ROSSENDALE BOROUGH COUNCIL

STAGHILLS ESTATE

Data Pack and Research
Summer 2025

Plan for Neighbourhoods



CONTENTS



Introducing Staghills Estate

This report provides an overview of the estate, examining its housing, population, and local amenities, alongside residents' views on safety, facilities, and public spaces.

Drawing on housing data, demographics, surveys, and on-the-ground observations, it highlights the estate's strengths, such as green spaces and active community groups, as well as challenges, including anti-social behaviour, limited local services, and underused spaces.

The report also identifies opportunities for improvement, from enhancing parks and recreational areas to supporting community initiatives and addressing safety concerns. It provides a clear, evidence-based foundation for proposals aimed at improving life on the estate and strengthening connections within the community.

Estate Overview: Location, Population, Housing Type

Community engagement summary

Safety and anti social behaviour

Environment and use of space

Youth, families and local facilities

Design opportunities



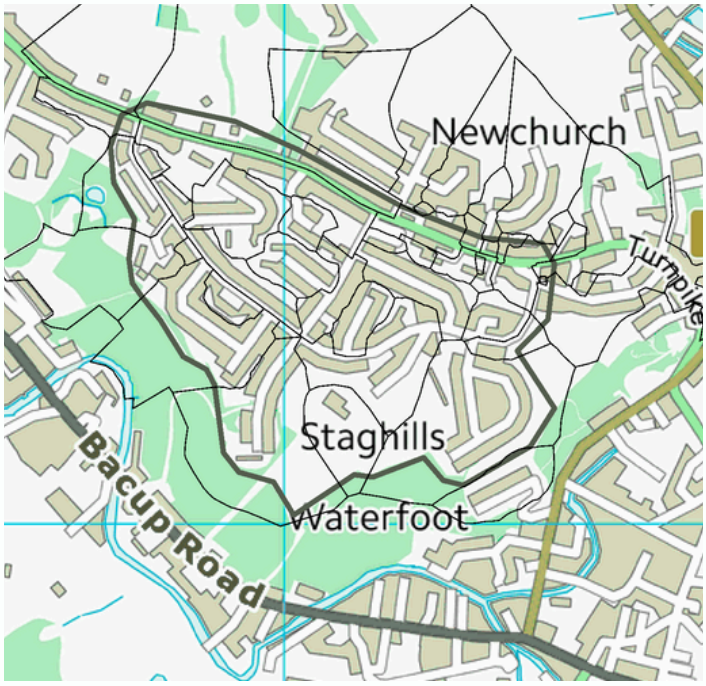
ESTATE OVERVIEW



Staghills Estate is a predominantly residential neighbourhood in Newchurch, located approximately one mile east of Rawtenstall and half a mile north of Waterfoot. Nestled among woodlands, it benefits from well-used walking routes that link directly to nearby town centres.

The estate is served by several places of worship, including St Nicholas, St Peter's Roman Catholic, and a Methodist church. While many local shops and the post office have closed in recent years, the area still retains a small selection of amenities: a takeaway, a general store, a hairdresser, and the Boar's Head pub.

For education and childcare, residents have access to two primary schools St Nicholas and St Peter's as well as Staghills Children's Centre and Nursery.



One mile East of Rawtenstall
Half a mile North of Waterfoot

Demographics

This summary provides an overview of the Together Housing properties on the estate, including the demographics, housing tenure, and key social indicators for the people who live there.
The dataset records a total of 617 households/members living in properties owned by Together Housing. Of these, 64 live in flats and 553 live in houses.



- Affordable General Needs properties account for 95 households (10 flats and 85 houses).
- Freehold homes represent 10 households, all in houses.
- General Needs properties make up 96 households (39 flats and 57 houses),
- General Needs Affordable Conversions comprise 20 households, all in houses.
- There is also a single Social Leaseholder property, which is a flat.

Household Members



The gender breakdown is fairly even, with 321 females (32 in flats, 289 in houses) and 296 males (32 in flats, 264 in houses).



The age profile shows a high proportion of children and young people
0–19: 264
20–39: 174
40–59: 122
60–79: 43
80+: 5
Unknown: 9

Financial Risk
· At Risk: 9 total
· Not at Risk: 608 total

Safeguarding
· Flagged: 4 total
· Not flagged: 613 total

Impairments
· Most recorded as Unknown
· Of known cases, most common:
- No impairment: 79 total
- Mental health disability: 11 total
- Restricted mobility: 5 total

SWOT ANALYSIS



Strengths:
The area benefits from numerous walkways and paths connecting to Waterfoot and Rawtenstall, making it easily accessible on foot. The community is supported by an active local school, St Nicholas, and a dedicated community group, the NVCA as well as a local nursery. Residents also have proximity to natural surroundings, enhancing the overall environment.



Weakness:
There is a lack of dedicated youth spaces, contributing to a divide between the older and newer parts of the estate. Reports indicate high levels of anti-social behavior. The school perimeter lacks security, garages are poorly maintained, and public transport services are infrequent. Safety is a concern due to dangerous road crossings, poor road markings, and a lack of street lighting. Additional issues include no wayfinding signage, limited local shops and amenities, underused green spaces and reports of speeding cars.



Opportunities
There are opportunities to improve the area further. The Hut on Woodside Crescent provides a community hub, and a land behind the Boar's head offers land for potential development.



Threats:
A key concern is the long-term maintenance of green spaces and other improvements following any new projects. Additionally, if the community or responsible bodies do not stay engaged, there is a threat that vandalism and anti-social behaviour could increase, undermining the benefits of any developments. Ensuring sustainable management and community involvement will be crucial to protect the area's progress.

