

5 Year Housing Land Supply Report (2015 – 2020)

Produced by Forward Planning – August 2015



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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Housing requirement figures in up-to-date Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process.
- 1.2 In accordance with NPPF paragraph 47 and footnote 11, sites identified within the 5 Year Supply must be deliverable. ***“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years”.***
- 1.3 Deliverable sites for housing should include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. As part of this, local planning authorities should consider both the delivery of sites against the forecast trajectory and also the deliverability of all the sites in the five year supply.
- 1.4 This 5 Year Housing Land Supply document identifies a deliverable housing supply in Rossendale Borough for the five year period from 1 April 2015 to 31 March 2020, with a base date of 31 March 2015.
- 1.5 The publication of this year's 5 Year Housing Land Supply Report coincides with the consultation on the Draft Local Plan Part 2 – the Site Allocations and Development Management DPD – which is proposing to allocate a number of sites for housing. More information is available in Appendix D – Specific Supply of Deliverable Sites.
- 1.6 Appendix H of this Report provides additional information in respect of the Housing Tiers, as identified in Policy 3 of the Core Strategy, and includes a map showing the areas.

2. Monitoring and Review

- 2.1 The Council monitors housing delivery on an annual basis and uses this data to inform and update the five year supply. The 5 Year Housing Land Supply sets out how planning policies have performed and been implemented over the previous financial year, including historic housing completions and future housing trajectories.
- 2.2 The Authority Monitoring Reports (AMR) and 5 Year Housing Land Supply reports are both available to view on the Council's website at www.rossendale.gov.uk.
- 2.3 The AMR provides further analysis in respect of performance against targets set out in the adopted Core Strategy. The 2013-2014 version is available on our website.

3. Important Notice - Disclaimer

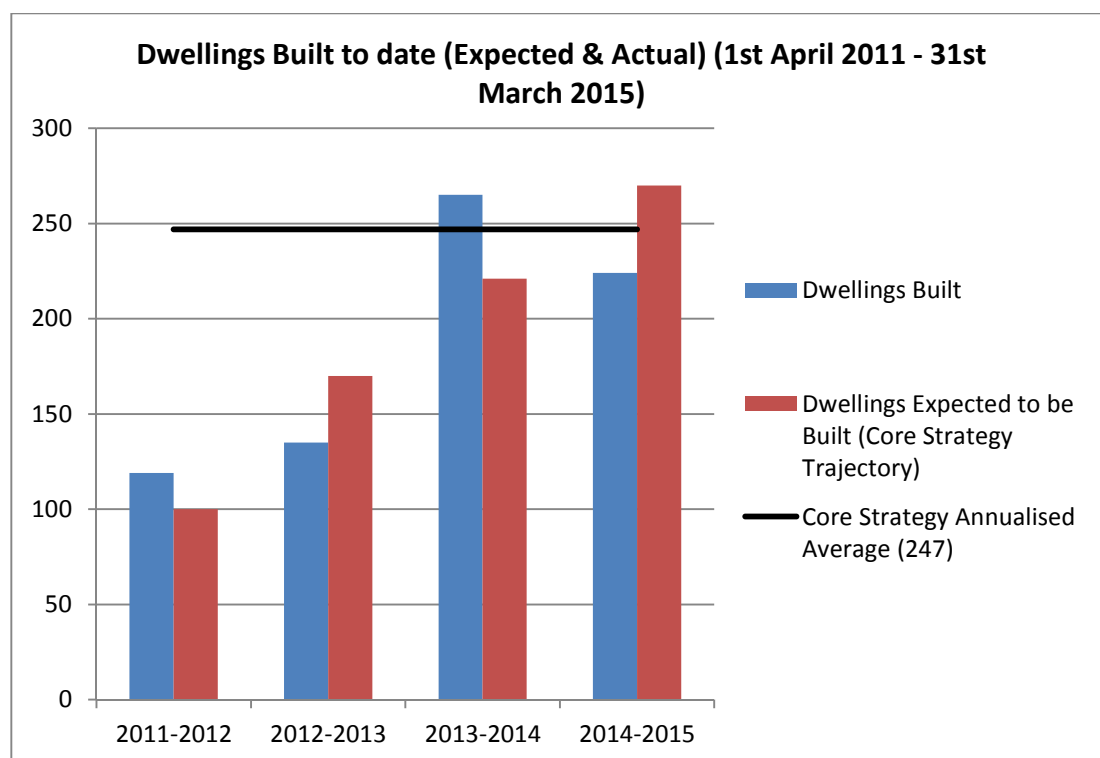
3.1 In relation to the information contained within this report (and any other report relating to the findings of Rossendale's Housing Land Supply), the Council makes the following disclaimer, without prejudice:

- the identification of potential housing sites, buildings or areas does not imply that the Council would necessarily grant planning permission for residential development. All planning applications incorporating residential development will continue to be treated against the appropriate development plan and material planning considerations.
- the inclusion of potential housing sites, buildings or areas does not preclude them from being developed for other purposes.
- the boundaries that are attached to sites, buildings and areas are based on the information available at the time. The report does not limit an extension or contraction of these boundaries for the purposes of a planning application.
- the exclusion of sites, buildings or areas from the study (either because they were never identified or are identified as being constrained) does not preclude the possibility of planning permission for residential development being granted on them or for these sites being allocated. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for residential development that have not been specifically identified in this report.
- the capacity identified on the sites either relates to the numbers granted within a planning permission (where applicable) or is an estimate based on an appropriate density for the site in question. In arriving at these densities, Officers have taken into account locational and sustainability factors along with issues around local character and general views on the site. However, the capacities identified do not preclude densities being increased on sites, subject to details. Nor does it mean that the densities envisaged within the assessment would be appropriate and these would need to be assessed through the normal planning process when submitting a planning application.
- the study is only a 'snap-shot' of information held at that the time of writing. Therefore, some of the information held on the database will be subject to change over time. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled, whilst planning permissions may have lapsed on other sites. The Council intends to use the report as a 'living document' that will be continuously updated with a comprehensive overall update each year.
- information in the study has been based on thorough research and is to the best of our knowledge. Should you identify any discrepancies or inaccuracies in the report please email forwardplanning@rossendalebc.gov.uk and we can update the information accordingly.

4. Calculating the 5 Year Requirement

- 4.1 Policy 2 of the adopted Core Strategy DPD (2011) sets a target of 3,700 additional dwellings to be delivered in Rossendale over the 15 year plan period up to 2026. This equates to an annual average of 247 new dwellings a year.
- 4.2 Analysis confirms that 224 new dwellings were built in Rossendale in the last year (2014/2015) on sites still under construction and sites now fully completed.
- 4.3 Graph 1 below charts housing performance in Rossendale over the four year plan period to date.

Graph 1: Dwellings Built to date (Expected and Actual) – 1 April 2011 to 31 March 2015



- 4.4 As shown in Table 1 below, a total of 743 dwellings have been completed in Rossendale between 1 April 2011 and 31 March 2015. The Core Strategy requirement between 1 April 2015 and 31 March 2026 is 2,957 dwellings (i.e. the original 3,700 target minus 743 completions to date). This means that over the remaining 11 years of the plan period, an average of 269 dwellings will be required each year.

