



Draft Consultation Statement on the Proposed Waterfoot Conservation Area

February 2026



A High Quality Environment

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Consultation Statement on the Proposed Waterfoot Conservation Area

1.0 Introduction

- 1.1 The Waterfoot Masterplan was approved as a strategic document by Cabinet at its meeting on 16 October 2024. During the consultation on the masterplan, interest was expressed about designating parts of Waterfoot as a Conservation Area.
- 1.2 As a result, an appraisal of Waterfoot's special historic and architectural interest was undertaken in June 2024. This work highlighted that Waterfoot has significant townscape quality which includes a number of characterful buildings of the 19th century and early 20th century, (e.g. Trickett's Arcade, the former Lancashire and Yorkshire and National Westminster Banks, and the former Bridge End House). Traditional craftsmanship and techniques can be found throughout, embodied in a range of architectural features.
- 1.3 The associated Management Plan proposes measures to re-establish this character in order to enhance the appearance of the conservation area overall.
- 1.4 The proposal for Waterfoot Conservation area was discussed at the [Overview and Scrutiny Committee meeting of 20 September 2025](#). The committee agreed to approve the draft proposal for a 4-week public consultation.

2.0 Consultation Process

- 2.1 The public consultation started on Monday 22 September 2025 and ended on Monday 20 October 2025. Letters were posted to all properties identified as falling within the proposed boundary of the conservation area, sites notices were put on lamp posts and other locations within the local area, emails were sent to consultees held in the Council's Local Plan consultation database (including statutory consultees) and a drop-in event was organised at the Waterfoot Yard on 8 October 2025.
- 2.2 During the public consultation, a total of 22 comments were submitted, 7 from statutory consultees and 15 from residents or property owners. The responses are available to view on the Council's website at <https://www.rossendale.gov.uk/heritage/heritage-1/3>.
- 2.3 Following the consultation Waterfoot Conservation Area Appraisal was updated. The proposed Conservation Area Boundary was extended to include an area around Gaghills and a further 4 week public consultation was undertaken from Monday 23 February 2026 until

Monday 23 March 2026 in order to give residents and stakeholders with property interests within the extended area an opportunity to comment. Letters were delivered to 23 properties directly affected by the boundary change and consultees were invited to submit their views on the boundary and, if they have not already done so, on the proposed Conservation Area generally. All documents were available to view on the website or at Customer Services Hub at Futures Park and consultation responses were invited using a short online survey form or in writing.

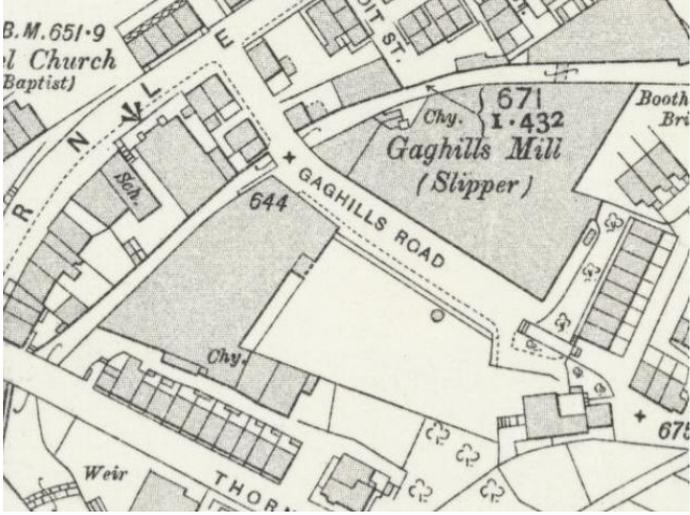
3.0 Summary of Responses

3.1 In summary the first consultation showed that:

- 14 representations (64%) are in support of the designation of Waterfoot as a Conservation Area whilst 1 (4%) is against and 7 (32%) have no opinion;
- 6 consultees (27%) request a reconsideration of the proposed boundary;
- 2 consultees (9%) disagree with the assessment of character and appearance of the area, 11 (50%) are in favour and the remainder (41%) have no particular opinion;
- 12 consultees (54%) agree with the threats identified in the Appraisal and Management Plan, the remainder (46%) were unsure or had no opinion;
- 10 consultees (45%) agree with the management plan recommendations, 1 objected (4%) and the remainder (51%) were unsure or had no opinion on this matter.