METHODS OF ENGAGEMENT

In the first instance, the Newchurch Village Association were met. The Plan for Neighbourhoods scheme was explained in full and they were given the opportunity to explain where the group came from, and what issues the estate faces, as well as what unique offerings the estate has.

The group mentioned a building on the estate known as The Hut. They explained in the past it has been used for voting and as a small community gathering area. The building is starting to need repairs and the idea of the building being brought back into use with help from the Plan for Neighbourhoods money was suggested.

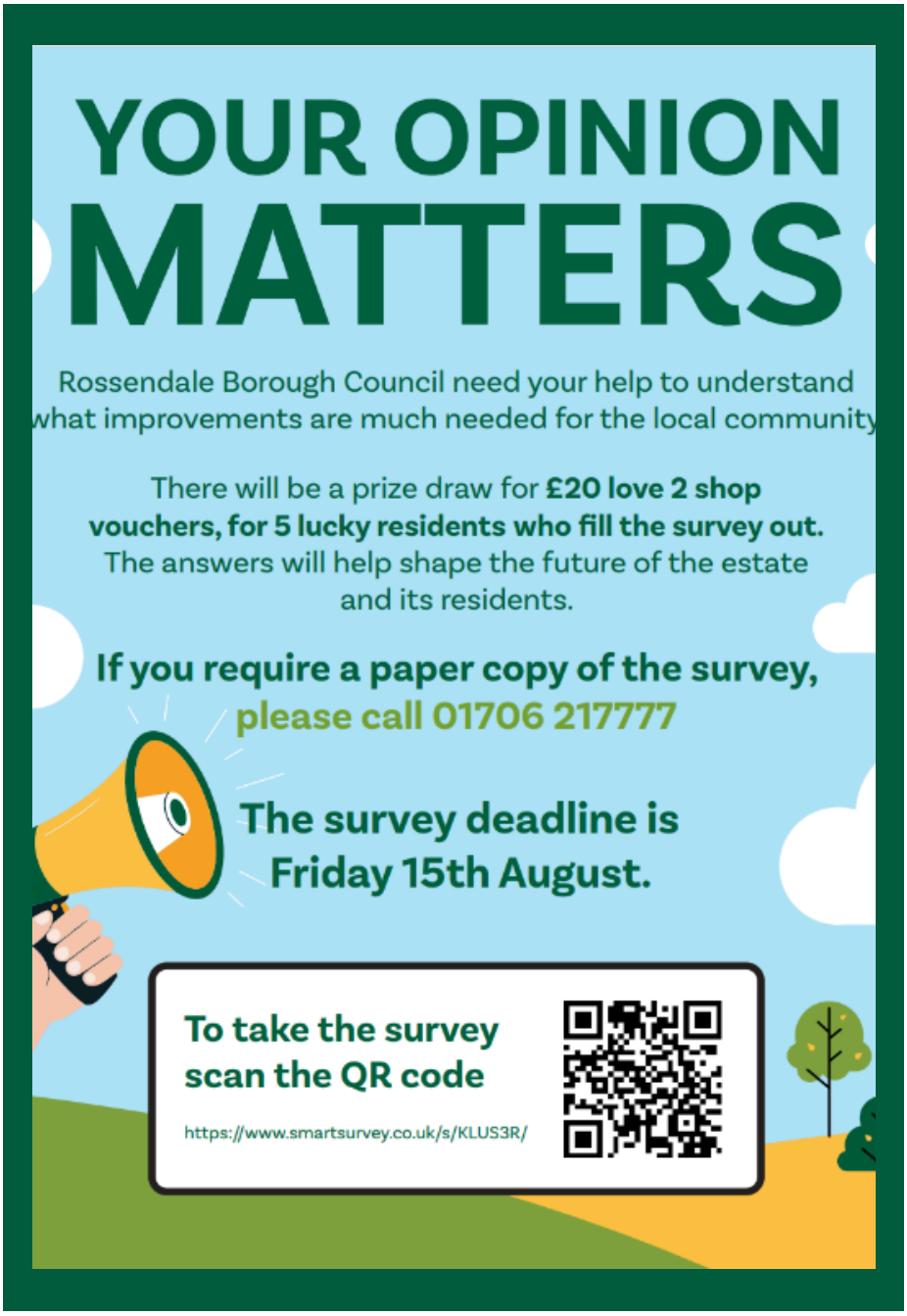
St Nicholas' Primary school holds a prominent place within the Staghills estate. The school has reported issues in relation to anti social behaviour incidents out of school hours, especially regarding the playing field.

A meeting took place between the local police, school head teacher, local councillors and Rossendale Borough Council staff. The school explained they have issues with people jumping over the fence after school hours and using the field. The school have found drug paraphernalia, litter, empty alcohol containers and other items that could pose significant risk if come across by children.

The discussion also included the perception of anti-social behaviour on the estate. There was a discussion around reporting issues to the police and/ or Together Housing, possibly affecting the statistics in the area due to fear of reporting or lack of understanding what can be reported. Together Housing have previously mentioned they do not get many reports of anti-social behaviour.



RESIDENT SURVEY



To collect as much information about the estate as possible it was decided that a residents' survey, would allow them to contribute information for the data pack. A mixture of questions included on the survey allowed for both quantitative and qualitative data to be collected and analysed. This allows residents to explain why they have provided certain answers as well as giving quick answers to others.

The survey was created on Smart Survey, with a QR code. Leaflets were created and distributed to the whole estate, with vouchers up for grabs for those who filled out the survey. While surveys were being handed out, any residents that were met, were encouraged to fill out the survey and given more information about the project.