Table 1: Housing performance against Core Strategy Housing trajectory (2011 to 2015)

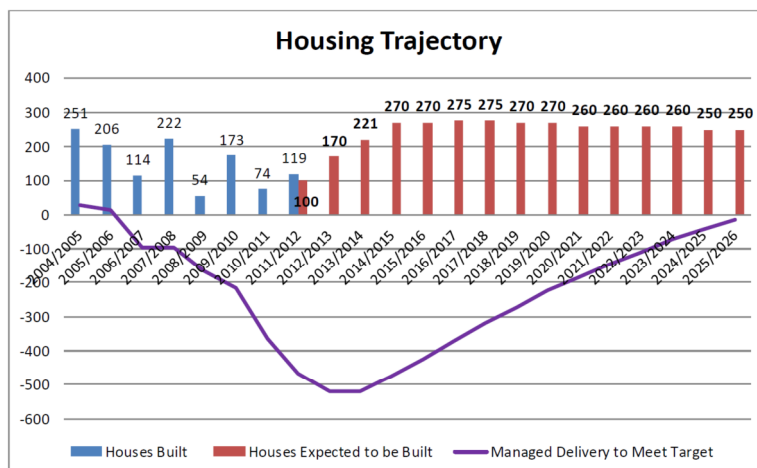
Year	Completions		Delivery against Core Strategy Average (of 247 p.a.)			Delivery against Core Strategy Trajectory		
	Actual Completions	Cumulative Completions	Annual Average of 247 houses	Cumulative annual average of 247 houses	Cumulative annual average undersupply	Core Strategy Trajectory	Cumulative Housing Trajectory	Cumulative under (-) and over (+) supply
2011/2012	119	119	247	247	-128	100	100	+19
2012/2013	135	254	247	494	-240	170	270	-16
2013/2014	265	519	247	741	-222	221	491	+28
2014/2015	224	743	247	988	-245	270	761	-18

In Summary:

- **224 dwellings** have been completed in the last year (2014/2015), which represents 23 fewer dwellings than the Core Strategy annual average of 247 dwellings. This year’s completion figure is 46 dwellings short of the Core Strategy Trajectory expected delivery of 270 dwellings.
- **743 dwellings** have been completed over the Local Plan period to date (2011 to 2015), which represents 245 fewer dwellings than the cumulative Core Strategy Average requirement (988) and 18 dwellings less than the cumulative Core Strategy Trajectory requirement (761) for that period.

4.5 The Council continues to take the view that any assessment of local delivery is likely to be more robust if a longer term view is taken, since this takes account of the peaks and troughs of the housing market cycle. The adopted Core Strategy contains a graph (shown below) of anticipated housing delivery known as the ‘Housing Trajectory’. This takes a realistic view of house building over the plan period taking into account the effects of the recession on the house building industry. As such, the annual targets vary from year to year.

Appendix 2 – Rossendale Housing Trajectory (taken from Adopted Rossendale Core Strategy (2011)).



- 4.6 In accordance with the Core Strategy, accelerated rates of housing provision are planned for the five year period 2015 to 2020 to bring the provision trajectory back into alignment as the building industry emerges from the recession. This increased provision will satisfy and take advantage of the demand that has built-up.
- 4.7 Bullet point 2 of paragraph 47 of the National Planning Policy Framework (NPPF) states that local planning authorities should “*identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*”.
- 4.8 As Rossendale currently does not meet the required completion rate over the plan period (2011 to 2015), there is an actual “under delivery”. In line with the NPPF, a 20% buffer (moved from later in the plan period) is considered appropriate. This will allow us to better achieve our planned long-term supply and ensure choice and competition in the market for land.
- 4.9 With regard to future housing requirements, the Council sets out two scenarios. **Scenario 1** follows figures set out in the 15 Year Housing Target based on an annualised average in the Core Strategy; **Scenario 2** follows figures set out in the adjusted Housing Trajectory in the Core Strategy, that take a realistic view of house building and the effects of the recession. A 20% buffer is applied to both scenarios.

Table 2: Scenario 1 - Annual Average (of 247 dwellings) over Plan Period (2011-2026)

Serial	Component	Calculation	Amount
A	Requirement (Plan Period Requirement / Length of Plan - 15 years)	3,700 / 15	247
B	5 Year Requirement (A x 5)	247 x 5	1235
C	20% Buffer (20% of B)	1235 x 0.2	247
D	Backlog from under provision 2011-2015	245	245
E	Total Housing Requirement (B + C+D)	1235 + 247+ 245	1727

Table 3: Scenario 2 - Annual Targets in Housing Trajectory

The annual targets set out in the Core Strategy’s Housing Trajectory are as follows:

- 2015/2016 = 270
- 2016/2017 = 275
- 2017/2018 = 275
- 2018/2019 = 270
- 2019/2020 = 270

Serial	Component	Calculation	Amount
A	5 Year Requirement (Sum of Annual Targets above)	270 + 275 + 275 + 270 + 270	1360
B	20% Buffer (20% of A)	1360 x 0.2	272
C	Backlog from under provision 2011-2015	18	18
D	Total Housing Requirement (A + B + C)	1360 + 272 + 18	1650

- 4.10 Figures from both scenarios are used to identify, in the next section of the report, the total Housing Land Supply (in years) that Rossendale can currently demonstrate.

5. The 5 Year Housing Land Supply

5.1 Evidence contained in this report (as shown in Appendices A to F) provides a breakdown of the Council's five year supply of deliverable sites between 1 April 2015 and 31 March 2020. This information is correct as of 31 March 2015.

The 5 year supply consists of:

- Residential development that is currently under construction
- Unimplemented residential planning permissions
- Sites where there is resolution to grant planning permission (but no consent as yet issued)
- Specific, identified sites that have the potential to make a significant contribution to housing delivery within the stated 5 year period.

Table 4: Breakdown of 5 Year Housing Land Supply 2015-2020

Category	Total	% of supply
Dwellings to be built on Sites Under Construction	626	26.27
Dwellings with Planning Permission Not Yet Started	126	5.29
Dwellings where there is Resolution to Grant Planning Permission	83	3.48
Number of Dwellings from Specific Deliverable Sites	1548	64.96
Total Number of Dwellings	2383	100%

5.2 Evidence - as calculated from Scenarios 1 & 2 (page 8) and quantified in the tables below - demonstrates that Rossendale has identified sites that are capable of delivering 2,383 dwellings over the next five years. This exceeds the housing requirement as set out in both scenarios in Tables 2 and 3.

Table 5: Housing Land Supply - Scenario 1: Annual Average over Plan Period (2011-2026)

A	5 Year Requirement (247 x 5)	1235
B	20% Buffer	247
C	Back log from under provision	245
D	Annual Requirement ((A+B+C) ÷ 5)	345
E	Total Number of Dwellings Identified	2383
F	Land Supply (E/D)	6.9

Table 6: Housing Land Supply - Scenario 2: Annual Targets in Housing Trajectory

A	5 Year Requirement (270+275+275+270+270)	1360
B	20% Buffer	272
C	Back log from under provision	18
D	Annual Requirement ((A+B+C) ÷ 5)	330
E	Total Number of Dwellings Identified	2383
F	Land Supply (E/D)	7.2

- 5.3 Tables 6 and 7 show that Rossendale Borough Council continues to meet the NPPF requirement and can demonstrate a **6.9 years supply** of deliverable housing sites in Scenario 1 and a **7.2 years supply** in Scenario 2 for the period 1 April 2015 to 31 March 2020.
- 5.4 As the tables show, Rossendale is able to demonstrate - by using either of the scenarios - that it has a greater than 5 Year Housing Land Supply; this includes taking into account a buffer of 20% and the back log from previous years under provision.
- 5.6 The number of windfalls (i.e. sites with 9 or fewer dwellings) that has been approved over the past 4 years is included in Appendix E. On average, 30 dwellings have been completed on such sites each year, or 14% of total completions.

