

A large, abstract teal graphic that resembles a stylized map or a splash of paint, occupying the upper half of the page. It has irregular, organic edges and contains several white, irregular shapes that look like cutouts or negative space.

**Rossendale Borough Council**

**Housing Land Position  
Monitoring Report**

**May 2006**

Rossendalealiye  
The logo for Rossendalealiye, featuring a stylized blue wave or flourish underneath the 'ye' part of the word.

# 1 Introduction to Rossendale Housing Land Position

## 1.1 Background

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Rossendale Borough Council is required to monitor the housing land within the Borough in relation to the provision set out in Policy 12 of the Joint Lancashire Structure Plan (JLSP), which was adopted in 2005. It is expected that under the “*plan monitor manage*” approach to housing land, introduced in *Planning Policy Guidance Note 3* (in 2000), that the Council takes account of the housing land supply when considering the release of land for residential.

## 1.2 Purpose of this Report

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The purpose of this Report is to set out the current housing land position within Rossendale as of 31<sup>st</sup> December 2005. It seeks to provide information on the number of dwellings with planning approval and the level of housing completions and to reference this information with the requirements of the Joint Lancashire Structure Plan.

This report summarises the situation in Rossendale as of the base date of 31<sup>st</sup> December 2005. It deals specifically with the provision in Rossendale against the requirements of Policy 12 of the JLSP. It does not refer to densities or types of land (ie previously developed). Monitoring of these aspects of the housing land supply will be undertaken at a later date.

# 2 Development Plan Housing Requirements

## 2.1 Joint Lancashire Structure Plan

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The Joint Lancashire Structure Plan was adopted in 2005 and represents the most up to date adopted planning policy for Rossendale in terms of housing provision.

Policy 12 of the JLSP sets out the housing provision required within Rossendale during the plan period from 2001 to 2016 as follows:

**Provision will be made for 1920 new dwellings for new households in Rossendale for the period 2001 to 2016.**

This figure is based on an annual average dwelling provision of:

220 dwellings per year in phase 1 (2001 – 06)

80 dwellings per year in phase 2 (2006 – 16).

Please note that the year runs from 1<sup>st</sup> April to 31<sup>st</sup> March.

## 3 Housing Land Supply in Rossendale

### 3.1 Planning Approvals

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The full list of extant planning permissions that constitute Rossendale's housing land supply are listed in **Appendix 1: Schedule of Extant Planning Approvals**.

In compiling this list, a six week consultation (ending 28<sup>th</sup> April 2006) was undertaken with developers, agents and the Home Builders Federation to verify the information. Representations were received, which are discussed in **Appendix 4**; these have resulted in minor amendments to the Schedule, including the actual number of extant planning permissions recorded. **Appendix 5** explains the methodology used to prepare this list.

**The number of dwellings with an extant planning permission within Rossendale was 1233 (as of 31<sup>st</sup> December 2005).**

This figure of 1233 dwellings represents the level of housing commitments within the Borough. It comprises all sites with a valid outline, full or reserved matters approval, including sites where a technical start may have been made to keep the permission 'live'.

It does not include sites awaiting a decision notice, nor does it include sites for residential which will be proposed within the Area Action Plans being prepared for the Borough's two key regeneration priority areas.

Of the 1233 dwellings, 1122 dwellings have a detailed planning approval and so could commence immediately. Only 111 dwellings (10% of the total number of approvals) have an outline approval, which would require approval of reserved matters prior to commencing development.

### 3.2 Residential Completions

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The table overleaf shows how housing activity in Rossendale (based on completions) has been performing in relation to the JLSP.

Over the period 1<sup>st</sup> April 2001 to 31<sup>st</sup> December 2005 (ie. 4.75 years) the actual completions within the Borough is lower than the JLSP requirement (by 113 dwellings). However, the anticipated completions, identified through discussions with developers and agents, for the period from 1<sup>st</sup> January 2006 will be significantly higher than the 80 dwellings provided for in the JLSP.

Anticipated completions are based on the best knowledge that the planning authority has in terms of the completions likely to come forward. This has been obtained by contacting agents and developers of large sites (i.e. 5 or more dwellings) with full or reserved matters approval for sites. Where it has not been possible to make contact, advice has been sought from the Borough

Council's Building and Development Control teams. **Appendix 3** details the information that has been collated on anticipated completions.

**Table 1: Actual & Anticipated Residential Completions**

	JLSP Requirement		Number of Dwellings Completed		No. of Actual Over (+) or Under (-) Completions	Number of Dwellings Anticipated		Number of Anticipated Over (+) or Under (-) Completions
	Annual	Running Total	Annual	Running Total		Annual	Running Total	
2001/02	220	220	148	148	-72			
2002/03	220	440	150	298	-142			
2003/04	220	660	218	516	-144			
2004/05	220	880	251	767	-113			
2005/05*	165	1045	165	932	-113			
2006/06**	220	1100				54	986	-114
2006/07	80	1180				316	1302	122
2007/08	80	1260				189	1491	231
2008/09	80	1340				103	1594	254
2009/10	80	1420				87	1681	261
2010/11	80	1500				83	1764	264

**Notes on Table:**

All years refer to period from 1<sup>st</sup> April to 31<sup>st</sup> March apart from:  
 2005 – 2005\* refers to period 1<sup>st</sup> April to 31<sup>st</sup> Dec 2005  
 2006 – 2006\*\* refers to period 1<sup>st</sup> Jan to 31<sup>st</sup> Mar 2006

As Table 1 above shows from 2006 / 07 onwards Rossendale will be exceeding the Structure Plan provision as a result of the permissions already granted that are expected to come forward. This is because from 2006/07 the Structure Plan requirement drops from 220 to only 80 dwellings per year.

The *anticipated dwellings* element is generally made up of large sites (of more than 4 units), which are being built such as:

- Stack Lane in Britannia (190 houses)
- Douglas Road in Bacup (170 houses)
- Pendle Avenue in Bacup
- Free Lane in Edenfield (30 apartments)
- Duckworth Clough in Haslingden
- Irwell Springs, Weir (56 dwellings)

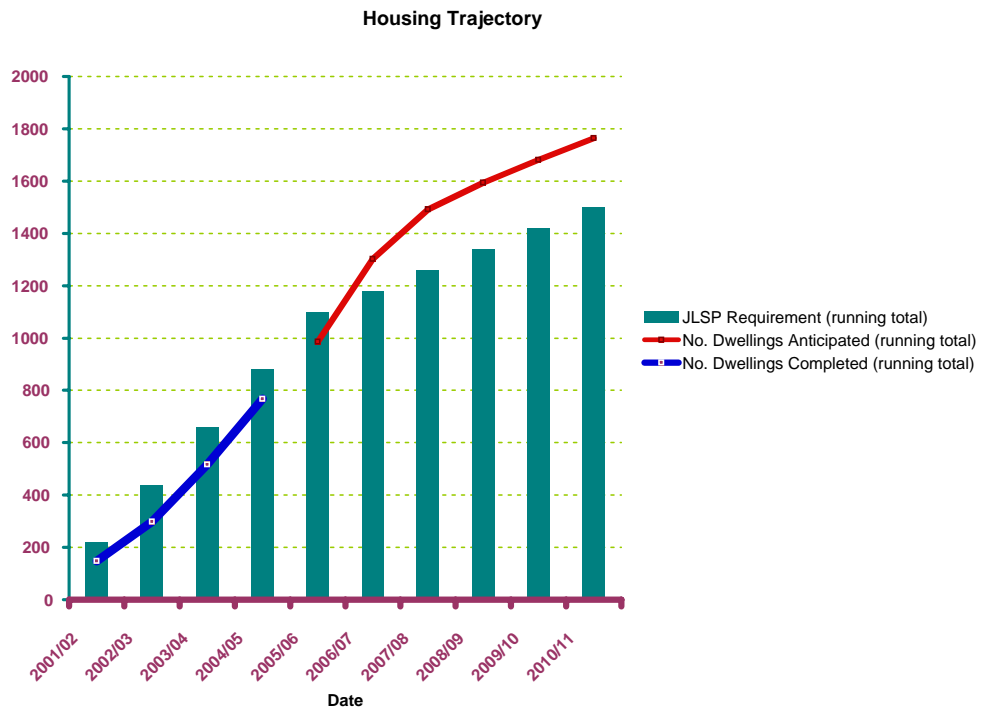
Small sites under construction in December 2005 have been included as anticipated dwellings where it is expected that they will be completed soon.