The survey was also posted to the local community Facebook page, advertising the voucher opportunity and catching any residents who may have missed the leaflet.

A few local businesses were willing to distribute the survey leaflets to customers, in the Newchurch area.

The survey generated 59 responses in total.

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PARTICIPATION OVERVIEW

Overall the survey had 59 responses. There were some surveys left incomplete which could not be used.

The survey was aimed at all age groups within the estate, and the aim was that everyone received an opportunity to fill it out.

The largest age group on the estate is children and young people under 16, with 213 residents. The next biggest group is adults aged 30–39, which suggests the estate is largely made up of young families (based on Together Housing residents). In contrast, there are just 22 residents over the age of 70.

Several questions in the survey are designed to capture the views of different age groups and better understand their specific needs.

- What type of activities would you like to see for children and teenagers?

Answers - youth engagement, sports, community projects, parks,

- Do you think the estate is accessible and inclusive for older people or people with disabilities?

Answers - Yes – 16.95% No – 50.85% Not Sure – 32.2%

The purpose of these questions is to help the research show whether the area meets the needs of all age groups. Where any gaps are identified, this could inform a project proposal to be taken forward under the Plan for Neighbourhoods funding.



One of the main themes for the Plan for Neighbourhoods fund is Stronger Communities.
The ‘people’ related outcomes focus on:
·education
·health
·worklessness

The survey included a question surrounding opportunities to understand better how residents of a housing estate access work and skill opportunities, and understand if there is work that can be done with the fund to further aid residents to increase their work opportunities, by improving skills and education.



SAFETY AND ANTISOCIAL BEHAVIOUR

Perceptions of Safety
50.85% of people said they feel Safe on the estate during the day. Compared to 22% of people saying they feel Safe on the estate at night.
5% said they feel Very Unsafe on the estate during the day.
Compared to 16.95% feeling Very Unsafe at night.

An assumption can be made that residents are feel unsafe at night.
Reasons include: Unlit areas, more anti-social behaviour occurrence, and general feel of unease in the dark.

Identified Hotspots
22% of residents have not witnessed any issues or felt unsafe, that is 13 of 59 respondents.
Whereas 77.97% have answered yes, with details.
The areas mentioned include, the shops on Top Barn Lane, the park spaces, specific streets such as Stag Drive and Dark Lane and bus stops, the use of e-bikes and scooters.
Groups of assumed teenagers hanging around areas and potential drug dealing situations.

This could be developed into a project aimed at improving safety on the estate such as installing additional lighting, CCTV, and other crime prevention measures to help residents feel more secure when moving through the area at night.

Crimes reported May 2025

Type of Crime	Frequency
Anti-social behaviour	14
Violence and sexual offense	13
Criminal damage and arson	4
Burglary	3
Public order	1
All other crime	4





ENVIRONMENT AND USE OF SPACE

The survey highlighted strong community interest in preserving and enhancing the former bowling green behind the Boars Head as a valuable local green space. There is strong support for retaining the area as a bowling green, village green, or general quiet space, with interest in maintaining wildlife habitats, native plants, and a “wild” garden area.

Proposals also included community gardens, allotments, and raised beds for growing fruits, vegetables, and herbs. Facilities for children and teenagers were highlighted, such as play areas, football pitches, basketball courts, bike parks, and youth clubs. Activities promoting community engagement, like workshops, benches for socialising, outdoor bandstands, and exercise trails, were frequently suggested.

Residents also noted the need for short-stay or church parking and reopening a car park to ease local congestion, emphasising multi-use spaces that accommodate families, older residents, and schools. Environmental and educational initiatives, including sustainability programs, healthy eating, hands-on gardening, incredible edible gardens, bee houses, and nature plantings, were often mentioned.

Satisfaction with estate amenities shows that green spaces are rated positively, though car parking and general upkeep remain areas for improvement. Overall, the former bowling green is viewed as a critical community asset, with residents favoring a multi-functional, inclusive, and environmentally friendly space that supports recreation, gardening, and social cohesion while protecting the area from overdevelopment.

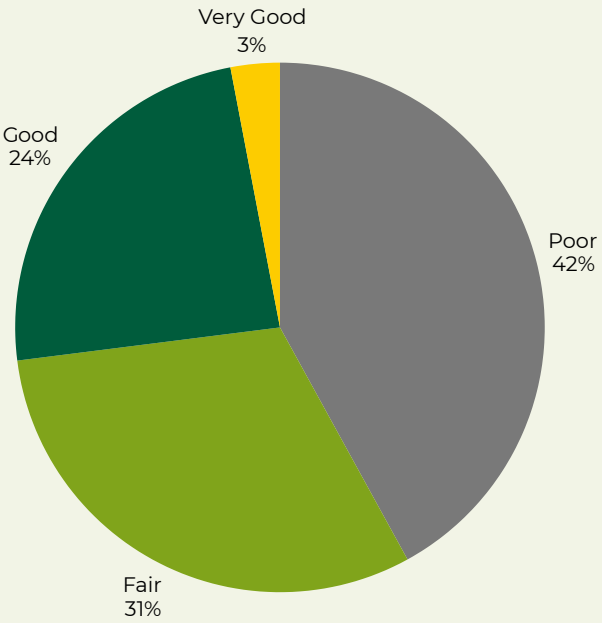
- Respondents rated cleanliness mostly as poor or fair, with very few rating it as good and none as excellent. Overall, cleanliness is a concern.
- Most respondents rated street lighting as fair or good, with a smaller portion rating it poor or very good. Street lighting is moderate but could improve.
- Green spaces/parks were generally viewed positively, with half of respondents rating them as fair and a significant portion as good. Very few rated them poor or excellent. Green spaces are acceptable but not outstanding.
- General upkeep of buildings and communal upkeep was rated as poor or fair, indicating noticeable issues in maintenance. Very few rated it good or very good.
- Car parking was rated the lowest of all areas, with the majority of respondents rating it as poor. Very few rated it good or very good, indicating significant dissatisfaction.
- Responses were fairly balanced between poor, fair, and good, suggesting moderate satisfaction with woodland areas, but room for improvement.
- Paths and crossings were mostly rated poor or fair, with fewer respondents rating them good or very good, suggesting these areas need attention.