5.7 Summary

Requirement

Core Strategy Housing Requirement	3,700
Completions 2011-2015	743
Remaining requirement at April 2015	2,957
Years remaining within the plan period	11
Remaining requirement per annum	268.8

Capacity

Dwellings under construction	626
Dwellings with planning permission	126
Dwellings with resolution to grant permission	83
Supply of specific deliverable sites	1,548
Deliverable capacity	2,383

Supply (based on the Housing Trajectory)

Years supply (Scenario 1)	6.9
Years supply (Scenario 2)	7.2

Appendices

Appendix A: Residential Development Currently Under Construction

- 1.1 The monitoring of housing delivery requires the Council to record and update the progress of delivery of development on allocations and sites with planning permission. All dwellings that are now under construction are included in the housing supply, as they are clearly deliverable, and the phasing of delivery is also indicated.
- 1.2 The updated information on residential development under construction has been confirmed through site visits, discussions with developers, and through updates from Council Officers in Forward Planning, Development Control and Building Control. Information is as accurate as possible and provides a snapshot of the latest situation as of 31 March 2015.
- 1.3 The table below identifies housing sites across the Borough currently under construction.

Table 7: Residential Development Currently Under Construction

Application Number	Previous Planning History	Site Name	Site Address	Dwellings Approved	Dwellings Built	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	
1996/0341	1990/815	Hollin Way	Hollin Way, Burnley Road, Constablee	175	138 ¹	37	10	12	12	3	0	Tier 1
2003/0143		Grane Road	20 Grane Road, Haslingden	8	5	3	3	0	0	0	0	Tier 2
2003/0154		Irwell Springs	Irwell Springs, Weir	56	10	46	23	23	0	0	0	Tier 4
2005/547	2005/0142 and 2005/0142A	Stack Lane	Rochdale Road, Bacup	185 ²	141	44	25	19	0	0	0	Tier 4 ³
2006/466	2004/0401	Woodland Grange	Land between Douglas Road and Tong Lane	191 ⁴	164	27	25	2	0	0	0	Tier 2
2007/0016			Land off Oaklands and Lower Cribden Avenue	49	0 ⁵	49	25	24	0	0	0	Tier 1
2008/0368			Land adj 444 Newchurch Rd / Baldwin St, Stacksteads	8	0	8	8	0	0	0	0	Tier 3
2008/0494			12 Rochdale Rd, Bacup	3	0	3	0	0	0	0	0	Tier 2
2009/0242 (2012/0329)		Moorgate	Tong Lane, Bacup	2	0	2	2	0	0	0	0	Tier 2
2009/0247 (2012/0315)		Lumbholes Mill	Cowpe Road, Cowpe, Rossendale	1	0	1	1	0	0	0	0	Tier 3
2009/0381 (2012/0430)			16 Upper Ashmount, Hill End Lane, Cloughfold	1	0	1	1	0	0	0	0	Tier 1

Application Number	Previous Planning History	Site Name	Site Address	Dwellings Approved	Dwellings Built	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	
2010/0268			1 Sunny Bank Close, Helmshore	1	0	1	1	0	0	0	0	Tier 3
2011/0631			Land adjacent to 271 Holcombe Road, Helmshore	1	0	1	1	0	0	0	0	Tier 3
2011/0637		Rockcliffe Road	Land off Rockcliffe Road, Grafton Villas	82	25	57	25	25	7	0	0	Tier 2
2012/0117		Stables	Hud Hey Road, Haslingden	1	0	1	1	0	0	0	0	Tier 4
2012/0162		Former Hospital	Haslingden Road, Rawtenstall	139	42	97	25	25	25	22	0	Tier 1 ⁶
2012/0171	2010/0433 and 2009/0360 and 2002/261	Eastgate	Land off Eastgate, Whitworth	45	0	45	23	22	0	0	0	Tier 2
2012/0210		East Parade		12	0	12	12	0	0	0	0	Tier 1
2012/0304		Land adj. to Dykes Barn Farm	Burnley Road, Broadclough, Bacup	1	0	1	1	0	0	0	0	Tier 4
2012/0305			Land to Rear of 183 Burnley road, Rawtenstall	1	0	1	1	0	0	0	0	Tier 1
2012/0469			Mangle Fold Barn, Edenfield	2	0	2	2	0	0	0	0	Tier 3
2012/0485		Sowclough Farm	The Barn/land off Sowclough Road, Stacksteads	1	0	1	1	0	0	0	0	Tier 4
2012/0517		Crawshaw Hall	Pump House, 480 Burnley Road, Crawshawbooth	1	0	1	1	0	0	0	0	Tier 4
2012/0520			7 John Street, Whitworth	5 ⁷	0	5	5	0	0	0	0	Tier 3
2012/0533		Former Piano Factory	Wood Lea Road, Waterfoot	2	0	2	2	0	0	0	0	Tier 3
2013/0041		Woodland Rise	Land opposite 449-457, Bacup Road, Hareholme, BB4 7JJ	17	16	1	1	0	0	0	0	Tier 1
2013/0063			Garage site, Weir lane, Burnley Road, Weir, Bacup	2	0	2	2	0	0	0	0	Tier 4
2013/0081		Cherry Tree	Dean Road, Haslingden, Rossendale, BB4 4DS	6	0	6	6	0	0	0	0	Tier 2
2013/0110			Land adj to 14 Park Avenue, Haslingden, BB4 4DS	1	0	1	1	0	0	0	0	Tier 2
2013/0195		Old House At Home	62 Newchurch Road, Rawtenstall, BB4 7QX	4	1	3	3	0	0	0	0	Tier 1
2013/0196			Vacant Land at the Junction of Greens Lane & Brookland Avenue	2	0	2	2	0	0	0	0	Tier 3

Application Number	Previous Planning History	Site Name	Site Address	Dwellings Approved	Dwellings Built	Dwellings Remaining	Expected Delivery rate					Development Tier
							2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	
2013/0250			Plot 5, Worswick Green, Rawtenstall, BB4 7NN	1	0	1	1	0	0	0	0	Tier 1
2013/0455			Land to south side of Bacup Hub, Burnley Road	20	0	20	20	0	0	0	0	Tier 2
2013/0490			Land at swinnel brook Park, Grane Road, Haslingden, Rossendale, BB4 4FN	1	0	1	1	0	0	0	0	Tier 3
2013/0497			Land adjacent K Supplies Hill End Lane Cloughfold	5	0	5	5	0	0	0	0	Tier 1
2013/0498		Mitton House	Blackburn Road, Rising Bridge, Acrington, BB5 2SB	1	0	1	1	0	0	0	0	Tier 4
2013/0498			33 Rockcliffe Road, Bacup	2	0	2	2	0	0	0	0	Tier 2
2013/0531		2 The Square, Newchurch	73, 75 and 77 Church Street, Newchurch	2 ⁸	0	2	2	0	0	0	0	Tier 1
2013/0556	2010/0667 2013/0171	Orama Mill	Hall Street, Whitworth	104	58	46	25	21	0	0	0	Tier 2
2014/0168	2013/0470 2012/0544	Land at Hurst Platt	Waingate Road	8	0	8	8	0	0	0	0	Tier 1
2014/0232		Constable Lee Court	Land adjacent to 123 Burnley Road	16	0	16	16	0	0	0	0	Tier 1
2014/0237			10 Kingston Crescent, Helmshore	0	0	0	0	0	0	0	0	Tier 3
2014/0297	2013/0426	Wavell House	Holcombe Road, Helmshore (Prior Notification)	48	0	48	24	24	0	0	0	Tier 3
2014/0335	2014/0127	Vale Lodge, Lumb		1	0	1	1	0	0	0	0	Tier 4
2014/0338			1 Broadway, Haslingden, Rossendale BB4 4HB	1	0	1	1	0	0	0	0	Tier 3
2014/0341	2013/0580	Garage Colony to the Rear of the Parade	Broadway, Haslingden	7	0	7	7	0	0	0	0	Tier 3
2014/0420			Clovermount, Earnshaw, Bacup	1	0	1	1	0	0	0	0	Tier 2
2014/0465			142 Haslingden Old Road, Rawtenstall	1	0	1	1	0	0	0	0	Tier 1
2014/048		Pindersfield	Ashen Bottom, Crow Wood Road/Blackburn Road	1	0	1	1	0	0	0	0	Tier 4
2014/0496			4 Stone Vista, Horncliffe View, Helmshore	0	0	0	0	0	0	0	0	Tier 3
2014/425			Land at northern end of Hollin Way, Rawtenstall	1	0	1	1	0	0	0	0	Tier 1

