSSENDALE	Change of use and conversion of building from B8 Storage and Distribution to B1(a) Offices and B1(c)	31/03/2025	B8	E(g)		616	0	-616		BF	-0.15	UB
2021/0026	LAND ADJACENT CANBERRA BUILDING COMMERCE STREET	Full: Construction of new industrial unit and associated car parking on existing vacant land.	31/03/2025	N/A	E(g)		438	0	0	EE16	GF	0.12	UB
2022/0255	333 HOLCOMBE ROAD, HELMSHORE, ROSSENDALE	Full: Extension to single storey commercial workshop premises	28/06/2024	N/A	E		54	0	0			0	UB
2023/0505	Primrose Mill Commerce Street Haslingden Rossendale BB4 5JT	Partial demolition of existing factory and erection of new building	31/03/2025	B2	B2		0	46	0	EE16	BF	0.4	UB
2024/0067	Hugh Business Park Bacup Road Rawtenstall Rossendale	Change of use from B8 Storage and Distribution to Sui Generis (Firing Range)	31/03/2025	B8	Sui Generis		299	0	-299	EE44	BF	-0.03	UB
2024/0146	21 Market Street Bacup Lancashire OL13 8EX	Change of use of ground floor to dog grooming parlour (no external works)	31/03/2025	E(g)	E(c)(iii)		25	-25	0		BF	0	UB
2024/0179	Hill End Mill Hill End Lane Cloughfold Rossendale BB4 7AG	Full: Demolition of part of existing commercial unit, subdivision of remaining building and recladding of external fabric of retained structure.	31/03/2025	Eg(i), B2, B8	Eg(i), B2, B8		0	0	-72	EE6	BF	-0.25	UB

**Produced by**

The Forward Planning Team  
Rossendale Borough Council  
Room 120  
The Business Centre  
Futures Park  
Bacup  
OL13 0BB

[forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk)