1 in 4 people use the parks and green at least once a week

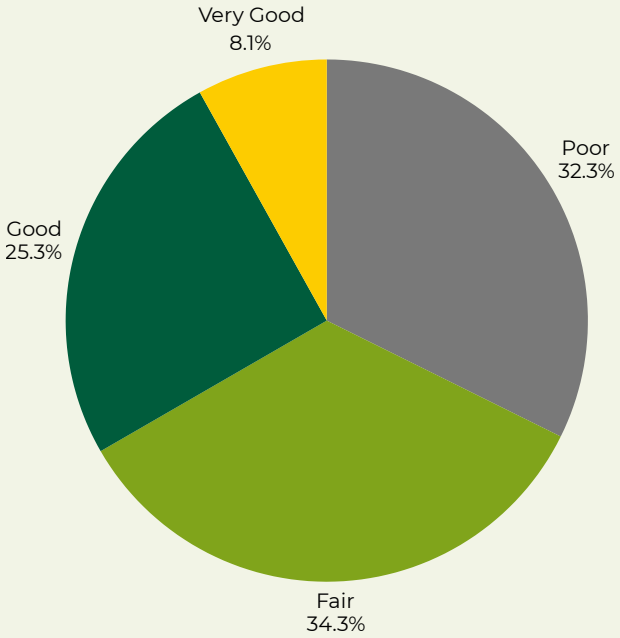


"I recommend improvements to the park, such as updated play equipment, safer surfaces, and better lighting. These enhancements would make the space more attractive and safer for families, children, and all residents."

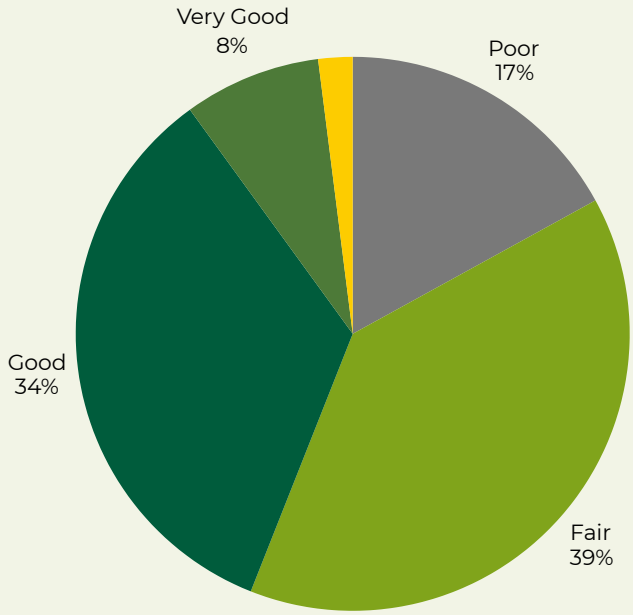
Cleanliness



Woodland



Street Lighting



GREENSPACE OPPORTUNITIES



The survey indicated strong interest in community-focused initiatives, such as:

- A community garden with raised beds for vegetables, herbs, and fruit, along with seating areas for social interaction.
- Garden spaces to support local schools, youth groups, and workshops on sustainability, healthy eating, and gardening skills.
- Outdoor seating, benches, and quiet areas for residents to gather.
- Possible multifunctional spaces for community events, fundraising, and meetings.

Recreational Facilities

Residents suggested a variety of recreational uses for children, teenagers, and older adults, including:

A football pitch and general play area for children.

Outdoor exercise equipment and simple play features such as balance beams or ground games like snakes and ladders.

A youth club or activity hub to provide local opportunities for teenagers and reduce unsupervised gatherings.

Facilities for older residents, including restoring the bowling green for community use.

Parking and Practical Uses

Several residents highlighted the need for practical solutions, including:

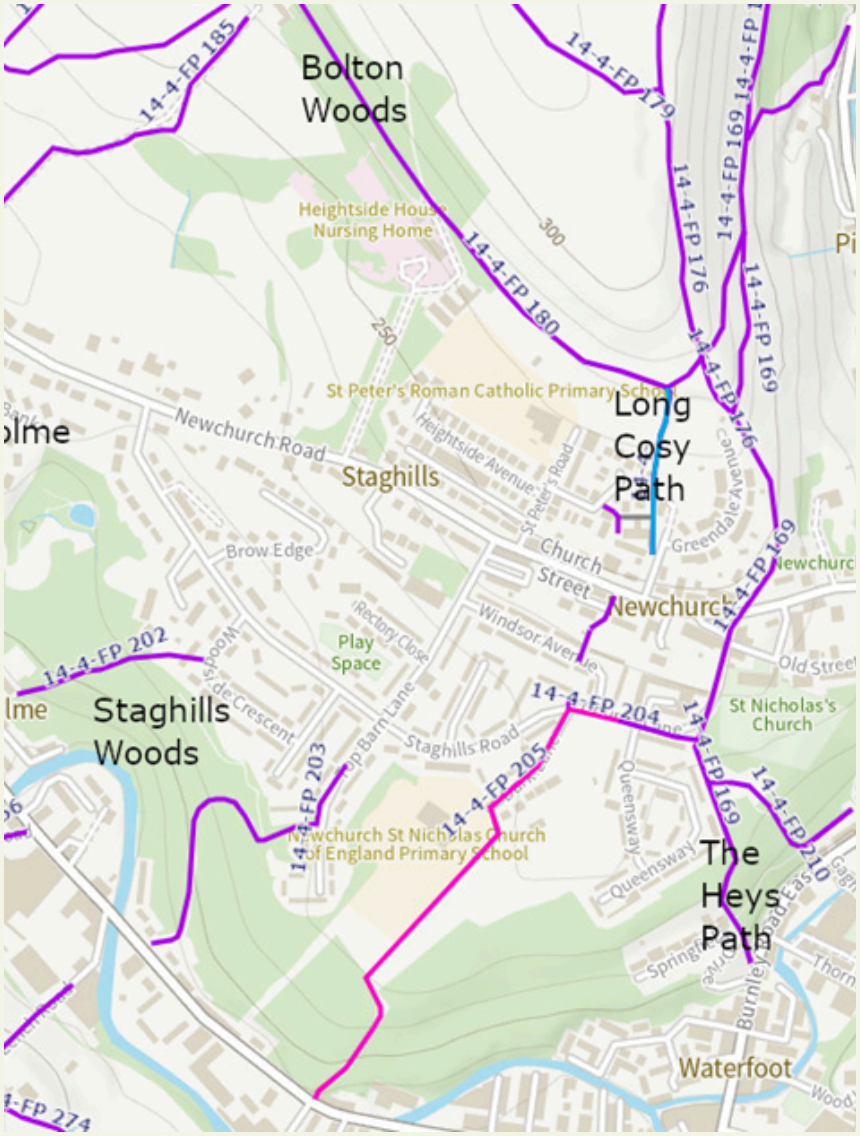
- Short-stay parking, particularly to support St Nicholas Church services.
- Reopening part of the site as a car park to alleviate local parking pressures.

Wildlife and Environmental Considerations

Suggestions included creating a “wild” garden area to encourage biodiversity, including native plants, bee houses, and edible plantings. These proposals aim to enhance the environmental value of the site while providing educational opportunities for local residents.



WALKING ROUTES



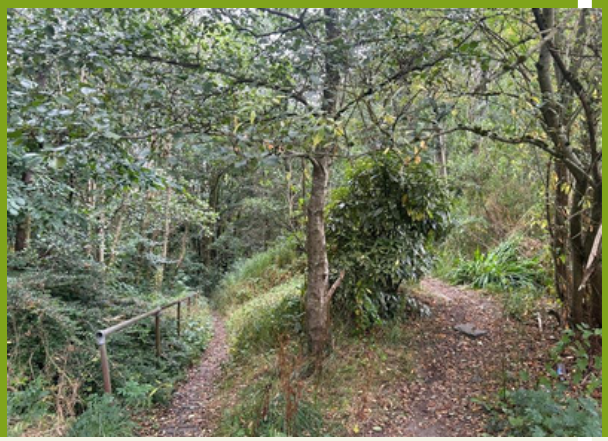
KEY ROUTES

THE HEYS

The Heys is a pedestrian route that runs from Staghills Road, down a cobbled path near St Nicholas's Church, providing direct access to Burnley Road East in Waterfoot. It serves as a key link into the town centre and has the potential to be a valuable walking route for residents. However, the path is currently poorly lit and not well maintained, which limits its use, particularly in the evenings.

STAGHILLS WOODS

Staghills Woods can be accessed from Top Barn Lane or Woodside Crescent and provides a route through to Bacup Road. However, the area currently has limited lighting, no clear paths, and lacks wayfinding to guide people. The existing route is steep and not well maintained, which makes it difficult for regular use. With improvements, Staghills Woods could become an important walking route for residents accessing the town centre.



RESIDENT FEEDBACK

- 60% of residents use the woods
- "The woods is a disgrace, people just dump there rubbish down there"
- "The woods could be used as an area for a high ropes course"
- "Greater efforts to maintain cleanliness throughout the community, particularly around shared spaces such as paths, green areas and the park"

PARKING, STREETLIGHTS & CLEANLINESS



PARKING

Residents have expressed significant concerns regarding parking and road accessibility within the community. There is a notable shortage of parking spaces, particularly along Staghills Road from Top Barn Lane to Stag Drive, leading to frequent double parking and cars blocking pavements. This creates hazards for prams, mobility scooters, and visually impaired residents. Many feel that some green spaces could be repurposed for parking bays, which would help widen roads and reduce obstruction. Overall, the estate's roads are difficult to navigate, and parking issues, combined with speeding, make access especially challenging for those with disabilities. Residents also highlighted the need for improved pathways and parking restrictions to enhance safety and usability across the area.



STREETLIGHTS

Residents have raised concerns about road safety and lighting in the area. Staghills Road is perceived as a "race track," particularly near the local shops on weekends, making it unsafe for pedestrians. The lighting through the woods from Topbarn Lane to Bacup Road is inadequate, and many feel that lighting across the new estate is very poor. Despite this, around 44% of residents rated lighting at least as good, indicating some areas meet expectations.

CLEANLINESS

Cleanliness is a major concern for residents, with 73% rating it as below average. Many feel that shared spaces such as paths, green areas, and the park are not being maintained adequately. Litter, food packaging, and inappropriate behaviour have caused some residents to avoid using these areas, including the park. Residents suggested regular community clean-up days and educational campaigns in local schools to encourage responsibility and improve overall standards. There is a strong call for greater efforts to maintain cleanliness throughout the estate, as many have noticed a decline in standards across the community.