Total	1226	600	626	360	197	44	25	0
Total Dwellings Left to Build	626							
Total Dwellings Built this year from sites still under construction	166							

Footnotes to the Table

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- 1 The previous "5 year Housing Land Supply" reported 117 dwellings built, however a total of 137 houses were built up to 31st March 2014 and one more house was built between 1st April 2014 and 31st March 2015, leading to a total of 138 houses built so far.
 - 2 Correction of the previous figure of 162 to 185. The planning application 2005/142 was for 162 houses, however more houses were built previously under the planning permission reference 1975/605. The Street Naming and Numbering plan of the site shows 185 dwellings.
 - 3 The site is currently in the housing development tier 4, however if the proposed Urban Boundary change is accepted the site will be within tier 2.
 - 4 The planning application 2006/466 that was granted permission reduces the total number of houses from 196 to 191 houses.
 - 5 Although the previous 5 Year Land Supply shows a figure of 9 dwellings built, none of the dwellings were completed as of 31st March 2015.
 - 6 The site is within Longholme Ward but is outside the Urban Boundary and within the Green Belt.
 - 7 Conversion of a house into 6 flats, resulting in the net gain of 5 dwellings.
 - 8 Demolition of one dwelling and construction of 3 dwellings, resulting in the net gain of 2 dwellings.
- 1.4 The above evidence confirms there are currently sites under construction in Rossendale with a net yield of 1,226 dwellings. 600 of the 1,226 proposed dwellings have now been completed, with 626 dwellings still to be completed.
 - 1.5 626 dwellings to be delivered on sites currently under construction in Rossendale accounts for 26.27% of the housing supply over the five year plan period, or 1.8 years supply (Scenario 1).
 - 1.6 Major development sites such as those at the former Hospital site, Rawtenstall; Orama Mill, Whitworth; and Rochdale Road, Bacup are all expected to make significant contributions to the housing delivery in Rossendale over the next twelve months.

Appendix B: Unimplemented Residential Planning Permissions

- 2.1 All sites with full or outline planning permission are also included in the housing supply. The NPPF (paragraph 47 and footnote 11) confirms that “Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years”.
- 2.2 Updated Information on unimplemented residential planning permissions has been confirmed through site visits and through updates from Council Officers in Forward Planning, Development Control and Building Control. Information is as accurate as possible and provides a snapshot of the latest situation as at 31 March 2015. Expected delivery rates, where possible, have been established through discussions with developers.
- 2.3 The table below identifies planning permissions across the Borough that have not yet started and that will not expire until after 1st April 2015.

Table 8: Unimplemented Residential Planning Permissions

Application Number	Previous Planning History	Site Address	Expiry Date	Dwellings Approved	Expected Delivery Rate					Development Tier
					2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	
2012/0055		Gordon Works, Ashworth Road, Edgeside	20/04/2015	4	4	0	0	0	0	Tier 3
2012/0093	2009/0016	20 Bury Road, Rawtenstall	25/04/2015	4	4	0	0	0	0	Tier 1
2012/0096		1 Laburnum Street, Haslingden (outline)	19/06/2015	8	0	8	0	0	0	Tier 2
2012/0285		14 Rochdale Road, Bacup	05/08/2015	2 ⁹	2	0	0	0	0	Tier 2
2009/0345 2012/0297		Greenhill Garage, Rochdale Road, Bacup	12/08/2015	4	4	0	0	0	0	Tier 2
2012/0141		Greensnook Farm, Greensnook Lane, Bacup (outline)	03/09/2015	7	0	7	0	0	0	Tier 2
2012/0367		Trishna Foods, 34 Manchester Road, Haslingden	06/11/2015	4	4	0	0	0	0	Tier 2
2011/0457		Loveclough Working Mens Club, Commercial Street, Rossendale	10/03/2016	10	0	10	0	0	0	Tier 4
2010/0064 2013/0028		Land at Highfield Park, Haslingden	18/03/2016	2	0	2	0	0	0	Tier 2
2009/0340		Land off Lee Road, Bacup (outline)	20/03/2016	4	0	4	0	0	0	Tier 2
2013/0089	2009/0448	Land off Green Street, Rawtenstall	25/04/2016	1	0	1	0	0	0	Tier 1
2013/0093	2012/0242	6 Parklands, Haslingden	06/05/2016	2	0	2	0	0	0	Tier 2
2012/0158		Flaxmoss House, Helmshore Road, Haslingden, BB4 4JA	30/05/2016	8	0	8	0	0	0	Tier 3
2013/0142		20-24 Clegg Street, Haslingden	30/05/2016	3	0	3	0	0	0	Tier 2
2013/0147		Land off Turf Meadow, Loveclough	19/06/2016	1	0	1	0	0	0	Tier 3