3.2 A summary of the comments received is outlined in the table below in the first column. The second column exposes the Local Planning Authority response and any actions undertaken. These include handwritten comments recorded on Post-It notes placed on maps at the drop in event on 8 October 2025.

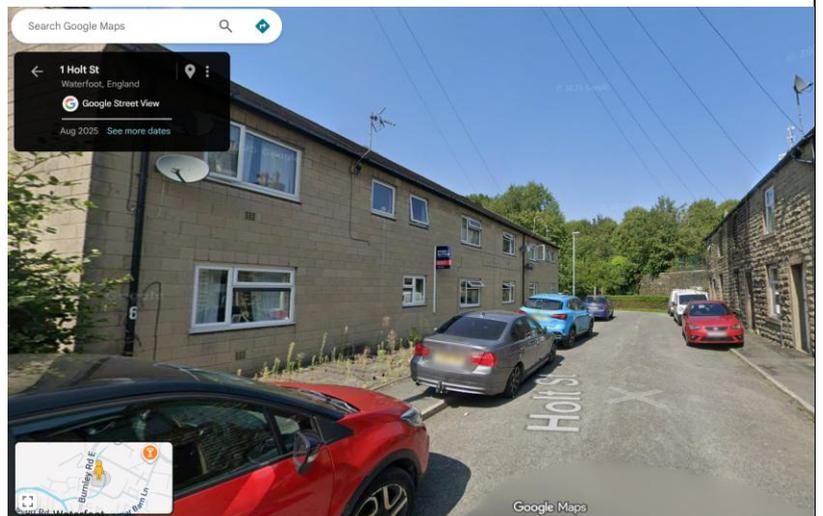
| Key comments received during the public consultation | Actions the Local Planning Authority is considering |
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| Comments received on the proposed boundary of the conservation area | |
| Including Cowpe in the conservation area | Cowpe is a distinct settlement with a different setting and character. It is not considered appropriate to include areas of Cowpe within the proposed Waterfoot Conservation Area. |
| Removing the Woodlea Mission on Tenterfield Street from the conservation area | The Woodlea Mission is identified as a positive building of medium significance in the Appraisal and Management Plan. It therefore makes a positive contribution to the specific character and historic importance of the local area. It also adjoins the Old Union House which is referred to as “remarkable for its retention of all of its original decorative leaded glass windows and front door”. The Woodlea Mission and the Old Union House are two positive buildings of medium significance to the character and appearance of the area. Their inclusion into the boundary of the |

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| | <p>conservation area is considered important. As such it is considered that the proposed boundary should not be altered to exclude the Woodlea Mission.</p> |
| <p>Including Gaghills Mill, Gaghills House, Gaghills Cottage, Tricketts House, Mytholme House, Booth Fold and the bowling green in the conservation area (mentioned at the drop-in event);</p> | <p>Gaghills Mill, House and Cottage are adjoining the northern boundary of the proposed conservation area. The Gaghills Mill (Slipper) shown on historic map is now demolished.</p>  <p>The building to the south of Gaghills Road (numbered 644) which potentially formed part of the Gaghills Mill complex is still present, so is Gaghills House (now operating as a nursery) and Gaghills Cottage. Between the building numbered 644 and Gaghills House is a bowling green which can be considered as an important open space. There is an argument to include those buildings, especially those from the Gaghills Mill complex previously owned by Sir Henry Trickett's due to his prominent role in the history of Waterfoot.</p> |
| <p>Including Rossendale Players Theatre to the conservation area</p> | <p>Rossendale Players Theatre shown as a School on the above historic map is located at 69 Burnley Road East. If the conservation area is extended to include Gaghills Mill, House and Cottage as well as the bowling green, it would be an opportunity to include this former school building. As a stone faced building with the gable facing the road which features lancet windows either side of the central entrance, it makes a distinctive contribution to the street scape and conservation area.</p> |
| <p>Including Tricketts' Park to the conservation area</p> | <p>Tricketts Park is located approximately 60m north of Gaghills Road. It is identified in the draft local list of non-designated heritage assets. Information regarding this proposed local list is available at Local List of Non-Designated Heritage Assets Heritage Rossendale Borough Council. The park was created in 1920-1922 and hosts a war memorial at the western gateway to workers from Trickett's Gaghills Mill who were killed during the first world war. The positive contribution of</p> |