YOUTH, FAMILIES AND LOCAL FACILITIES



Residents feel there are insufficient age-appropriate and affordable activities for all age groups. While some activities exist for very young children, there is a clear need for more options for school-age children, teenagers, adults, and older people. Teenagers in particular have very few suitable activities, and residents highlighted the need for engaging, accessible, and safe opportunities for young people to take part in.

Residents suggested a wide range of activities and facilities for children and teenagers. For younger children, priorities include safe, well-maintained parks with updated play equipment, cycling areas, small sports pitches, and creative activities such as crafts, gardening, and nature projects. Teenagers expressed interest in youth clubs, multi-sport areas, skate parks, basketball courts, outdoor gyms, and safe social spaces. Many highlighted the need for monitored environments to reduce antisocial behaviour and provide structured engagement opportunities.

The most commonly used local facilities are the local shop, woods, park, church, and schools. Residents also mentioned informal spaces like pubs and community groups. Some raised concerns about litter, dog waste, and poor maintenance in local woods and around the new estate, which can affect accessibility and enjoyment.

Residents expressed strong support for new community facilities to improve social cohesion and access to services. Suggestions included a community hub or centre for multi-use purposes, such as a café, advice centre, library, or meeting space. Youth-focused facilities such as clubs, sports areas, skate parks, and safe hangout spaces were widely requested. The emphasis was on creating safe, inclusive, and well-maintained spaces for residents of all ages.

YOUNG PEOPLE

The survey responses highlight a wide range of ideas for activities and facilities that children and teenagers would benefit from in the community. Common themes emerged around the need for safe play areas, opportunities for sport and exercise, accessible clubs and community spaces, and positive social environments that support healthy development and reduce antisocial behaviour.



PLAY AND PARKS

Many respondents wanted safer, cleaner, and better-maintained parks with modern, age-appropriate play equipment. Suggestions included more swings, slides, soft play areas, cycle tracks, and multi-use sports cages to give children and teenagers safe spaces to play and reduce conflicts in shared areas.



SPORT AND ACTIVITY

There is strong demand for more opportunities to get active through football pitches, basketball courts, bike ramps, netball areas, and outdoor gyms. Organised activities like summer playschemes, running clubs, and youth-led tournaments were also suggested as ways to encourage fitness and reduce antisocial behaviour.



CLUIBS AND COMMUNITY SPACES

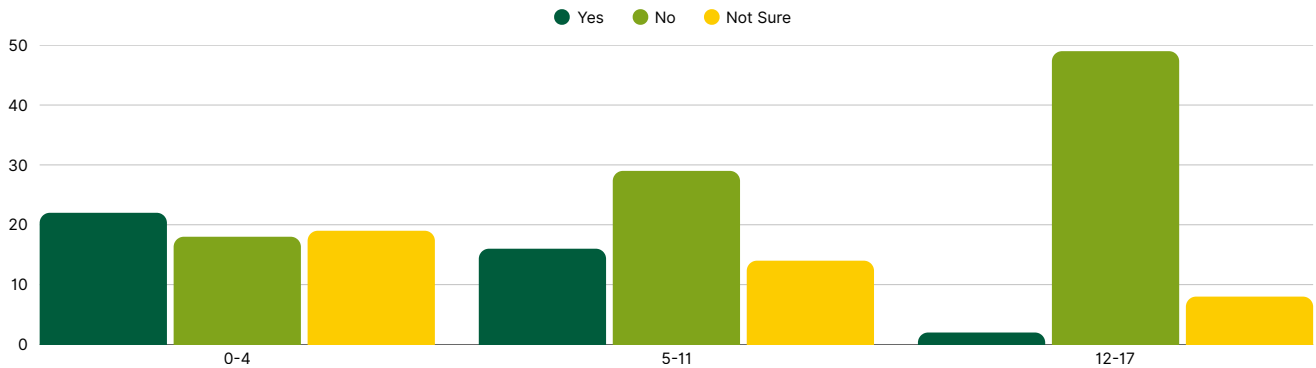
Youth clubs, community centres, and safe indoor spaces were highlighted as important for both children and teenagers. Respondents suggested creative and social groups such as arts and crafts, gardening, reading corners, gaming clubs, and projects linked to existing community initiatives like the White Horse Project.



SAFE AND POSITIVE SOCIAL SPACES

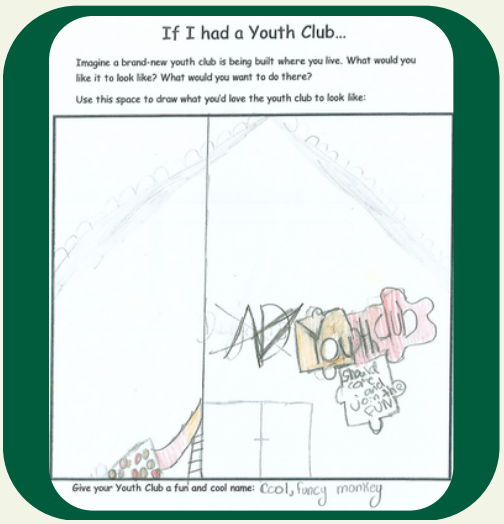
Safety and inclusion were recurring themes, with suggestions for designated hangout spots that keep teenagers off the streets while providing welcoming areas for children. Ideas included supervised youth spaces, graffiti art walls, bowling alleys, cinemas, and community clean-up projects, all aimed at building respect, positive behaviour, and stronger community ties.