Application Number	Previous Planning History	Site Address	Expiry Date	Dwellings Approved	Expected Delivery Rate					Development Tier
					2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	
2013/0200		Land off Burnley Road and Meadows Avenue, Bacup (outline)	27/06/2016	6	0	6	0	0	0	Tier 2
2013/0065		Land adjacent to 101 Bankside Lane, Bacup	30/06/2016	2	0	2	0	0	0	Tier 2
2013/0261		Land off Whittle Street (behind 21 Greenfield Street), Rawtenstall (Outline)	28/07/2016	1	0	1	0	0	0	Tier 1
2012/0585		Land adj 4 East View, Oak Street, Shawforth	21/08/2016	1	0	1	0	0	0	Tier 3
2013/0255		Musbury Fold Cottage, Musbury Road, Haslingden	27/08/2016	1	0	1	0	0	0	Tier 3
2011/0568		Former Holden Vale Hotel, Holcombe Road, Helmshore	23/01/2017	15	0	0	15	0	0	Tier 4
2013/0494	2011/0050	Higher Valley Stables, Conway Road, Higher Cloughfold	10/02/2017	1	0	1	0	0	0	Tier 4
2014/0027		Hare & Hound Public House, 391 Newchurch Road, Bacup, OL13 0NB	25/03/2017	4	0	4	0	0	0	Tier 3
2013/0593		16 Dalesford, Haslingden	26/03/2017	1	0	1	0	0	0	Tier 2
2013/0588		4 East View, Oak Street, Shawforth	01/04/2017	1	0	1	0	0	0	Tier 3
2014/0205	2011/0291	Land adjacent Park Road, Helmshore	04/04/2017	4	0	4	0	0	0	Tier 3
2014/0002	2007/0555 and 2010/0632	Former Scout Hut, New Line, Bacup	23/04/2017	1	0	1	0	0	0	Tier 2
2013/0585		Jeffrey Barn Farm, Burnley Road, Bacup	28/04/2017	1	1	0	0	0	0	Tier 4
2013/0577		Martin Croft off Hud Hey, Haslingden	16/05/2017	1	0	1	0	0	0	Tier 4
2014/0123	2010/375	Roebuck Inn, 1 Charles Lane, Haslingden	28/05/2017	3	0	3	0	0	0	Tier 2
2013/0565		Alden View, Alden Road, Helmshore	30/05/2017	1	0	1	0	0	0	Tier 4
2014/0106		Far Bank End Farm, Brex, off Shawclough Road	17/06/2017	1	0	1	0	0	0	Tier 4
2014/0211		Building South of Lower Swineherd Low Farm, Cob Castle Road, Haslingden (Prior Approval)	08/07/2017	1	1	0	0	0	0	Tier 4
2014/175		50 Tonacliffe Road, Whitworth	23/07/2017	1	0	1	0	0	0	Tier 2
2013/0562		Ravenshore Farm, Holcombe Road, Helmshore	13/09/2017	0 ¹⁰	0	0	0	0	0	Tier 4
2014/0233	2013/0516	Magistrates Court. Oakley Road, Rawtenstall	16/10/2017	11	0	11	0	0	0	Tier 1
2014/402		8-12 Burnley Road, Rawtenstall	13/11/2017	4	0	4	0	0	0	Tier 1
2014/0401	2014/0259	112 Booth Road, Bacup	29/01/2018	4	0	4	0	0	0	Tier 3
2014/0554	2012/0020	Garden of 110 Bury Road, Edenfield	20/02/2018	1	0	1	0	0	0	Tier 3
2014/0416	2014/0126	Cowpe Bottom Farm, Cowpe Road	26/02/2018	0	0	0	0	0	0	Tier 4
2014/0355		Former Whinberry View & No 166, Bacup Road, Rawtenstall	30/03/2018	29	0	20	9	0	0	Tier 1
Total				126	16	95	15	0	0	

Footnotes to the Table

8 Change of use of one dwelling to 3 flats, net gain of 2 dwellings.

9 Demolition of one dwelling and construction of a new dwelling.

2.4 The above evidence confirms there are planning permissions granted in Rossendale for 126 new dwellings where development has not yet commenced (as at 31 March 2015).

Appendix C: Sites where there is Resolution to Grant Planning Permission

- 3.1 In the following cases the Council has resolved to grant permission subject to the signing of a legal agreement. It can be assumed that the sites will become available as soon as the obligations are signed and the permissions are issued. Although that does not satisfy the criterion of being available now, it can be argued that there is more than reasonable prospect that the sites will become available during the five year period.
- 3.2 Information contained in this section is confirmed from Council Officers in Forward Planning and Development Control, following on-going discussions with owners and developers. Information is as accurate as possible and provides a snapshot of the latest situation as at 31 March 2015.

Table 9: Sites where there is Resolution to Grant Planning Permission

Application Number	Previous Planning History	Site Address	Achievable & Viable	Number of dwellings	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Development Tier
2014/0494	2012/0538	Land adjacent to 368 Rochdale Road	Yes	12	0	12	0	0	0	Tier 3
2012/0588		Albert Mill and Sunnyside, Whitworth	Yes	49	0	25	24	0	0	Tier 2
2015/0024		Kearns Mill, Cowpe	Yes	22	0	0	22	0	0	Tier 4
Total				83	0	37	46	0	0	

- 3.3 Evidence confirms there is resolution to grant permissions for 83 new dwellings in Rossendale.

Appendix D: Supply of Specific Deliverable Sites

- 4.1 The assessment of deliverable sites should be kept up-to-date. As part of this process, sites previously identified in the supply of specific deliverable sites as being deliverable have been re-examined and additional sites brought forward through updated assessment and review.
- 4.2 The table in this section identifies sites across the Borough that are considered to be deliverable between 1 April 2015 and 31 March 2020. In accordance with the provisions of paragraph 47 and footnote 11 of the National Planning Policy Framework (NPPF) March 2012, *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable”*.
- 4.3 The supply of specific deliverable sites is largely taken from strategic sites put forward as part of the draft Local Plan Part 2 (Site Allocations) but other sites that have not been allocated because the yield is below 10 dwellings have also been considered.
- 4.4 All sites listed have been re-examined and up-to-date assessments made regarding their suitability for development over the next five years. Updates have been made from previous “Supply of Specific Deliverable Sites” assessments, with some sites removed from the list due to a change of status (i.e. now under construction, planning permissions granted or resolution to grant), some sites removed due to their unsuitability (i.e. viability problems or physical constraint), and new sites added.
- 4.5 The sites listed are those that the Council has selected from the proposed Site Allocations consultation and which are likely to come forward following adoption of the Local Plan Part 2 – the Site Allocations and Development Management Development Plan Document (DPD). In some cases their suitability relies on a change to current planning policy, and so subject to adoption in the Local Plan Part 2. The Council expects adoption of the Local Plan Part 2 to be early 2017, as set out in the Local Development Scheme.
- 4.6 The Council has embarked on a consultation of the Draft Local Plan Part 2 – the Site Allocations and Development Management DPD. This is a 7 week consultation running from 20th July to 7th September, undertaken in accordance with Regulation 18 of the Local Plan Regulations. Hence this is still non-statutory consultation. The Council’s Local Development Scheme expects the formal consultation to commence at the end of this year with publication of the proposed submission version, in accordance with Regulation 19. This is referred to as the Publication Version.
- 4.7 The Housing Allocation policy in the Draft Local Plan Part 2 acknowledges that in respect of delivering the Core Strategy housing provision the Council is nearing the end of Phase 1 – 2011 to 2016. Phase 2 will run from 2016 to 2021 and the final phase (Phase 3) from 2021 to 2026. Sites which the Council considers are available, suitable, achievable and viable, albeit possibly subject to a boundary change as part of the Local Plan Part 2 adoption, are listed as coming forward in the next 5 year housing phase. Sites, which are considered suitable but where there are particular difficulties which need to be resolved are identified for the last phase of delivery.

- 4.8 The Draft Local Plan is proposing 1,997 additional new dwellings to come forward in Phase 2 and a further 869 new dwellings in Phase 3. Hence in total enough sites are proposed to be allocated to provide 2,866 dwellings.
- 4.9 All the proposed allocations are currently subject to an extensive consultation and there are a number of sites that are attracting significant local opposition including: land behind Johnny Barn (H11/12); Haslam Farm (H23); Kirkhill Road (H36); Green Farm (H43); Highfield - adjacent to Maden Rec (H44); and some smaller sites in the Goodshaw area (H79-H81).
- 4.10 A number of sites are located in the existing Green Belt and so would need to be released from the Green Belt. These include: Haslam Farm (H23); Cowm Water Treatment Works (H58); land behind the former hospital (H27), and Clod Lane (H32), which has a complex planning history.
- 4.11 Additionally a number of sites are currently allocated as Recreation Areas, such as Dark Lane Football Ground (H17), Rawstron St (H64) , and John Street (H62), and are subject to the Playing Pitch Strategy, which is due to be finalised in October 2015.
- 4.12 The 5 Year Housing Land Supply document has not included sites which are considered to be premature to the Local Plan, where this would require a change to the current policy, which would be dependent on the findings of the independent Planning Inspector.

