

# 5 Year Housing Land Supply Report (2017 – 2022)

*Produced by Forward Planning – May 2017*



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# 1. Introduction

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- 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 include 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.
- 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 2017 to 31 March 2022, with a base date of 31 March 2017.
- 1.5 Appendix E 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

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- 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/localplan](http://www.rossendale.gov.uk/localplan).
- 2.3 The AMR provides further analysis in respect of performance against targets set out in the adopted Core Strategy and is available on our website.

## 3. Important Notice - Disclaimer

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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:

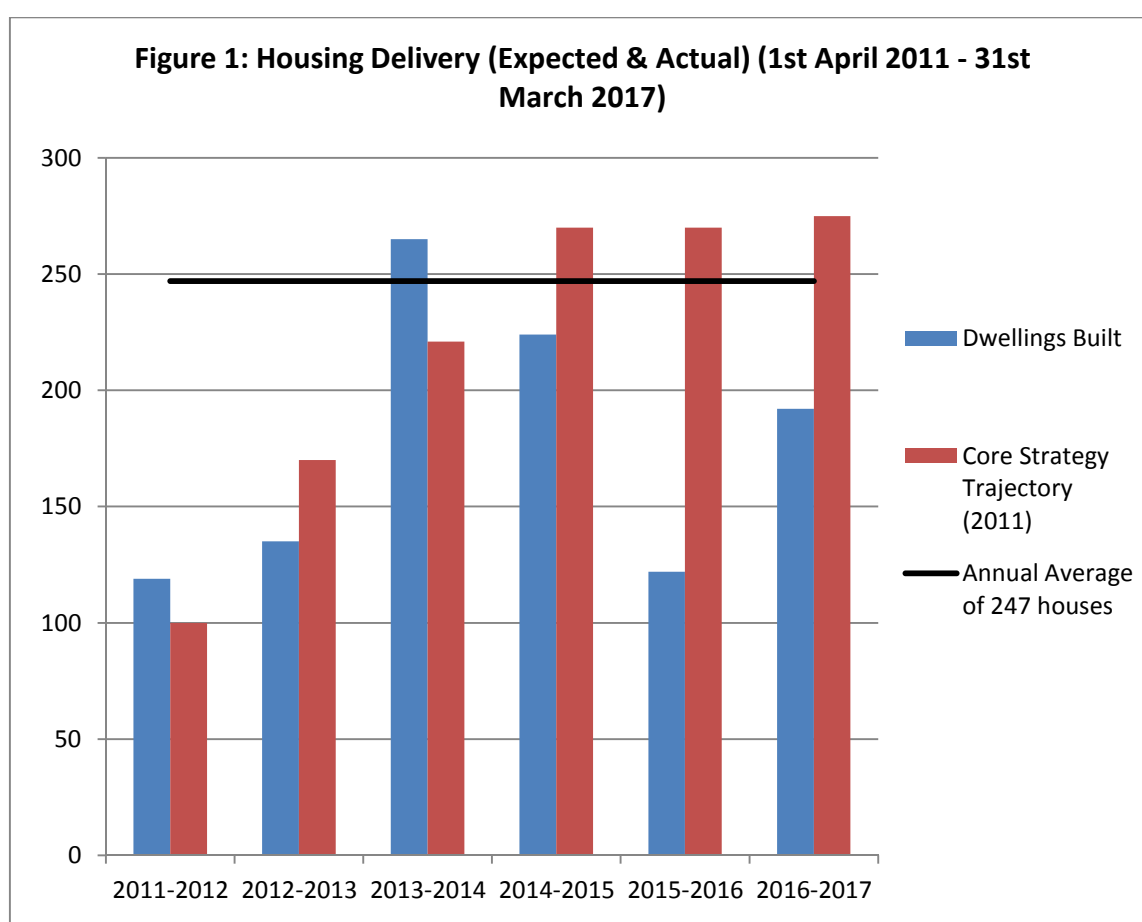
- the identification of potential housing sites, buildings or areas does not imply that the Council would necessarily grant planning permission for residential development. All planning applications incorporating residential development will continue to be treated against the appropriate development 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.
- the listing of a site within the under-construction section does not mean that the start has lawfully started and applicants are encouraged to seek confirmation e.g. via the application of a Lawful Development Certificate.

- 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](mailto: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 192 new dwellings were built in Rossendale in the last year (2016/2017) on sites still under construction and sites now fully completed.
- 4.3 192 completions is well below the Core Strategy Annualised Average of 247. Graph 1 below charts housing performance in Rossendale over the six year plan period to date.

**Graph 1: Dwellings Built to date (Expected and Actual) – 1 April 2011 to 31 March 2017**



- 4.4 As shown in Table 1, a total of 1057 dwellings have been completed in Rossendale between 1 April 2011 and 31 March 2017. The Core Strategy requirement between 1 April 2017 and 31 March 2026 is 2,643 dwellings (i.e. the original 3,700 target minus 1057 completions to date). This means that over the remaining 9 years of the plan period, an average of 294 dwellings will be required each year.