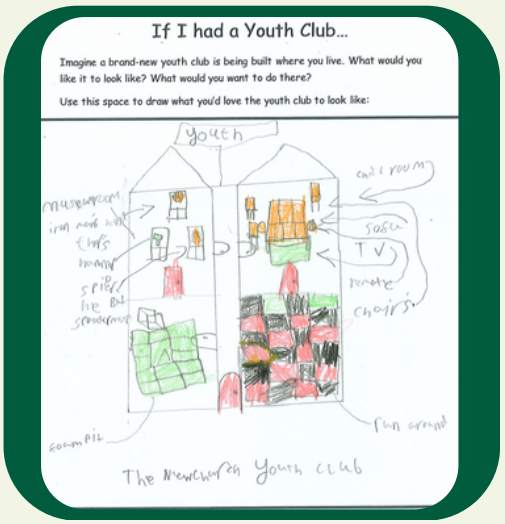
Are there enough age appropriate and affordable things to do?



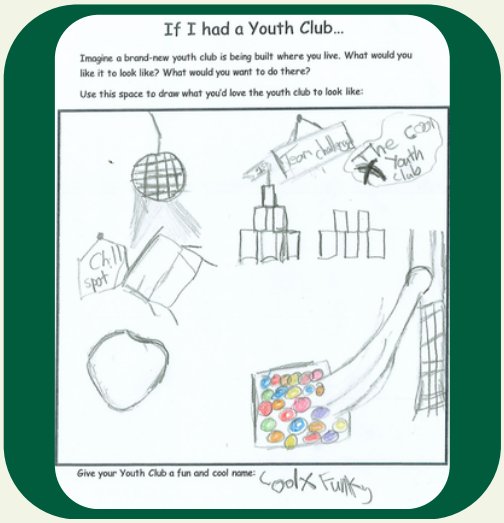
IF I HAD A YOUTH CLUB...

St Nicholas' Primary School students were asked to design their own youth club and suggest a name for the space, with many of these students also living on the estate. The ideas will be used to support the development of project proposals and considered alongside the wider findings of the Staghills survey.

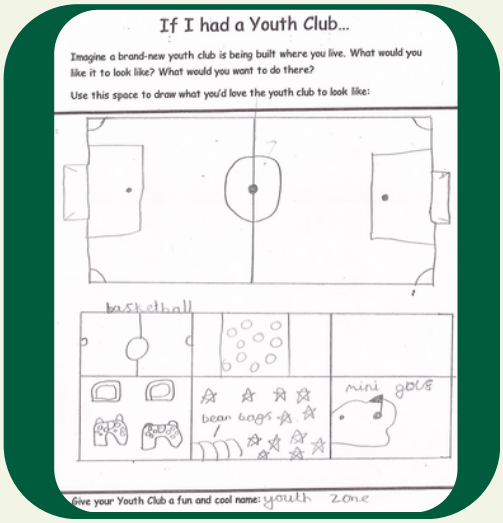




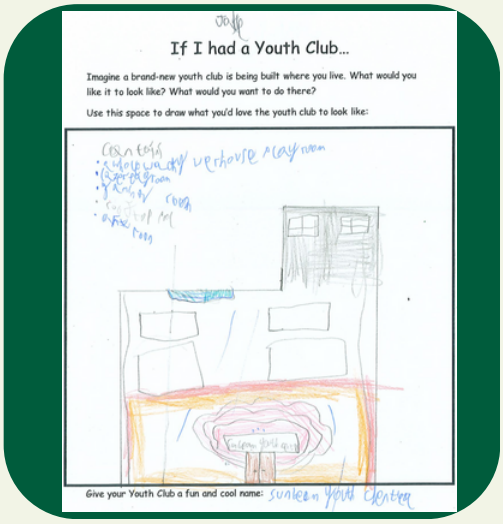


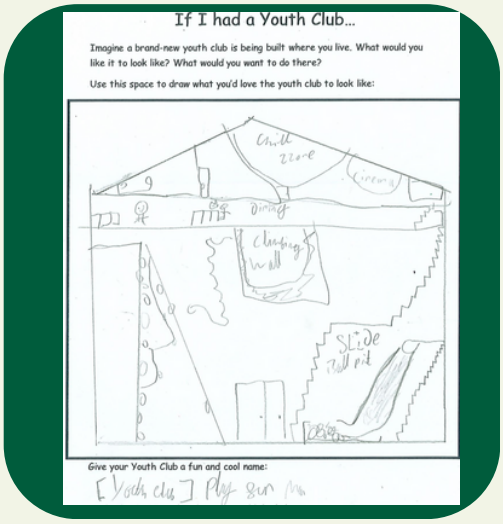


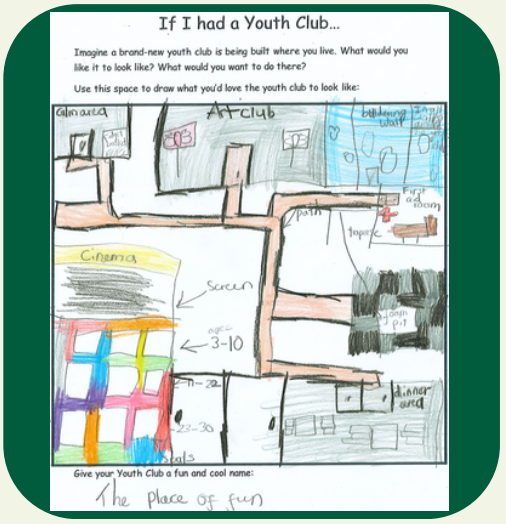












FACILITIES

There are some green spaces and a few community buildings on the estate, however several of these are underused or no longer in active use, such as the old community hub and field areas. The old community hub has also not been in active use for some time. Many residents rely on travelling to Rawtenstall or Waterfoot for everyday needs like cafés, banking, social activities and services.