Table 10: Supply of Specific Deliverable Sites

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery Rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	
H1	Land east of Hollin Way, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	44	X		0	0	4	20	20	Tier 1
H10	Valley Centre, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	10	X		0	10	0	0	0	Tier 1
H11	Land to the rear of Johnny Barn Farm	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	25		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	0	0	25	0	Tier 1
H13	Land at Cloughfold (between Newchurch Road and Bacup Road)	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy. Would require change to Greenlands designation.	Yes - no major constraints to development of site and good prospects of viability	90	X		0	0	30	30	30	Tier 1

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery Rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H17	Land adjacent Dark Lane Football Ground	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Subject to Playing Pitch Strategy	Yes- located within the Rawtenstall Area as set out in the Core Strategy. Designated Playing Pitch so subject to findings of the Playing Pitch strategy.	Yes - no major constraints to development of site and good prospects of viability	60	X		0	0	10	25	25	Tier 1
H18	North of Staghills Road, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	12	X		0	12	0	0	0	Tier 1
H2	Land west of Hollin Way, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	24	X		0	14	10	0	0	Tier 1
H20	Woodlands Close, Newchurch	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Would require change to the Greenlands designation	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	10	X		0	10	0	0	0	Tier 1

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H21	Woodtop Garage, Townsendfold	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	34	X		0	0	24	10	0	Tier 1
H22	Carr Farm, Lomas Lane	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	10		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	0	10	0	0	Tier 1
H3	Land north of Lime Tree Grove, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	50	X		0	0	15	15	20	Tier 1
H31	Land off Highfield Street, Haslingden	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	21	X		0	0	21	0	0	Tier 2
H34	Land adjacent Park Avenue / Cricceth Close, Haslingden	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	30	X		0	0	20	10	0	Tier 2

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	
H35	Land to Rear of Fern Terrace, Haslingden	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	12	X		0	12	0	0	0	Tier 2
H38	Anvil Street, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	11	X		0	0	11	0	0	Tier 2
H39	Land off Greensnook Lane, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	35	X		0	25	10	0	0	Tier 2
H40	Land off Fernhill Drive, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	10	X		0	10	0	0	0	Tier 2

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H41	Land off Moorlands Terrace, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	25	X		0	0	12	13	0	Tier 2
H42	Land off Higher Cross Row, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	18	X		0	0	18	0	0	Tier 2
H48	Reed Street, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Part is designated employment	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	15	X		0	15	0	0	0	Tier 2
H49	Thorn Bank, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	35	X		0	0	0	20	15	Tier 2
H5	Reedsholme Works (Broadley's Mill), Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1).	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	40	X		0	0	20	20	0	Tier 1

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H50	Land at Douglas Road / Fieldfare Way, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	24	X		0	0	20	4	0	Tier 2
H51	Thorn Gardens, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	10	X		0	0	10	0	0	Tier 2
H52	Land behind Pennine Road to the east, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Would require change to Greenlands designation	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	45	X		0	0	25	20	0	Tier 2
H53	Land north east of Pennine Road, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Would require change to Greenlands designation	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	36	X		0	0	25	11	0	Tier 2

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H54	Land east of Rochdale Road (east of Empire Theatre)	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Would require change to Greenlands designation	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	50	X		0	0	25	25	0	Tier 2
H55	Tong Farm, Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	40		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	0	20	20	0	Tier 2
H57	Land off Rochdale Road (adjacent Sheephouses Reservoir), Bacup	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	25		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	0	25	0	0	Tier 2
H58	Cowm Water Treatment Works, Whitworth	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Would require change to the Green Belt Boundary	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	10		X (It is proposed to make a boundary change to include the site in the Urban Boundary and remove it from the Green Belt)	0	0	10	0	0	Tier 2

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H6	Land at Hollin Lane, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	35		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	0	0	25	10	Tier 1
H60	Land adjacent to Eastgate (site with planning permission 2012/0171), Whitworth	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 2 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	35	X		0	0	25	10	0	Tier 2
H61	Barlow Bottoms (east of the river), Facit	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	33	X		0	25	8	0	0	Tier 3
H63	Land behind Buxton Street, Facit	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Planning permission for Care Home, subject to s106	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	28	X		0	0	14	14	0	Tier 3
H66	Booth Road / Woodland Mount, Brandwood	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1) Garden area	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	10	X		0	10	0	0	0	Tier 3

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H7	Land North of Hollin Lane, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	36		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	0	0	20	16	Tier 1
H71	Park Road Garage site, Waterfoot	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	10	X		0	0	10	0	0	Tier 3
H72	Land at Hey Head, Waterfoot	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	24	X		0	0	24	0	0	Tier 3
H73	Waterfoot Primary School	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1). Awaiting s.106.	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	28	X		0	14	14	0	0	Tier 3
H74	Foxhill Drive, Whitewell Bottom	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	12	X		0	12	0	0	0	Tier 3
H75	Mill End Mill, Waterfoot	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	37	X		0	20	17	0	0	Tier 3

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H76	Land adjacent St Anne's School, Waterfoot	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	24	X		0	0	12	12	0	Tier 3
H77	Gaghills Building Lane, Waterfoot	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	30	X		0	0	20	10	0	Tier 3
H8	Willow Avenue of Lime Tree Grove, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	12	X		0	12	0	0	0	Tier 1
H84	Snow King / Grane Village, Grane Road, Helmshore	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	140 out of 150 proposed		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	35	35	35	35	Tier 3
H85	Rosendale Golf Club site, Greens Lane, Helmshore	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1). Would require a change to the Green Belt	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	12		X (It is proposed to make a boundary change to include the site in the Urban Boundary and to remove it from the Green Belt)	0	0	12	0	0	Tier 3

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H86	End of Haslingden Sports Centre Playing Fields, Helmshore	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1). Would require change to Greenlands designation.	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	12	X		0	0	12	0	0	Tier 3
H88	Horse and Jockey, Market Street, Edenfield	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	10	X		0	10	0	0	0	Tier 3
H89	Land at Market Street, Edenfield	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	13		X (It is proposed to make a boundary change to include the whole site in the Urban Boundary)	0	13	0	0	0	Tier 3
H9	Land East of Acrefield Drive, Rawtenstall	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1)	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	15		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	0	10	5	0	Tier 1
H90	Hazel Street, Rising Bridge	Yes- Site Allocated for housing in the draft Local Plan Part 2 (Phase 1). Would require a small change to Green Belt boundary.	Yes - located within the development tier 3 as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	16	X (except a small strip to the north west of the site)		0	16	0	0	0	Tier 4