Not included are any dwellings coming forward as part of mixed use regeneration schemes within the priority regeneration areas of Rawtenstall town centre and the Bacup, Stacksteads and Britannia Housing Market Pathfinder. These sites will be identified in the emerging Area Action Plans, being prepared as part of the Local Development Framework.

### 3.3 Housing Trajectory

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The housing trajectory shows how, within the period 2006 to 2007, the extant permissions (some of which were approved historically), are starting to be built out. It also shows the implications of this for the JLSP housing provision, as the number of completions begins to exceed the JLSP requirement.



3.4

### 3.5 Losses to the Dwelling Stock

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In addition to the number of extant residential planning permissions and actual and anticipated completions, account also needs to be taken of losses to the dwelling stock in assessing housing land provision within the Borough.

**85 dwellings were lost to the dwelling stock between 2001 and 2005.**

These arose as a result of demolitions, change of use to non-residential (e.g. office) and amalgamation of several units to form one dwelling.

The Schedule of extant losses in **Appendix 2** indicates that permission has been granted for the loss of an additional 20 dwelling units; these have not yet been implemented.

## 4 Rossendale Housing Land Position

### 4.1 Overall Numbers

Table 2 below explains the current position as of 31<sup>st</sup> December 2005.

<b>New Dwellings</b>		Current Position
Total Structure Plan (JLSP) Provision (2001-16)	=	1920
No. completions (2001 to date)	-	932
Remaining Provision	=	988
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<b>No. of dwellings with planning permission</b>	=	1233
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<b>Level of over supply</b>	=	988
	-	1233
	=	- 245
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<b>Loss to dwelling stock</b>	=	85
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<b>Re-adjusted level of oversupply</b>	=	- 160

This shows that the number of extant permissions exceeds the remaining provision to 2016 as set out in the Joint Lancashire Structure Plan, having taken into account the number of completions and losses to the stock since April 2001.

Should all the sites with permission for new dwellings be built, with no additional residential approvals granted in the period to March 2016, then the number of dwellings provided within Rossendale would exceed the JLSP requirement for the entire plan period (2001 to 2016) by 160 dwellings, with 10 years of the plan remaining.

## 4.2 Five Year Supply

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The future five year requirement set out in the JLSP is calculated as follows:

1 <sup>st</sup> Jan 2006 to 31 <sup>st</sup> March 2006	= 220 dwgs x 1/4 year	= 55 dwgs
1 <sup>st</sup> April 2006 to 31 <sup>st</sup> March 2010	= 80 dwgs x 4 years	= 320 dwgs
1 <sup>st</sup> April 2010 to 31 <sup>st</sup> Dec 2011	= 80 x 3/4 year	= 60 dwgs
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<b>Total 5 year requirement</b>		<b>= 435 dwgs.</b>

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In addition to the 435 dwellings that are required over the following 5 years it is necessary to take into account the shortfall in completions since the start of the plan period.

Between 1<sup>st</sup> April 2001 and 31<sup>st</sup> December 2005, according to the requirements of the JLSP, 1045 dwellings should have been built. However, only 932 dwellings were built, a shortfall of 113. It is, therefore, necessary to add this shortfall to the 5 year requirement set out above in order to ensure that over the whole plan period to 2016 that 1920 houses will be built.

Hence, over the next 5 years the number of houses that are required is:

$$435 + 113 = 548.$$

Discussions with developers and agents has established that the anticipated completions for the period from 1<sup>st</sup> January 2006 to 31<sup>st</sup> March 2011 are:

2006/06 <sup>1</sup>	54
2006/07	316
2007/08	189
2008/09	103
2009/10	87
2010/11	83

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<b>Total Anticipated Completions</b>	<b>832</b>
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Note<sup>1</sup>: All years run from April to April apart from the period 2006/06<sup>1</sup> which covers the period 1<sup>st</sup> January 2006 to 31<sup>st</sup> March 2006.

This figure of 832 anticipated completions is made up primarily of dwellings on large sites (i.e. with more than 4 dwellings). The number of dwellings coming forward from large sites is 769, with only 63 coming forward from sites with fewer than five dwellings in total, (out of 198 dwellings that have an extant permission on small sites). This figure for small sites is based on those small sites which are currently under construction. Small sites which have not yet commenced have not been included within the anticipated completions. It is of course likely that a proportion of these small sites will be developed over the next five years and so the figure of 832 for anticipated completions is likely to be higher.

To summarise the figures:

<b>Anticipated number of completions 2006 to 2011</b>	<b>=</b>	<b>832</b>
<b>No. of dwellings required by JLSP for 2006 to 2011 (adjusted for previous shortfall)</b>	<b>=</b>	<b>548</b>
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<b>Number of anticipated completions above the JLSP requirement</b>	<b>=</b>	<b>284</b>
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#### 4.3 **Future Provision**

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As explained above Rossendale is in a position of over-supply with anticipated completions exceeding the Structure Plan requirement. As anticipated, development has now commenced on several large sites within the Borough at the same time as Phase 2 of the plan period begins, which restricts the housing provision to 80 dwellings per year.

It will be necessary to consider the completions coming forward, especially on the exceptionally large sites to monitor that the completions are actually coming forward at the assumed annual rate.

In addition it will be necessary to consider any sites being put forward in the Area Action Plan, adding these as appropriate to the Schedule of Anticipated Completions.