The most common request from residents was for a new or revitalised community hub, where people of all ages could gather, access advice, and take part in groups and activities. Many suggested that the existing hut or other unused buildings could be refurbished and brought back into use, with a café included as a central meeting point. A community centre or hall that could host film nights, group activities, and events was also seen as valuable.

Alongside social spaces, people highlighted the need for everyday services that are currently lacking. Suggestions included advice centres, banking hubs, and council service drop-ins, so that residents do not have to make long trips for essential tasks. Some also suggested community allotments and gardens to encourage local food growing and wellbeing, potentially making use of the recreation ground space.

Finally, several respondents stressed the need for safer, cleaner, and more welcoming public areas. Requests included better park upkeep, CCTV, and visible community policing to support positive behaviour. Many felt that new facilities should be inclusive of all ages and abilities to ensure that everyone has access to local support and opportunities.

"Community hub is a must."



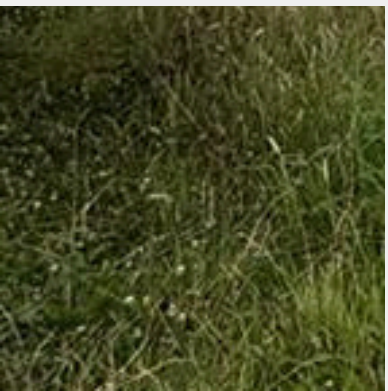






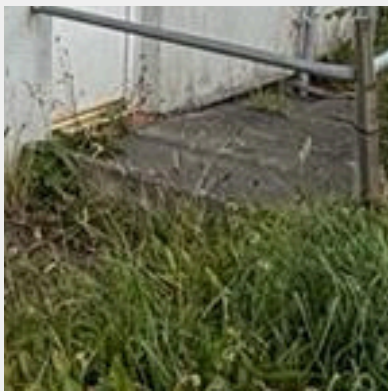


"Hut could be refurbished for community use."



"Community allotments and gardens."





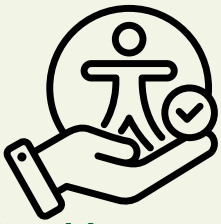
ACCESSIBILITY

Many residents manage navigate the estate without difficulty, however a significant number highlighted challenges related to road and pavement conditions, limited public transport, and accessibility barriers. These responses provide insight into the practical and safety issues affecting mobility and point to areas where improvements could make the estate more navigable and inclusive for all.



Ease of getting around the estate

Most residents (69.5%) reported that they find it easy to get around the estate, while 13.6% said it is difficult. Around 17% said it is sometimes challenging. Comments highlighted a range of issues, including poor road conditions with potholes and narrow streets, double parking, and overgrown hedges that obstruct pavements. Residents also noted difficulties for people with mobility aids such as wheelchairs or crutches, as well as safety concerns during icy winter conditions.



Accessibility for older people and people with disabilities

When asked specifically about accessibility for older or disabled residents, only 16.9% felt the estate is accessible. Over half (50.9%) felt it is not, while 32.2% were unsure. Barriers include uneven or blocked pavements, limited transport options, and difficulty reaching essential services. These challenges make it harder for elderly or disabled residents to participate fully in the community.



Travel to town centres

Car travel is the most common way residents reach nearby towns, with 50.9% using a car. Walking is used by 20.3%, and buses by 13.6%, while the remaining 15.3% rely on mixed methods or other means. Comments highlighted unreliable or infrequent bus services, high costs, and limited coverage to some roads. Some residents mentioned safety concerns, anti-social behaviour, and mobility challenges as barriers to using public transport.





PROJECT IDEAS

This section sets out a series of proposed improvements across key community spaces, aiming to enhance local wellbeing, safety, and engagement. Projects include new mountain bike trails and footpaths, upgrades to play areas, community gardens, and the refurbishment of shared facilities. Each proposal has been shaped with opportunities for collaboration between residents, schools, and local organisations, with a strong focus on creating safe, welcoming, and sustainable spaces for all ages. Potential funding partnerships will also be explored to maximise impact and long-term value.

01 Trails and Footpaths

- Develop a new youth-designed mountain bike trail in the woods (requires planning, ecological, and tree surveys).
- Improve existing rights of way with resurfacing and tree works, linking Staghills to Burnley Road East and Bacup Road.
- Carry out woodland management for path and trail safety.
- Formalise a woodland path (Woodside Crescent to The Heys) to create circular walking routes for health and wellbeing.
- Introduce wayfinding signage designed with local artists and residents.
- Potential match funding: LCC, British Cycling, landfill funding.

02 Former bowling green

- Create a community garden and allotments, alongside improvements to parking.
- Remove unsafe ash trees (with replacement planting; requires planning approval).
- Deliver in partnership with NVCA, schools, and local groups.

03 Dark Lane Play Area

- Install a new play unit with safe surfacing.
- Add new community-designed artwork.
- Improve planting in collaboration with residents.

04 The Hut

- Explore refurbishment options for The Hut: from basic repairs to full extension and upgrade (requires planning, building regulations, architect input).
- Agree management responsibility for access, activities, and security (NVCA, White Horse, Police, Newground).
- Review garage colony occupancy, promote available plots, and improve surfaces and open space.
- Install new signage to formalise The Hut and garage colony.