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
	Heathbourne Road, Stacksteads	Yes - site within the Urban Boundary. Council owned land.	Yes - located within the third tier of settlements as set out in the Core Strategy in Stacksteads	Yes - no major constraints to development of site and good prospects of viability	6	X		0	6	0	0	0	Tier 3
	Bolton Road North	Yes - site within the Urban Boundary. Council owned land.	Yes - located within the third tier of settlements as set out in the Core Strategy in Edenfield	Yes - no major constraints to development of site and good prospects of viability	6	X		0	6	0	0	0	Tier 3
	Water Lane, Edenfield	Need an Urban Boundary change	Yes - located within the third tier of settlements as set out in the Core Strategy in Edenfield	Yes - no major constraints to development of site and good prospects of viability	9		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	9	0	0	0	Tier 3
	Land North of King Street, Facit	Yes - public ownership	Yes - located within the third tier of settlements as set out in the Core Strategy in Facit	Yes - no major constraints to development of site and good prospects of viability	8	X		0	8	0	0	0	Tier 3
	Springside, Shawforth	Yes - public ownership	Yes - located within the third tier of settlements as set out in the Core Strategy in Shawforth	Yes - no major constraints to development of site and good prospects of viability	3	X		0	3	0	0	0	Tier 3

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
	Land at Bury Road, Rawtenstall	RBC owned	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	6	X		0	0	6	0	0	Tier 1
	Land at Conway Road, Rawtenstall	Yes - Privately Owned. Proposed by agent for a boundary change	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects of viability	3		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	3	0	0	0	Tier 1
	Land at Turton Hollows / Lawson Street	Yes – public ownership	Yes - located within the third tier of settlements as set out in the Core Strategy in Goodshaw	Yes - no major constraints to development of site and good prospects of viability	20	X		0	0	10	10	0	Tier 3
	Land to the rear of Helmshore Road, Helmcroft	Yes – public ownership	Yes - located within the second tier of settlements as set out in the Core Strategy in Haslingden	Yes - no major constraints to development of site and good prospects of viability	10	X		0	0	10	0	0	Tier 2
	Land off Northfield Road, Rising Bridge	Yes – public ownership	Yes - located within the fourth tier of settlements as set out in the Core Strategy in Rising Bridge	Yes - no major constraints to development of site and good prospects of viability	9	X		0	0	9	0	0	Tier 4

Site Allocation ID in draft Local Plan Part 2	Location /Address	Available Now	Suitable Location	Achievable & Viable	Number of dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery rate					Development Tier
								2015-2016	2016-2017	2017-2018	2018-2019	2019-2010	
H24	Yarraville Street, Rawtenstall	Yes- private ownership and proposed by a developer	Yes- located within the Rawtenstall Area as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	26		X (It is proposed to make a boundary change to include the site in the Urban Boundary)	0	0	26	0	0	Tier 1
	Hare & Hounds Garage, Four Lane Ends, Stacksteads	Yes- private ownership and proposed by a developer	Yes- located within the third tier 3 of settlement as set out in the Core Strategy	Yes - no major constraints to development of site and good prospects of viability	9	X	A small part of the site is located in the Green Belt	0	0	9	0	0	Tier 3
					1548			0	310	658	409	171	

4.6 The above evidence confirms there is currently a supply of specific deliverable sites in Rossendale with a potential yield of 1548 dwellings.

Appendix E: Windfall Sites

- 5.1 The NPPF, paragraph 48 states that *“local planning authorities may make allowance for windfall sites in the five year supply if they have compelling evidence that sites have consistently become available”*. *“Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends”*.
- 5.2 The definition of windfalls in the Glossary to the NPPF states they are sites which have not been specifically identified as available in the Local Plan process. It also says they are “normally” previously-developed sites, but this definition does not exclude greenfield sites from being windfalls. A windfall is therefore classified as any site that produces dwellings, that is not identified in the Local Plan process.
- 5.3 The Council has analysed historic windfall delivery rates, with regard to completions in previous years. For the purposes of this report, **windfall sites have been classified as any residential development of 9 dwellings or less**, that were not identified through the Local Plan process. Completions have been counted and the total number of windfall dwellings that have been delivered in each of the last four years are listed below. Although this evidence covers the last four years only, it gives a general indication of the extent and importance of small windfall sites to Rossendale.

Table 11: Windfall Completions on sites with 9 or fewer dwellings (2011/2012 to 2014/2015)

Year	Total no. of Windfall dwellings	% of all residential completions
2014/2015	20	8.9%
2013/2014	54	20.4%
2012/2013	39	28.9%
2011/2012	10	8.4%

- 5.4 Between 1st April 2011 and 30th March 2015 the average windfall completions accounted for 14.1% of all completions, or an average of 30 dwellings per year. As we move from the bottom of the cycle and into a period of weak economic activity it is fair to assume that the number of windfall sites coming forward in Rossendale will continue to play a significant role in future housing delivery.
- 5.5 For the purposes of this report the Council has not made allowance for windfall sites in calculating its five year supply of deliverable sites. Instead, it will continue to monitor the impact of windfall sites over the next twelve months - with a view to gaining a longer term average of windfall contributions, and reserving the right to factor a windfall allowance into future assessments.

Conversion of office and agricultural dwellings to residential:

- 5.6 NPPF paragraph 51 states that local authorities’ *“should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need*

for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate”.

- 5.7 Recent changes (May 2013 and April 2014) to the Town and Country Planning [Use Classes] Order 1987 (as amended 2014) allow the permitted development conversion of offices (class B1(a)) and buildings used for agricultural use to residential use (C3) through the prior approval system. This is likely to further increase the number of new dwellings in Rossendale and will need to be carefully monitored.
- 5.8 To date, we have had one major prior notification for Wavell House, Helmshore - to change use from B1 to C3 for 48 flats.
- 5.9 We expect to be reporting next year a number of prior approved sites of former agricultural buildings to residential too.

Appendix F: Actual and Expected Residential Losses

6.0 There were no recorded losses to the dwelling stock this year.

Appendix G: List of housing completions

Table 12: List of housing completions (2014/2015)

Application Number	Previous Planning History	Site Name	Address	Dwellings Approved	Dwellings Built between 1st April 2014 and 31st March 2015	Development Tier
2013/0264		Mitchell Field Nook Barn	Mitchell Field Nook Barn, Mitchell Field Nook, Bacup OL13 8NJ	1	1	3
2012/0255		Claremont Lodge	Claremont Lodge, Haslingden Old Road, Rawtenstall, Rossendale BB4 8RS	1	1	1
2013/0277		Mytholme House	Flats 1-12, Whitewell Court, Burnley Road East, Waterfoot, BB4 9DG	12	0	3
2013/0556	2013/0171; 2010/0667	Orama Mill		104	26	2
2011/0046		Holmefield House	Holcombe Road, Helmshore	74	27	3
2012/0162		Former Hospital	Haslingden Road, Rawtenstall	139	42	1
2012/0385		Moorland Gate, New Line	Mill / Land adjacent to Deansgrave New Line Bacup	30	6	2
2005/547	1975/605; 2005/0142; 2005/0142 A;	Stack Lane	Rochdale Road, Bacup	185	39	2
2006/466	2004/0401	Woodland Grange	Land between Douglas Road and Tong Lane	191	22	2
2013/0163		337-339 Burnley Road East, Rossendale	The Cottage, 1a Shawclough Street, Rossendale, BB4 9JY	1	1	3
2013/0442			60 Bank Street, Rawtenstall	3	3	1
2006/0320 & 2012/0397 & 2013/0514		Holly Mount House	St Marys Way Rawtenstall	60	5	1
1996/0341	1990/815	Hollin Way	Hollin Way, Burnley Road, Constablee	175	21	1
2012/0481		Springfield Coach House	242 Newchurch Road, Rawtenstall	1	1	1
2014/0031			Madisons, 2 Burnley Road, Rawtenstall	2	2	1
2014/0181		Laneside Farm	Goodshaw Lane, Loveclough	1	1	3