File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2005/499	254 Dean Lane	Conversion of one dwelling into two	FULL	2	N/A	1	1	N/A	07/12/2009	0	1	N/A
2005/456	Oaklands, Rochdale Road	Renewal of outline PP of 1 dwelling	OUT	1	Yes	0	1	Info not needed	28/09/2009	0	1	N/A
2005/414	79 Cherry Tree Way, Helmshore	Outline for one dwelling	OUT	1	Yes	0	1	Info not needed	08/09/2009	0	1	N/A
2005/408	250 Newchurch Road, Bacup	COU from commercial to dwelling	COU	1	N/A	0	1	N/A	09/09/2009	0	1	N/A
2005/404	Land aj 17 Churchtown crescent	Erection of bungalow	FULL	1	N/A	0	1	N/A	30/08/2009	0	1	N/A
2005/360	Ravenshore Barn, Holcombe Road	Convert barn to a dwelling	FULL	1	N/A	0	1	N/A	09/09/2009	0	1	N/A
2005/355	Land adj to Garden Cottage	Demolition of outbuildings and erection of 13 one bed bungalows	ARM	13	N/A	0	13	2005/591	22/08/2005 (11/01/06)	0	13	N/A
2005/348	Land adjacent Haslingden Bowling Club, Ryefield Avenue	Erection of 3 dwellings	FULL	3	N/A	0	3	N/A	28/07/2009	0	3	N/A
2005/329	Land at Worswick Green	Erection of dwelling	FULL	1	N/A	0	1	N/A	03/08/2009	0	1	N/A
2005/324	136 Land adj to Market Street	Outline erection of dwelling	OUT	1	Yes	0	1	2005/506	08/09/2009	0	1	N/A
2005/308	Dale Bank Nursing Home, 44 Dale Street	COU to dwelling	COU	1	N/A	0	1	N/A	24/06/2009	0	1	N/A
2005/278	Greenhill Garage, Rochdale Road	Outline erection of 4 dwellings	OUT	4	Yes	0	4	Info not needed	09/09/2009	0	4	N/A
2005/276	Land off St Peters Street	Outline - principle to achieve minimum of 30 per ha	OUT	30	Yes	0	30	Not received	05/07/2009	0	30	N/A
2005/275	27 Land to rear and garden area of Helmshore Road	Outline - erection of three dwellings	OUT	3	Yes	0	3	Info not needed	05/07/2009	0	3	N/A
2005/274	Freeholds Mill, Market Street	Outline erection of 2 dwellings	OUT	2	Yes	0	2	Info not needed	13/09/2009	0	2	N/A
2005/267	Land at Ashfield, Vicarage Lane	Detached dwelling	FULL	1	N/A	0	1	N/A	18/06/2009	0	1	N/A
2005/203	634 The Moulders Arms	COU from PH to dwelling	COU	1	N/A	0	1	N/A	19/05/2009	0	1	N/A
2005/198	240 & 242 Blackburn Road	Convert one dwelling into two dwellings	FULL	1	N/A	0	1	N/A	29/06/2009	0	1	N/A
2005/176	Top o'th bank Farm	Conversion of barn to res accomm fpr disabled person	FULL	1	N/A	0	1	N/A	09/06/2009	0	1	N/A
2005/161	596-598 Bacup Road, Waterfoot	Alterations to form 4 res apartments	FULL	4	N/A	0	4	N/A	05/05/2009	0	4	N/A
2005/144	Vacant building plot on Green Street, Rawtenstall	Erection of 1 three bed house	FULL	1	N/A	0	1	N/A	21/04/2009	0	1	N/A

File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2005/142	Land off Rochdale Road, Bacup	Erection of 186 houses	FULL	190	N/A	0	190	N/A	11/11/2009	0	190	N/A
2005/139	3 Warwick Street, Haslingden	COU from hairdressers to dwelling	COU	1	N/A	0	1	N/A	20/04/2009	0	1	N/A
2005/106	Land off Beaufort Road, Weir, Bacup	Erection of 8 dwellings	FULL	12	N/A	0	12	N/A	13/05/2009	0	12	N/A
2005/085	Land adjacent to York House, York Street, Crawshawbooth, Rossendale	Renewal of pp 2002/161 for one dwelling	FULL	1	N/A	0	1	N/A	06/04/2009	0	1	N/A
2005/059	Lower Dean Head Barn, Dean Lane	Conversion of helicopter hanger to dwelling	COU	1	N/A	0	1	N/A	23/03/2009	0	1	N/A
2005/011	Lower House Farm, Lower House Lane, Rossendale	Convert stable to dwelling	COU	1	N/A	0	1	N/A	18/06/2009	0	1	N/A
2005/007	Land to the rear of Signal Box, Helmshore	COU of workshop to dwelling	COU	1	N/A	0	1	N/A	24/06/2009	0	1	N/A
2004/893	55 - 61 Market Street	Conversion of shop and dwellings to former 5 apartments	FULL	5	N/A	0	5	N/A	18/06/2009	0	5	N/A
2004/875	Land off East Bank Avenue	Erection of 9 dwellings	FULL	9	N/A	0	9	N/A	06/04/2009	0	9	N/A
2004/855	Land off Princess Street, Haslingden	Erection of detached dwelling	FULL	1	N/A	0	1	N/A	18/01/2009	0	1	N/A
2004/843	Beulah Methodist Church	Conversion of church to form 10 apartments	FULL	10	N/A	0	10	N/A	23/03/2009	0	10	N/A
2004/823	Honey Hole, Stacksteads	Conversion and extension to form 3 dwellings	FULL	3	N/A	0	3	N/A	23/03/2009	0	3	N/A
2004/776	Britannia Newsagent	COU from lockup to residential	COU	1	N/A	0	1	N/A	23/11/2008	0	1	N/A
2004/772	Guide saw mills Market Street	Four dwellings	FULL	4	N/A	0	4	N/A	03/12/2008	0	4	N/A
2004/763	285 Fomer Whitworth Methodist Chapel	Conversion of Chapel to 14 apartments	FULL	14	N/A	0	14	N/A	25/10/2008	0	14	N/A
2004/753	Land off Greenbank Park	Erection of a detached dwelling	FULL	1	N/A	0	1	N/A	03/12/2008	0	1	N/A
2004/740	Dean Head House/Trice Barn Farm	Erection of Agricultural workers dwelling	FULL	1	N/A	0	1	N/A	17/02/2009	0	1	N/A
2004/723	Site located off the Crescent off Park Avenue	Erection of dwelling	FULL	1	N/A	0	1	N/A	03/12/2008	0	1	N/A
2004/696	680 Land to the south of Burnley Road East	Conversion of garage to dwelling	FULL	1	N/A	0	1	N/A	13/11/2008	0	1	N/A
2004/693	21 Major Street, Crawshawbooth	COU from shop to dwelling	COU	1	N/A	0	1	N/A	09/10/2008	0	1	N/A