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| | <p>Trickett's Memorial Ground to the character and appearance of the local area together with its historic significance for the town are in favour of its inclusion in the proposed conservation area. However, the park is not adjoining the proposed conservation area and it is not deemed suitable to include it within the boundary of the conservation area.</p> |
| <p>The conservation area boundary is complicated, not straight lines.</p> | <p>A definitive boundary is required to inform planning decisions. However, there is a need to review the boundary in general so that the approach is consistent in terms of property boundaries, pavements and streets.</p> |
| <p>Comments received on the assessment of the character and appearance of the area</p> | |
| <p>For the Horse and Bamboo and other 'notable, key buildings' to be categorised above the 'positive building of medium significance'</p> | <p>It is felt that the categorisation of buildings in the appraisal is adequate and there is no need for another category to be introduced.</p> |
| <p>Refer to Stotts Buildings instead of Rostron Buildings in text and photo legend</p> | <p>We will amend the final version of the conservation area appraisal and management plan to replace Rostron Buildings by Stotts Buildings.</p>  |
| <p>Shop at 719 Bacup Road is a great example of Victorian shop</p> | <p>The special historic features of the shopfront at 719 Bacup Road has been mentioned in the appraisal and highlighted by a photograph in page 46.</p> |
| <p>Woodlea Mission has undergone substantial alterations and its architectural integrity is limited compared to other buildings</p> | <p>It is agreed that the Woodlea Mission building on Tenterfield Street has had substantial alterations since the foundation stone of the United Gospel Mission Hall (Woodlea) was laid in 1894 (https://www.rossendale-fhhs.org.uk/files/rawtenstall_churches/church_041.html). Nonetheless the remaining features of the building (including its foundation stone) are sufficient to provide a positive contribution to the character and appearance of the proposed conservation area.</p> |

Dwellings on Holt Street should not be awarded the 'neutral' categorisation due to the fact that they are not in keeping with the character of historic buildings and there are maintenance issues (mentioned at the drop-in event)

Comments are noted. Although improvements could be made to the external appearance of the outdoor areas at these properties, the 'neutral' categorisation is still considered suitable.



The proposed extension of the conservation area boundary around Gaghills would result in an additional positive view: across the bowling green facing southwest towards Thornfield Avenue with glimpses of varying rooflines including the gables of the old Waterfoot primary school.

Agreed. We will amend the map of prominent views and add a photograph and short description in the Appraisal.

Comments received on the main threats to the proposed conservation area

Main threat are owners or tenants not complying to planning rules

Bullet no. 3 of the list of identified threats refers to inappropriate alterations to shopfronts which have had a significant detrimental impact. Bullet 4 also outlines the installation of PVC windows and loss of sash windows which causes harm to the character and appearance of the area.