Application Number	Previous Planning History	Site Name	Address	Dwellings Approved	Dwellings Built between 1st April 2014 and 31st March 2015	Development Tier
2014/0204			Land at New Barn Lane, Rawtenstall	1	1	1
2013/0308			40 Blackburn Road, Haslingden, BB4 5QQ	1	1	2
2013/0354			1 Ryefield Avenue West, Haslingden, BB4 4BL	1	1	2
2014/350			31 Burnley Road East, Waterfoot	1	1	3
2012/0081			5 Tenterheads, Hardman Drive, Cowpe	-1	0	3
2013/0433	2013/0433	59/61 Deardengate	59/61 Deardengate, Haslingden, BB4 5SN	1	1	2
2012/0057			512 Burnley Road East	2	2	3
2011/0509			684 Burnley Road East	1	1	3
2013/0289			457 Grane Road, Haslingden, BB4 4AT	0	0	4
2008/0786			462 Helmshore Road	1	1	3
2011/0223		Alderbottom Farm	Market Street, Edenfield	1	1	4
2013/0041		Woodland Rise	Land opposite 449-457, Bacup Road, Hareholme, BB4 7JJ	17	16	1
Total					224	

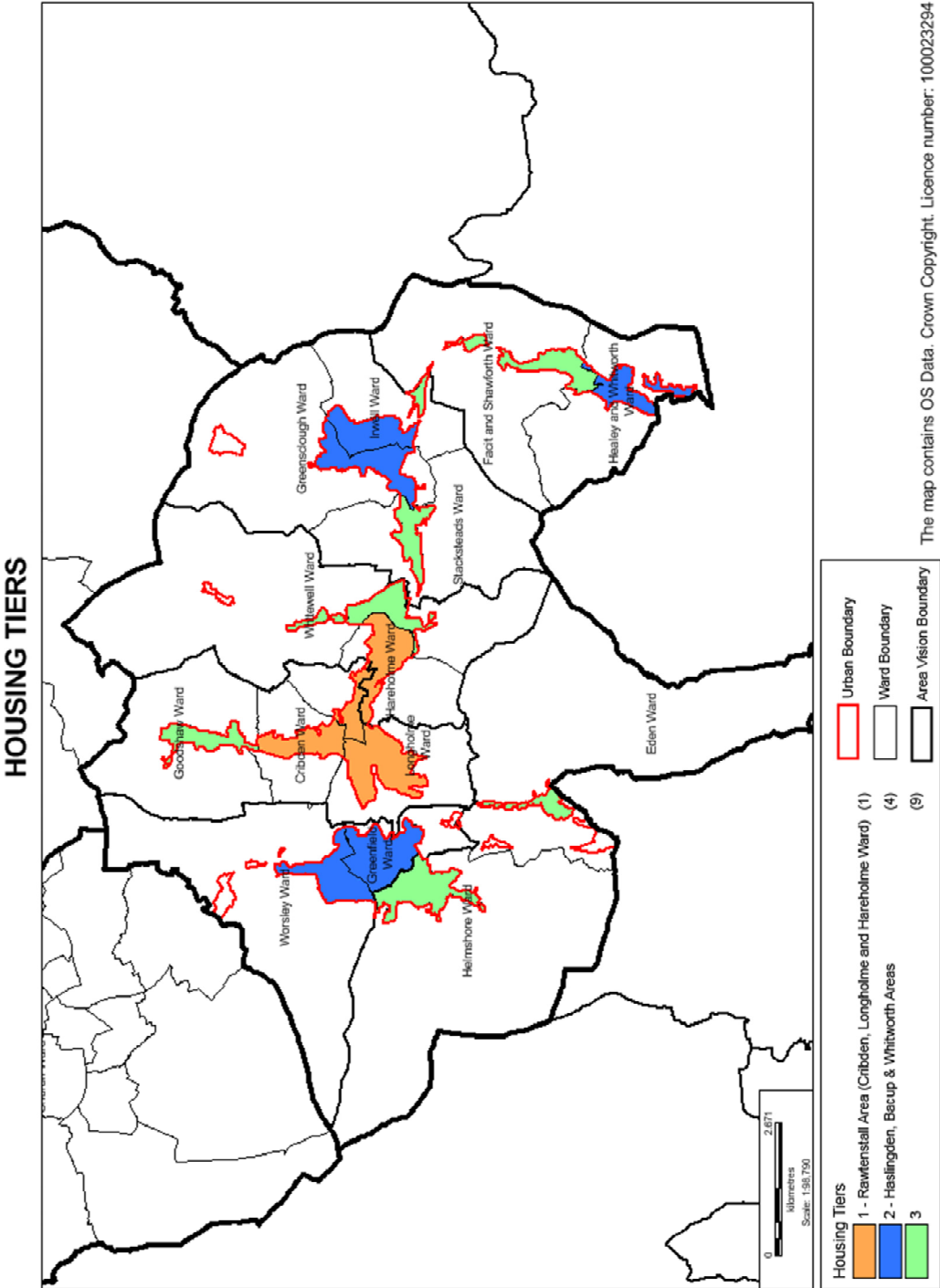
Appendix H: Development Tiers

6.1 The map below identifies the housing development tiers within Rossendale Borough. The sites outside but adjacent to the Urban Boundary have been attributed the housing development tier of the adjoining urban area.

6.2 The Policy 3 of the adopted Core Strategy sets out the distribution of the additional housing within the Borough in four tiers. Tier 1 consists of the Rawtenstall area which is composed of Hareholme, Longholme and Cribden wards. Tier 2 comprises the towns of Bacup, Haslingden and Whitworth and Tier 3 is composed of the following settlements: Helmshore, Edenfield, Goodsahw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth. The rest of the Borough is considered as Tier 4.

6.3 It is to be noted that the boundary between adjacent settlements (i.e. between Helmshore and Haslingden, between Stacksteads and Bacup, and between Whitworth and Facit) has been identified by the wards boundaries. Furthermore, a change of the Urban Boundary is proposed in draft the Local Plan Part 2 to amalgamate Britannia within Bacup. Therefore, all Irwell ward would be considered as Tier 2.

Map 1: Housing Development Tiers



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Please telephone 01706 217777 and People & Policy Team

اگر آپ کو ان معلومات کا خلاصہ بڑے حروف میں، آڈیو کیسٹ پر، یا انگریزی کے علاوہ کسی اور زبان میں درکار ہے تو برائے مہربانی ہمیں بتائیں، ہم بخوشی آپ کے لیے اس کا انتظام کریں گے۔

برائے مہربانی 01706217777 پر ٹیلیفون کریں یا پھر کمیونٹی کیشن سیکشن سے اس پتہ پر رابطہ قائم کریں:

Communications Section, Town Centres, Rawtenstall, BB4 7LZ

আপনি যদি এসব তথ্যের সার সংক্ষেপ বড় হরফের ছাপায়, অডিও ক্যাসেটে অথবা ইংরেজী ছাড়া অন্য কোন ভাষায় পেতে চান তাহলে অনুগ্রহ করে আমাদেরকে জানালে আমরা অত্যন্ত খুশী মনে তার ব্যবস্থা করব।

অনুগ্রহ করে ০১৭০৬ ২১৭৭৭৭ এই নাম্বারে অথবা কমিউনিকেশন সেকশন, টাউন সেন্টার অফিস, রটেস্টল বি.বি.৪ ৭এল.জেড. এই ঠিকানায় যোগাযোগ করুন।