File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2004/673	22 Land Adj Redwood Drive	1 detached dwelling	FULL	1	N/A	0	1	N/A	14/10/2008	0	1	N/A
2004/671	36 Land at Thornfield Avenue	Erection of a dormer bungalow	FULL	1	N/A	0	1	N/A	20/11/2008	0	1	N/A
2004/658	Woodside Edenwood Lane	A dwelling	FULL	1	N/A	0	1	N/A	28/10/2008	0	1	N/A
2004/651	Land Between Manchester Road & Laneside	Outline for residential	OUT	6	Yes	0	6	N/A	08/12/2008	0	6	N/A
2004/636	529 Land at and adj Newchurch Road	Erection of a dwelling	FULL	1	N/A	0	1	N/A	08/10/2008	0	1	N/A
2004/627	Oddfellows Hall, Binns Street	Conversion of building to form dwelling	FULL	1	N/A	0	1	N/A	19/11/2008	0	1	N/A
2004/602	Land adj to 3 Broading house	Conversion to form dwelling	FULL	1	N/A	0	1	N/A	25/08/2008	0	1	N/A
2004/591	Newchurch Road	Outline app for residential development	OUT	21	No	0	21	None	30/09/2008	0	21	N/A
2004/569	Staghills Road	Outline for residential	OUT	11	No	24	-13	None	08/09/2008	0	-13	N/A
2004/566	260 Newchurch Road, Bacup	COU from shop to dwelling	COU	1	N/A	0	1	N/A	03/09/2008	0	1	N/A
2004/554	Height End Farm, Bacup Old Road	Convert single dwelling into two	COU	1	N/A	0	1	N/A	08/09/2008	0	1	N/A
2004/512	Land off Clough End Road	Demo industrial unit and erection of 6 dwellings	FULL	6	N/A	0	6	N/A	05/02/2009	3	3	N/A
2004/508	278-280 Bolton Road	Use of first floor for two apartments	COU	2	N/A	0	2	N/A	05/08/2008	0	2	N/A
2004/485	2 Greenbank Street	Retro COU from 1 dwelling to two	COU	1	N/A	0	1	N/A	17/08/2008	0	1	N/A
2004/470	Holmefield House, Barley Holme Road	Outline app for 1 dwelling	ARM	1	Yes	0	1	2005/299	20/07/2009	0	1	N/A
2004/431	Land at Duckworth Clough Mill, Clough End Road	Erection of 57 dwellings	REM	56	N/A	0	56	REM	19/08/2008	0	56	N/A
2004/419	324 Land adjacent to Helmshore Road	Residential development (outline one dwelling)	OUT	1	Yes	0	1	Info not needed	15/07/2008	0	1	N/A
2004/418	Land off James Street, Whitworth	6 two bed apartments	FULL	6	N/A	0	6	N/A	06/08/2008	0	6	N/A
2004/417	Glen Service Station, Newchurch Road	Outline residential scheme	OUT	8	No	0	8	None	05/08/2008	0	8	N/A
2004/416	Land at/attached to Truffles	COU of restaurant to form a dwelling and erection of 3	FULL	4	N/A	0	4	N/A	03/08/2008	0	4	N/A
2004/414	Far brex farm off coal pit lane	Formation of a separate building	FULL	1	N/A	0	1	N/A	16/07/2008	0	1	N/A
2004/401	Land between Douglas Road & Tong Lane	Erection of 194 dwellings	REM	196	N/A	0	196	REM	26/05/2009	0	196	N/A

File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2004/372	592 & 596 Burnley Road	Conversion of Con Club to form 8 residential apartments	COU	8	N/A	0	8	N/A	21/09/2008	0	8	N/A
2004/365	Whitegate Farm, Tunstead	Conversion of existing barn into dwelling	COU	1	N/A	0	1	N/A	17/07/2008	0	1	N/A
2004/360	Land to the rear 278 - 300 New Church Road	Outline for the erection of four dwellings	OUT	4	Yes	0	4	Info not needed	22/07/2008	0	4	N/A
2004/348	80 Knowsley Crescent	Convert existing house into two	FULL	1	N/A	0	1	N/A	13/07/2008	0	1	N/A
2004/340	Land adj Harehome House	Outline app for one dwelling	OUT	1	Yes	0	1	Info not needed	29/06/2008	0	1	N/A
2004/339	Former Eden Methodist Chapel	Demo former chapel and erection of one pair of dwellings	FULL	2	N/A	0	2	N/A	15/09/2008	0	2	N/A
2004/320	Land at Five Oaks Longacres Drive	Outline app for residential dwelling	OUT	1	Yes	0	1	Info not needed	21/07/2008	0	1	N/A
2004/290	Land at Lord Barn Farm	Conversion of existing farm into three dwellings	COU	3	N/A	0	3	N/A	24/07/2008	0	3	N/A
2004/283	Stonefold St John Church, Blackburn Road	COU from Church to dwelling	COU	1	N/A	0	1	N/A	27/05/2008	0	1	N/A
2004/277	Pendle Avenue, Bacup	Erection of 20 town houses	FULL	16	N/A	0	16	N/A	19/11/2008	1	15	N/A
2004/262	35 Toncliffe Road, Whitworth	2 houses + 1 bungalow	FULL	3	N/A	0	3	N/A	20/08/2008	0	3	N/A
2004/258	44 - 48 Bury Road, Edenfield	COU from offices to 4 houses and 2 flats	FULL	6	N/A	0	6	N/A	12/05/2008	3	3	On site
2004/246	Opposite 164 - 178 Burnley Road East	Erection of two bungalows	FULL	2	N/A	0	2	N/A	29/06/2008	0	2	N/A
2004/244	57 Land to rear of Bankside Farm, Bankside Lane	Demolition of outbuildings and erection of a dwelling	FULL	1	N/A	0	1	N/A	12/05/2008	0	1	N/A
2004/221	Unit 1 Chapel Street	COU from joiners to dwelling	COU	1	N/A	0	1	N/A	07/05/2009	0	1	N/A
2004/214	Land between the rear gardens of 2 Barritt Road and 1 to 7 Haworth Avenue	Erection of a dwellings	FULL	1	N/A	0	1	N/A	25/05/2009	0	1	N/A
2004/209	5 Land adj to Park View Close	Erection of a bungalow	FULL	1	N/A	0	1	N/A	22/05/2008	0	1	N/A
2004/177	32 Land adj Greensnook Lane	Erection of 6 apartments	FULL	6	N/A	0	6	N/A	03/06/2008	0	6	N/A
2004/169	Former Rockcliffe Club & Playground	Demolition of club and erection of 7 pairs of semis	FULL	14	N/A	0	14	N/A	04/06/2008	0	14	N/A
2004/151	Outbuildings and stables at 2 West View Tong Lane	Conversion to form 1 dwelling	FULL	1	N/A	0	1	N/A	12/05/2008	0	1	N/A

File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2004/124	12 & 14 Victoria Street, Haslingden	Conversion of existing to form two dwellings	FULL	2	N/A	0	2	N/A	04/06/2008	0	2	N/A
2004/115	Former Chapel of Rest, Schofield Street	COU of Chapel of Rest to dwelling and erection of a two storey dwelling	FULL	2	N/A	0	2	N/A	16/04/2008	0	2	N/A
2004/108	Land at and adjoining Grane Mill Meadows Avenue	Reserved matters for 1 dwelling	REM	1	N/A	0	1	N/A	18/03/2008	0	1	N/A
2004/042	Garden area of Millbeck House	Outline app for erection of one dwelling	OUT	1	Yes	0	1	Info not needed	01/04/2008	0	1	N/A
2004/041	Lumb Holes Mill, Cowpe Road	Conversion of existing building to from 3 apartments	FULL	3	N/A	0	3	N/A	29/04/2008	0	3	N/A
2004/038	Former canteen and store adj 1 & 3 Mill Cottages, Cowpe Road	Conversion to form 3 dwellings	FUL	3	N/A	0	3	N/A	12/03/2008	0	3	N/A
2003/817	727 Facit Social Club	COU from function room to flat	COU	1	N/A	0	1	N/A	05/02/2008	0	1	N/A
2003/791	Great Clough Farm, Loveclough	Erection of a replacement house	FUL	1	N/A	1	0	N/A	06/02/2008	0	0	N/A
2003/767	Warcock Farm	Conversion of existing storage building to dwelling	FUL	1	N/A	0	1	N/A	12/03/2008	0	1	N/A
2003/759	Land off Spring Lane	Erection of a detached dwelling	FUL	1	N/A	0	1	N/A	14/01/2008	0	1	N/A
2003/758	60 Manchester Road	COU from shop to dwelling	COU	1	N/A	0	1	N/A	15/01/2008	0	1	N/A
2003/755	Highfield House	COU from home to dwelling house	COU	1	N/A	0	1	N/A	10/01/2008	0	1	N/A
2003/750	Standfield House	Outline app for residential	ARM	30	Yes	0	30	2004/887	05/02/2008	0	30	N/A
2003/740	Land to the rear of 6 Greave Terrace	Outline application for residential	ARM	1	Yes	0	1	2004/725	23/11/2008	0	1	N/A
2003/706	248-250 Bacup Road	Conversion of warehouse to 3 dwellings	FUL	3	N/A	0	3	N/A	20/12/2007	0	3	N/A
2003/675	Barn at Scout Barn Farm	Conversion to for 1 dwellings	FUL	1	N/A	0	1	N/A	14/01/2008	0	1	N/A
2003/656	Peers Clough Farm	Holiday homes and 1 self contained flat	FUL	1	N/A	0	1	N/A	30/04/2008	0	1	N/A
2003/642	Land at Hall Street, Spodden Fold	Erection of 8 apartments	FUL	8	N/A	0	8	N/A	27/01/2008	0	8	N/A
2003/641	The Barn at Barn View	COU from barn to dwelling	COU	1	N/A	0	1	N/A	27/01/2008	0	1	N/A
2003/610	Rosehill Works	Outline application for residential	ARM	8	No	0	8	2004/626	20/11/2008	0	8	N/A
2003/602	Land at Green Street, Rawtenstall	4 bed detached dwelling	FUL	1	N/A	0	1	N/A	15/11/2007	0	1	N/A
2003/566	Slaughter House, Burnley Road East	Outline for residential (0.35ha =11)	OUT	11	Yes	0	11	None	20/04/2008	0	11	N/A