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| Trickett's Arcade poor condition was highlighted | The last bullet point refers to Trickett's Arcade. Waterfoot Masterplan is looking at options to bring Trickett's Arcade into good condition. The designation of Waterfoot as a conservation area can help attract funding to renovate buildings. |
| Removal of flag stones | This has been inserted in the threat regarding piecemeal repairs to surfaces. |
| Abandoned buildings and inability of retracing owners is considered a threat | The sixth bullet point refers to the general lack of maintenance to some commercial premises, particularly Trickett's Arcade. |

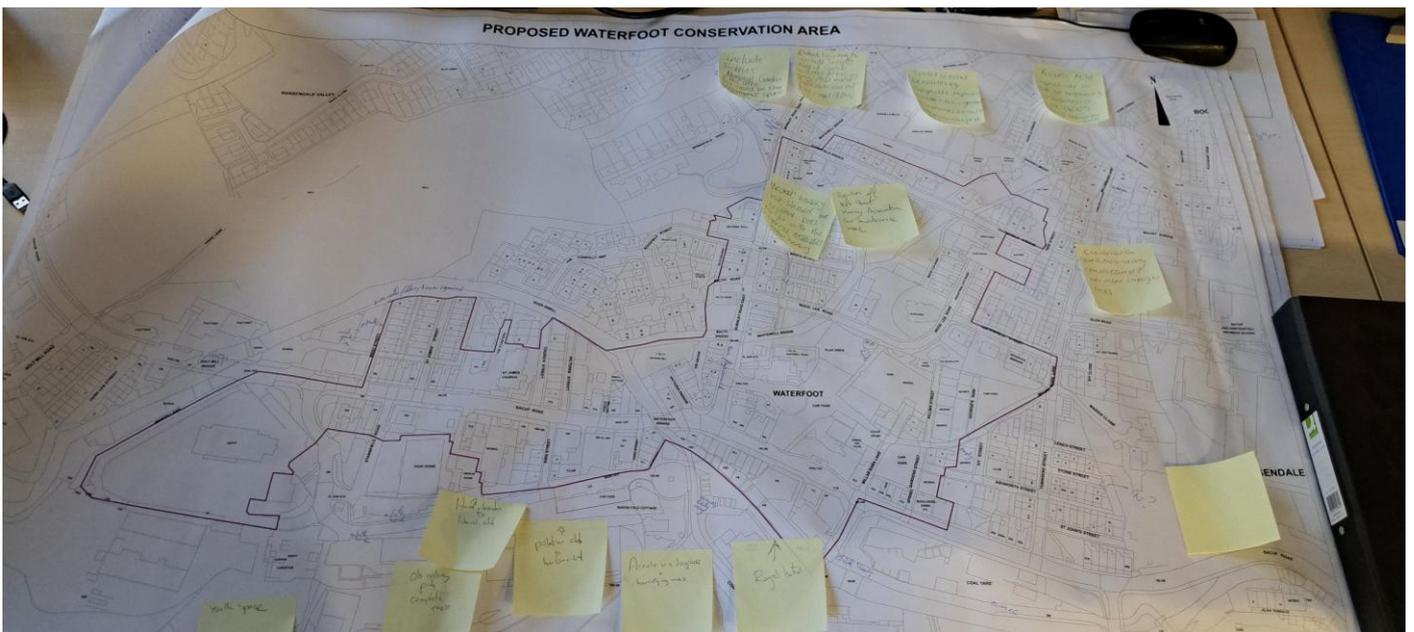
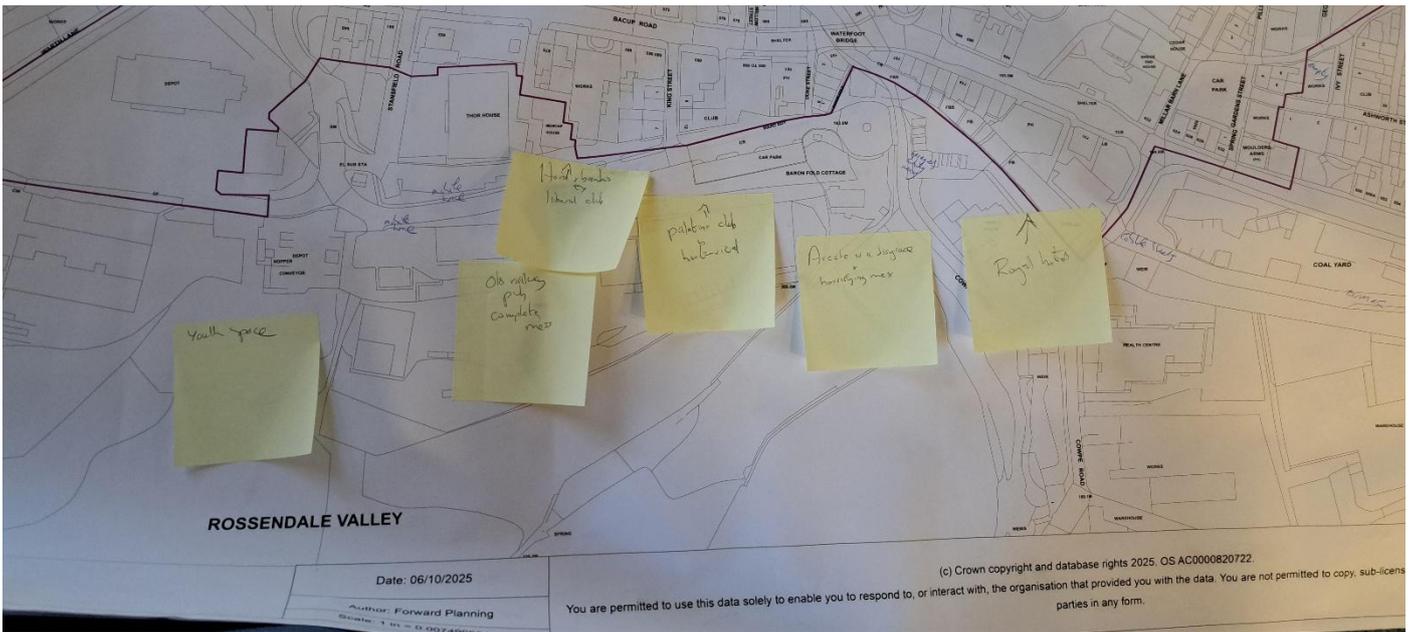
Comments received on the recommendations