File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2003/557	Land between Roachdale Road & Lane End	Erection of 5 Dwellings	FUL	5	N/A	0	5	N/A	14/10/2007	4	1	N/A
2003/546	9A Worsley Street	COU to dwelling	COU	1	N/A	0	1	N/A	23/09/2007	0	1	N/A
2003/541	Elton Banks Farm, Burnley Road, Ramsbottom	Renewal of previous barn conversion	COU	1	N/A	0	1	N/A	14/11/2007	0	1	N/A
2003/531	4 Land to the south of ex garden area	4 bed detached dwelling	FUL	1	N/A	0	1	N/A	05/12/2007	0	1	N/A
2003/510	Yonne Cottage Higher Lane	Conversion of barn to form dwelling	FUL	1	N/A	0	1	N/A	17/09/2007	0	1	N/A
2003/454	Post Office, 157 Greenhill Post Office, Burnley Road	Conversion of shop/res to res	FUL	1	N/A	1	0	N/A	08/08/2007	0	0	2004
2003/446	Land opposite Handel Street	Detached dwelling	FUL	1	N/A	0	1	N/A	02/09/2007	0	1	N/A
2003/439	1 Land to the rear of the Moorlands, Weir	Erection of a split level bungalow	FUL	1	N/A	0	1	N/A	27/08/2007	0	1	N/A
2003/428	Land at Victoria Drive, Haslingden	Contruction of a detached dwelling	OUT	1	Yes	0	1	2005/433	05/08/2008	0	1	N/A
2003/394	Post Office, 84 Burnley Road	COU from Post Office to dwelling	COU	1	N/A	0	1	N/A	22/07/2007	0	1	N/A
2003/350	337 Burnley Road East	COU from business to dwelling	COU	1	N/A	0	1	N/A	01/07/2007	0	1	N/A
2003/317	77 Hillside Road	COU from off Licence to dwelling	COU	1	N/A	0	1	N/A	25/06/2007	0	1	N/A
2003/310	Lea Bank, Haremolme	Creation of 18 dwellings	FUL	18	N/A	0	18	N/A	23/07/2007	0	18	N/A
2003/298	Land at Cross Farm, Dobbin Lane	2 detached dwellings	ARM	2	N/A	0	2	2004/062	05/03/2008	0	2	N/A
2003/296	Land at Bridleway / Newbigging Avenue, Waterfoot	1 three bed house	FUL	1	N/A	0	1	N/A	08/01/2008	0	1	N/A
2003/289	10 Cough End Road	COU from coaching house to dwelling	COU	1	N/A	0	1	N/A	04/06/2007	0	1	N/A
2003/288	56 Deardengate, Haslingden	COU to form 4 apartments	COU	4	N/A	0	4	N/A	19/06/2007	0	4	N/A
2003/281	Land adj to Tooter Cottages	Re siting of previously approved 4 bed dwelling	OUT	1	N/A	0	1	2004/647	28/06/2007	0	1	N/A
2003/266	Land at Great House Farm	Erection of a single dwelling	ARM	1	Yes	0	1	2004/503	23/08/2007	0	1	N/A
2003/252	Bridge Mill, North Street	Outline application for residential	OUT	28	N/A	0	28	None	22/01/2008	0	28	N/A
2003/245	Barn attached to farmhouse at Scar End	Conversion of existing barn to dwelling	FUL	1	N/A	0	1	N/A	13/06/2007	0	1	N/A
2003/238	Windy Bank Barn	Convert barn to dwelling	FUL	1	N/A	0	1	N/A	17/05/2007	0	1	N/A
2003/225	Land at Holme Street	Conversion of workshop to form 3 flats	FUL	3	N/A	0	3	N/A	09/05/2007	0	3	N/A

File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2003/224	5 Barn Adj to Higher Lane	Conversion into 4 bed house	FUL	1	N/A	0	1	N/A	08/05/2007	0	1	N/A
2003/169	Ivy Glen Dean Lane	Conversion to dwelling	COU	1	N/A	0	1	N/A	10/09/2007	0	1	N/A
2003/154	Land at Irwell Springs, Weir	Reserved matters for 56	REM	56	N/A	0	56	N/A	23/07/2007	0	56	N/A
2003/145	The Barn, Heald Lane, Weir, Bacup	Divide property into two plus extension	COU	2	N/A	1	1	N/A	02/05/2007	0	1	N/A
2003/143	Land adj to 20 Grane Road	Erection of 8 dwellings (Re-sub)	FUL	8	N/A	0	8	N/A	08/04/2007	0	8	N/A
2003/100	13 Market Street	COU from shop to residential dwelling	COU	1	N/A	0	1	N/A	25/03/2007	0	1	N/A
2003/087	Land off Hillside Crescent	Four bed detached dwelling	FUL	1	N/A	0	1	N/A	20/05/2007	0	1	N/A
2003/069	Moss Meadows Farm	Conversion of barn to form dwelling	FUL	1	N/A	0	1	N/A	25/03/2007	0	1	N/A
2003/037	44 Regent Street	Development of basement to form a flat	FUL	1	N/A	0	1	N/A	18/02/2007	0	1	N/A
2003/025	Land off Free lane	Erection of 30 apartments	FUL	30	N/A	0	30	N/A	12/06/2007	0	30	N/A
2003/011	Redundant farm at Doals farm	Five bed dwelling	FUL	1	N/A	0	1	N/A	20/02/2007	0	1	N/A
2003/006	Garage at Chapel Hill Cottage Hurst Lane	Conversion to form dwelling	COU	1	N/A	0	1	N/A	12/03/2008	0	1	N/A
2002/635	Nabb Farm Dean Lane	COU from barn to dwelling	COU	1	N/A	0	1	N/A	09/09/2007	0	1	N/A
2002/607	Land at Sandgringham	Erection of a dwelling	FUL	1	N/A	0	1	N/A	27/02/2007	0	1	N/A
2002/571	192 Newchurch Road	COU from shop to res	COU	1	N/A	0	1	N/A	20/12/2006	0	1	N/A
2002/566	22 King Street	COU from office to flat	COU	1	N/A	0	1	N/A	21/12/2006	0	1	N/A
2002/546	Spring Hill Farm, Dean Lane	Convert barn to dwelling	FUL	1	N/A	0	1	N/A	09/01/2007	0	1	N/A
2002/541	Land at Victoria Drive	Outline residential	ARM	13	No	0	13	2003/429	09/08/2007	0	13	N/A
2002/532	Garden area at two Acres Clayton Avenue	Construction of 8 dwellings	FUL	8	N/A	0	8	N/A	18/10/2007	0	8	N/A
2002/497	Land adjoining Grane Mill	Residential development (outline)	ARM	96	No	0	96	2003/685 2004/108 2004/888 2004/889	12/02/2009	74	22	2005
2002/478	Fomer St Michaels Church	Conversion to dwelling	FUL	1	N/A	0	1	N/A	07/12/2006	0	1	N/A
2002/469	104 Land adj to Market Street	1 dwelling	FUL	1	N/A	0	1	N/A	27/02/2007	0	1	N/A
2002/454	Land adj 10 Lower Clowes	1 dwelling	FUL	1	N/A	0	1	2005/379	06/08/2009	0	1	N/A
2002/436	604 Bacup Road	COU to living accommodation	COU	1	N/A	0	1	N/A	16/10/2006	0	1	N/A
2002/434	569 Market Street	COU from office to dwelling	COU	1	N/A	0	1	N/A	27/09/2006	0	1	N/A

File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2002/392	Police Station Bacup	COU from police to residential	COU	1	N/A	0	1	N/A	05/10/2006	0	1	N/A
2002/377	Land at Star Bank	Outline residential	ARM	4	N/A	0	4	2004/708 & 2005/395	19/08/2009	0	4	N/A
2002/357	Land adj 503 Helmshore Roa	Outline - erection of 1 dwelling	ARM	1	Yes	0	1	2003/789	04/02/2008	0	1	N/A
2002/342	Barn at Laund Farm	Conversion of barn to dwelling	FUL	1	N/A	0	1	N/A	01/11/2006	0	1	N/A
2002/321	Pinfold Farm	Conversion of barn to 3 dwellings	FUL	3	N/A	0	3	N/A	27/07/2006	0	3	N/A
2002/312	Land adj to the Sportsman	Outline for 1 dwelling	ARM	1	Yes	0	1	2003/812	04/02/2008	0	1	N/A
2002/302	The Barn adj to Mount Plunge Lane	Conversion to dwelling	FUL	1	N/A	0	1	N/A	20/07/2006	0	1	N/A
2002/293	Mangol Fold Barn Elm Street	COU of barn to a res	COU	1	N/A	0	1	N/A	06/08/2006	0	1	N/A
2002/259	42 Burnley Road Road East	COU from shop to res	COU	1	N/A	0	1	N/A	25/06/2006	0	1	N/A
2002/258	Field Top Farm Burnley Road	Conversion of barn to 2 dwellings	COU	2	N/A	0	2	N/A	26/06/2006	0	2	N/A
2002/141	Land at Tonacliffe Way	One dwelling	FUL	1	N/A	0	1	N/A	04/07/2006	0	1	N/A
2002/128	Peel Mill Market	Conversion to flat	FUL	1	N/A	0	1	N/A	03/07/2006	0	1	N/A
2002/082	The Copper Kettle	COU to form 14 apartments	COU	14	N/A	0	14	N/A	06/04/2006	0	14	N/A
2002/066	Site of the old tennis court	1 dwelling	FUL	1	N/A	0	1	N/A	04/04/2006	0	1	N/A
2002/052	Land to the rear of Co-opertion Street	Erection of 1 dwelling	FUL	1	N/A	0	1	N/A	24/07/2006	0	1	N/A
2002/033	Land at Greetlands Thornfield	Self contained flat	FUL	1	N/A	0	1	N/A	19/03/2006	0	1	N/A
2001/494	Tooter Cottage, Sliven Clod Road	Conversion of dwelling into two	COU	1	N/A	0	1	N/A	09/02/2006	0	1	N/A
2001/445	Turf Pit Barn Farm	1 detached bungalow	FUL	1	N/A	0	1	N/A	29/01/2006	0	1	N/A
2001/430	Off Fallbarn Road, Rawtenstall	Demolition and erection of three	FUL	3	N/A	3	0	N/A	29/08/2006	0	0	N/A
2001/380	Land adj Ivy Cottages	6 Dwellings (3 pairs of semis)	ARM	6	N/A	0	6	2004/700	19/01/2009	0	6	N/A
2001/379	Spring Bank Farm Barn, Haslingden	Conversion of barn	COU	1	N/A	0	1	N/A	16/11/2005	0	1	N/A
2001/318	Swinshaw Hall	COU to dwelling	COU	1	N/A	0	1	N/A	06/10/2005	0	1	N/A
2001/302	Stable adj to Fecit Bungalow	Conversion of stable to dwelling	COU	1	N/A	0	1	N/A	23/10/2005	0	1	N/A
2001/201	Ewood Hall, Parkinson Fold	COU of outbuilding	COU	1	N/A	0	1	N/A	25/07/2005	0	1	N/A
2001/178	Clough Bottom Barn	COU to single dwelling	COU	1	N/A	0	1	N/A	02/08/2005	0	1	N/A



File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site	Date of Completion
2001/123	Heath Hill House, Booth Road	Erection of 3 dwellings	FUL	3	N/A	0	3	N/A	13/06/2005	0	3	N/A
2001/065	Land at 539-549 Burnley Road	Erection of 1 dwelling	FUL	1	N/A	0	1	N/A	17/07/2005	0	1	N/A
2001/055	Land off Gincroft Lane	Outline for 1	ARM	1	Yes	0	1	2001/210	30/10/2005	0	1	N/A
2001/049	392 Newchurch Road	COU from shop/res to 2 dwellings	COU	1	N/A	0	1	N/A	03/04/2005	0	1	N/A
2001/008	Land at Deansgrave	1 dwelling	FUL	1	N/A	0	1	N/A	27/03/2006	0	1	N/A
2000/525	Healey House, Oakenshaw Avenue	1 dwelling	FUL	1	N/A	0	1	N/A		0	1	N/A
2000/484	Rear of Crown Works, Lane End Lane, Bacup	Residential	FUL	8	N/A	0	8	N/A		6	2	N/A
1998/444	Marndale, Copwe Road, Waterfoot	1 dwelling	FUL	1	N/A	0	1	N/A		0	1	N/A
1996/341	Spine Road, Constablelee, Rawtenstall	175 dwellings	FUL	175	N/A	0	175	N/A	1996	100	75	N/A
1993/541	Acre Mill off Acre Mill Avenue	52 Houses	FUL	52	N/A	0	52	N/A		8	44	N/A
1992/594	Off Broadley Street, Rawtenstall	4 dwellings	RM	4	N/A	0	4	N/A		3	1	N/A
1991/236	Wallbank Drive North, Whitworth	27 houses	FUL	27	N/A	0	27	N/A		1	26	N/A
1992/149	Oaklands Drive, Rawtenstall	15 dwellings	FULL	15	N/A	0	15	N/A			15	
										<b>Total number of dwellings with extant approval</b>	<b>1233</b>	