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| Request the introduction of a specific advertisement strategy for the Horse and bamboo within the proposed guidance document | This can be considered during the preparation of a guidance document to businesses and homeowners. |
| Actions to stop the degradation of Trickett's Arcade should be taken | This is being considered as part of the Waterfoot Masterplan. |
| Enforcement actions to revert changes to shop fronts not in adequation with the character of the area | Enforcement actions are listed in the recommendations especially for buildings that have been subject to unauthorised works (last bullet point on page 57). |
| Introducing a cap to the number of tattoo and takeaway shops | The Rossendale Local Plan contains a strict policy regarding the development of hot food takeaways in the Borough (Policy R5). However, there are no current local planning policies regarding the location or number of tattoo shops. This can be considered as part of the Local Plan review. |

Other general comments

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| Planning enforcement should be tougher on works that do not fit with the surroundings or those that do not meet legal requirements | Enforcement actions are listed in the recommendations especially for buildings that have been subject to unauthorised works (last bullet point on page 57). |
| The creation of a community of small businesses can help drive change. | Comments noted. |
| More parking is needed | Comments noted. |
| The designation would fit with the plans to develop Waterfoot as an 'arts town' and attract visitors | Comments noted. |
| Suggestion for a youth space (mentioned at the drop-in event) | Comments noted. |
| Open space at Railway Inn a mess (mentioned at the drop-in event) | Comments noted. |
| Palatine Club is historical | Included in Appraisal. |
| Royal Hotel | Included in Appraisal. |

Appendix 1: Photographs of Maps with Post It comments at drop in event, Waterfoot Yard, 8 October 2025



SED WATERFOOT CONSERVATION AREA