## Appendix2: SCHEDULE OF EXTANT LOSSES

File Ref	Site Address	Description	Type of Approval	No. of Dwellings	Specified at Outline	No. Demolished	Net Increase	Associated Reserved Matters	Date of Decision	No. Complete	Remaining On Site
2004/722	97 Deardendate, Haslingden	Flat to taxi booking office	COU	-1	Yes	0	-1	N/A	15/07/2009	0	-1
2004/549	1 Alexandra Street	COU of gr and 1st floor dwelling to dentist	COU	-1	N/A	0	-1	N/A	08/09/2008	0	-1
2004/494	18 - 20 Market Street, Bacup	COU from 8 apartment to offices	COU	-8	N/A	0	-8	N/A	27/08/2008	0	-8
2004/446	41 Higher Deardengate, Haslingden	COU from residential to office	COU	-1	N/A	0	-1	N/A	17/07/2008	0	-1
2004/163	6 Moorfoot House, Top Floor Flat	COU from flat to Office	COU	-1	N/A	0	-1	N/A	20/04/2008	0	-1
2004/137	97 Bury Road, Haslingden	COU from dwelling to A2 use	COU	-1	N/A	0	-1	N/A	25/03/2008	0	-1
2003/494	253 Bacup Road, Rawtenstall	COU of ground floor dwelling to bar	COU	-1	N/A	0	-1	N/A	11/03/2008	0	-1
2003/434	1 John Street, Haslingden	COU from dwelling to taxi office	COU	-1	N/A	0	-1	N/A	06/09/2007	0	-1
2003/399	455 Bacup Road	COU from dwelling to business	COU	-1	N/A	0	-1	N/A	08/08/2007	0	-1
2003/327	12 Deardengate	COU from dwelling to Victorian Tea Room	COU	-1	N/A	0	-1	N/A	20/06/2007	0	-1
2001/488	84a Bank Street, Rawtenstall	COU from flat to workshop	COU	-1	N/A	0	-1	N/A	26/01/2006	0	-1
2001/478	52 Manchester Road, Haslingden	COU from dwelling to hairdresser	COU	-1	N/A	0	-1	N/A	04/01/2006	0	-1
2001/458	12A King Street, Bacup	COU form dwelling to office	COU	-1	N/A	0	-1	N/A	19/12/2006	0	-1
										<b>Total number of extant losses</b>	<b>-20</b>

### Appendix 3: SCHEDULE OF ANTICIPATED COMPLETIONS

File Ref	Site Address	Type of Approval	No. of Dwellings	Number Complete	Remainder on site	Developer	Anticipated Annual Completions					
							06/06	06/07	07/08	08/09	09/10	10/11
2004/401	Land between Douglas Road & Tong Lane	REM	196	0	196	McDermott Developments		40	40	40	40	36
2005/142	Land off Rochdale Road, Bacup	FULL	190	0	190	Wain Homes		35	35	35	35	35
1996/341	Spine Road, Constablelee, Rawtenstall	FULL	175	100	75	MSM Construction	3	12	12	12	12	12
2002/497	Land adjoining Grane Mill	ARM	96	74	22	Redrow Homes	11	11				
2003/154	Land at Irwell Springs, Weir	REM	56	0	56	Padiham Property Developments		20	20	16		
2004/431	Land at Duckworth Clough Mill, Clough End Road	REM	56	0	56	Redrow Homes	3	37	16			
2003/025	Land off Free lane	FULL	30	0	30	Hurstwood Developments			30			
2003/750	Standsfield House	ARM	30	0	30			16	14			
1991/236	Wallbank Drive North, Whitworth	FULL	27	1	26	Lemonpark Developments	3	23				
2003/310	Lea Bank, Haremolme	FULL	18	0	18	Hurstwood Developments		18				
2004/277	Pendle Avenue, Bacup	FULL	16	1	15	B&E Boys		15				
2002/082	The Copper Kettle	COU	14	0	14		14					
2005/355	Land adj to Garden Cottage	ARM	13	0	13			13				
2005/106	Land off Beaufort Road, Weir, Bacup	FULL	12	0	12	SB Construction			12			
2003/566	Slaughter House, Burnley Road East	OUT	11	0	11			11				
2000/484	Rear of Crown Works, Lane End Lane, Bacup	FULL	8	6	2			2				
2003/143	Land adj to 20 Grane Road	FULL	8	0	8			8				
2003/642	Land at Hall Street, Spodden Fold	FULL	8	0	8			8				
2004/372	592 & 596 Burnley Road	COU	8	0	8		8					
2001/380	Land adj Ivy Cottages	ARM	6	0	6			6				

File Ref	Site Address	Type of Approval	No. of Dwellings	Number Complete	Remainder on site	Developer	Anticipated Annual Completions					
							06/06	06/07	07/08	08/09	09/10	10/11
2004/258	44 - 48 Bury Road, Edenfield	FULL	6	3	3		3					
2004/512	Land off Clough End Road	FULL	6	3	3		3					
2003/557	Land between Roachdale Road & Lane End	FULL	5	4	1		1					
1992/594	Off Broadley Street, Rawtenstall	RM	4	3	1			1				
2002/377	Land at Star Bank	ARM	4	0	4				4			
2004/038	Former canteen and store adj 1 & 3 Mill Cottages, Cowpe Road	FULL	3	0	3				3			
2004/262	35 Toncliffe Road, Whitworth	FULL	3	0	3			3				
2004/290	Land at Lord Barn Farm	COU	3	0	3			1	2			
2005/348	Land adjacent Haslingden Bowling Club, Ryefield Avenue	FULL	3	0	3			3				
2003/145	The Barn, Heald Lane, Weir, Bacup	COU	2	0	1			1				
2004/124	12 & 14 Victoria Street, Haslingden	FULL	2	0	2			2				
2004/508	278-280 Bolton Road	COU	2	0	2			2				
2004/627	Oddfellows Hall, Binns Street	FULL	1	0	1		1					
1998/444	Marndale, Copwe Road, Waterfoot	FULL	1	0	1			1				
2000/525	Healey House, Oakenshaw Avenue	FULL	1	0	1			1				
2001/008	Land at Deansgrave	FULL	1	0	1			1				
2001/379	Spring Bank Farm Barn, Haslingden	COU	1	0	1				1			
2002/052	Land to the rear of Co-opertion Street	FULL	1	0	1			1				
2002/066	Site of the old tennis court	FULL	1	0	1			1				
2002/302	The Barn adj to Mount Plunge Lane	FULL	1	0	1			1				

File Ref	Site Address	Type of Approval	No. of Dwellings	Number Complete	Remainder on site	Developer	Anticipated Annual Completions					
							06/06	06/07	07/08	08/09	09/10	10/11
2002/357	Land adj 503 Helmshore Road	ARM	1	0	1		1					
2002/392	Police Station Bacup	COU	1	0	1			1				
2002/469	104 Land adj to Market Street	FULL	1	0	1			1				
2002/478	Fomer St Michaels Church	FULL	1	0	1			1				
2002/546	Spring Hill Farm, Dean Lane	FULL	1	0	1			1				
2002/607	Land at Sandgringham	FULL	1	0	1			1				
2003/006	Garage at Chapel Hill Cottage Hurst Lane	COU	1	0	1			1				
2003/011	Redundant farm at Doals farm	FULL	1	0	1			1				
2003/224	5 Barn Adj to Higher Lane	FULL	1	0	1			1				
2003/238	Windy Bank Barn	FULL	1	0	1			1				
2003/245	Barn attached to farmhouse at Scar End	FULL	1	0	1			1				
2003/266	Land at Great House Farm	ARM	1	0	1		1					
2003/289	10 Cough End Road	COU	1	0	1			1				
2003/428	Land at Victoria Drive, Haslingden	OUT	1	0	1			1				
2003/446	Land opposite Handel Street	FULL	1	0	1		1					
2003/817	727 Facit Social Club	COU	1	0	1			1				
2004/151	Outbuildings and stables at 2 West View Tong Lane	FULL	1	0	1			1				
2004/209	5 Land adj to Park View Close	FULL	1	0	1		1					
2004/658	Woodside Edenwood Lane	FULL	1	0	1			1				

File Ref	Site Address	Type of Approval	No. of Dwellings	Number Complete	Remainder on site	Developer	Anticipated Annual Completions					
							06/06	06/07	07/08	08/09	09/10	10/11
2004/671	36 Land at Thornfield Avenue	FULL	1	0	1			1				
2004/696	680 Land to the south of Burnley Road East	FULL	1	0	1			1				
2004/740	Dean Head House/Trice Barn Farm	FULL	1	0	1			1				
2005/059	Lower Dean Head Barn, Dean Lane	COU	1	0	1			1				
2005/176	Top o'th bank Farm	FULL	1	0	1			1				
2005/203	634 The Moulders Arms	COU	1	0	1			1				
2005/408	250 Newchurch Road, Bacup	COU	1	0	1			1				
							54	316	189	103	87	83

## Appendix 4 : SUMMARY OF RESPONSES

The Table below summarises the key issues received on the Housing Land Position Report. Consultation was undertaken during April.

	<b>Consultee Response</b>	<b>LPA Response</b>
1	Should not consider completions prior to 2001	Removed data on completions prior to 1 <sup>st</sup> April 2001 and amended figures accordingly.
2	Double counted Duckworth Clough	Removed reference to Outline application in Schedule.
3	Duckworth Clough is for 56 dwellings (not 57)	Corrected this error in the Schedule
4	The implications of submitted draft RSS (policy L4) should be recognised.	The Council has been advised by GONW that the draft RSS housing policy does not have significant weight until the EIP, and should refer to the adopted JLSP.
5	Extant permission at Oakland's Drive, Rawtenstall	Site for 15 dwellings added to the Schedule.
6	Applications where the Council has resolved to grant permission, but where the permission has not been issued, should be included within the Schedules.	Only sites where a decision notice has been issued, and where this has not time expired, can be considered extant permissions. Hence these sites cannot be added to the list of extant permissions. This does not indicate the Council's stance should the application be re-considered.
7	Applications should not be included which have constraints, or where the approval has not been implemented and is nearly time expired.	All sites with planning permission are included in the Schedule of Extant permissions. However, these sites may not necessarily contribute to the anticipated completions.
8		

## **Appendix 5**

### **Method Statement to Accompany Rossendale Housing Position Statement 2005**



# Method Statement to Accompany

## Rossendale Housing Position Statement 2005

## Introduction

This report details the methodology used by Urban Vision to audit Rossendale's housing position to 31<sup>st</sup> December 2005 and should be read in the context of the PDF documents containing the schedules of extant permissions. These include:

- [Housing Land Position Report](#)
- [Rossendale Extant Permissions Schedule 2000 – 2005](#)

By individual plan period:

- [Rossendale Extant Permissions Schedule 2000](#)
- [Rossendale Extant Permissions Schedule 2001](#)
- [Rossendale Extant Permissions Schedule 2002](#)
- [Rossendale Extant Permissions Schedule 2003](#)
- [Rossendale Extant Permissions Schedule 2004](#)
- [Rossendale Extant Permissions Schedule 2005](#)

My name is Kurt Partington, I hold a Master of Science degree in Environmental Planning and I am a corporate member of the Royal Town Planning Institute. I hold the position of Principal Planning Consultant within Urban Vision.

The audit is necessary to establish the supply of housing development in the Borough given the adoption of the Joint Lancashire Structure Plan 2001 – 2016 (adopted 31<sup>st</sup> March 2005), the statement of non-conformity issued by Lancashire County Council (6<sup>th</sup> July 2005) and the Council's approach set out in the Housing Policy Position Statement.

A number of reports, spreadsheets, schedules and previous housing position statements was provided by Rossendale BC. This data had been analysed by RBC, as such it was considered appropriate that this audit reviewed the other previous assessment by RBC and an assessment of recent source data (planning register for five years, building control returns and information provided by the NHBC). This approach ensures that all extant permissions (including historic commencements) are counted and that a robust position statement is provided.

## Completion data

Previous housing position statements have utilised housing completion returns from Building Control, faxed monthly to the Forward Planning section, supplemented by site visits for NHBC sites.

This audit has recounted and verified the information contained in the monthly faxes from Building Control returns. There was some evidence of miscounting albeit but few in actual numbers. The completions tables produced as part of the audit also include NHBC schemes and changes of use. This information is displayed in financial year periods. Data was provided directly from the NHBC. However, this could only be provided in quarterly format. The totals for each year were then added together to provide a total number of completions over the same period as extant permission and the Joint Lancashire Structure Plan (see Rossendale Extant Permissions 2000 – 2005). The total number of completions within the period equates to 992.

This number subtracted from the total JLSP provision of 1920 gives a remaining provision of 928.

### **Dwellings with Planning Permission**

All applications for development have been extracted from the planning register. This includes demolitions, changes of use (both from residential and to residential) and conversions. Outline applications have been counted where appropriate reserved matters approvals are not found and approval data concludes that the scheme has not 'timed out'.

Key data was extracted from the planning register and entered into excel spreadsheets that include reference number, address, number of units and completion information.

Columns demonstrate the net increase of dwellings and date the applications were approved. The data contained in the PDF document: Rossendale Extant Permissions 2000 – 2005 sorts the data into financial years from when the application was approved.

Several applications were extracted from the Planning Register only to be discounted due to refused status, withdrawn, later consents or are planning applications that are currently being re-considered by Urban Vision in light of changes to the development plan. If the site has multiple consents the later consent or consent with greater numbers is counted. The comments field provides a cross reference to the consent which has been discounted.

Total number of extant dwellings are provided.

However, to ensure that the schemes are not double counted in the Position Statement, planning permissions which have been completed have not been recorded as dwellings with planning permission in the position statement. This particular aspect of the completions information has been provided by

policy input, building control input, site visits by Urban Vision and a telephone survey by Urban Vision to applicants and agents.

The commentary column provides additional information when appropriate as to where the completion data was obtained and in certain circumstances when the units were completed.

Totals are provided detailing total number completed and total remaining provision. Both totals equate to the total number of units approved.

### **Concluding Position Statement**

The audit concludes that Rossendale already has enough supply to exceed the provision set out in the Joint Lancashire Structure Plan 2016.

The level of supply is calculated by deducting the total number of completions (992 identified in Housing Land Position Report) from the number of dwellings identified in the Structure Plan (ie of 1920), this equates to a remaining provision of 928.

The number of dwellings with planning permission (1268) is deducted from the remaining provision (928), this which equates to –340. The minus figure represent an over provision.

The number of dwellings lost (85) within the period is then subtracted from the over provision of –340.

This provides a re-adjusted level of over supply of 255 dwellings.

Kurt Partington  
Principal Planning Consultant  
Urban Vision

**March 2006**