**Table 1: Housing performance against Core Strategy Housing trajectory (2011 to 2017)**

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
2015/2016	122	865	247	1235	-370	270	1031	-166
2016/2017	192	1057	247	1482	-425	275	1306	-249

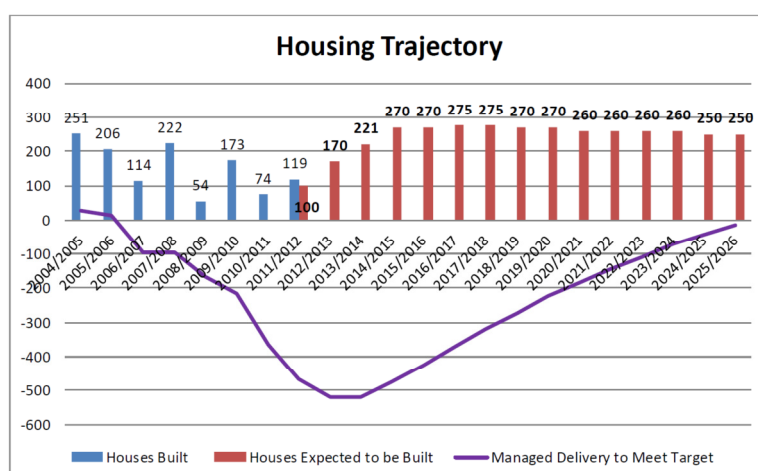
**In Summary:**

- **192 dwellings** have been completed in the last year (2016/2017), which represents 55 fewer dwellings than the Core Strategy annual average of 247 dwellings. This year completion figure is 83 dwellings short of the Core Strategy Trajectory expected delivery of 275 dwellings.
- **1057 dwellings** have been completed over the Local Plan period to date (2011 to 2017), which represents 425 fewer dwellings than the cumulative Core Strategy Average requirement (1482) and 249 dwellings less than the cumulative Core Strategy Trajectory requirement (1306) 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 graph 2 shows the anticipated housing delivery known as '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.



**Graph 2: Rossendale Housing Trajectory (taken from the Adopted Rossendale Core Strategy)**



- 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 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 2026), 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 three 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; **Scenario 3** follows the figures calculated in the Strategic Housing Market Assessment (Lichfields, 2016) considering an annual average of 265 dwellings per year. A 20% buffer is applied to the three scenarios.

## Scenario 1

**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	1,235
C	20% Buffer (20% of B)	1,235 x 0.2	247
D	Backlog from under provision 2011-2016	425	425
E	<b>Total Housing Requirement (B + C+D)</b>	<b>1,235 + 247+ 425</b>	<b>1,907</b>

## Scenario 2

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

- 2017/2018 = 275
- 2018/2019 = 270
- 2019/2020 = 270
- 2020/2021 = 260
- 2021/2022 = 260

**Table 3: Scenario 2 - Annual Targets in Core Strategy Housing Trajectory**

Serial	Component	Calculation	Amount
A	5 Year Requirement (Sum of Annual Targets above)	275 + 270 + 270 + 260 + 260	1,335
B	20% Buffer (20% of A)	1,335 x 0.2	267
C	Backlog from under provision 2011-2017	249	249
D	<b>Total Housing Requirement (A + B + C)</b>	<b>1,335 + 267 + 249</b>	<b>1,851</b>

## Scenario 3

4.11 An updated SHMA has been commissioned by the Council to inform the housing need for the emerging Local Plan (2019-2034). The SHMA report (Lichfields, 2016) identifies a range for Rossendale's Objectively Assessed Need, based on a number of scenarios. The Council's favoured approach identifies an Objectively Assessed Need of 265 dwellings per annum, with the Housing Market Area being the same as the Borough boundary.

4.12 It should be noted that the Housing White Paper states that the Government will be consulting on a new standardised methodology to calculate the Objectively Assessed Need. However, this is not available at the time of publication of this document.

**Table 4: Scenario 3 – Emerging Local Plan (2019–2034) annual target of 265 dwellings**

Serial	Component	Calculation	Amount
A	5 Year Requirement (265 dwellings per year)	265 x 5	1,325
B	20% Buffer (20% of A)	1,325 x 0.2	265
C	Backlog from under provision 2011-2017 (according to Core Strategy annual target of 247 dwellings)	425	425
D	<b>Total Housing Requirement (A + B + C)</b>	<b>1,325 + 265 + 425</b>	<b>2,015</b>

4.13 Figures from three 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 E) provides a breakdown of the Council's supply of deliverable sites between 1 April 2017 and 31 March 2022. This information is correct as of 31 March 2017.

The 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)
- Small sites allowance

5.2 The National Planning Policy Framework states in paragraph 48 that "**Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.**"

5.3 Windfalls are sites not allocated for housing on the Local Plan 1995 Proposals Map or not included within previous Strategic Housing Land Availability Assessment (SHLAA) that have come forward for development. A call for sites exercise has been undertaken in 2016 and a large number of sites are being reviewed as part of the SHLAA 2017, therefore it is unlikely that a large number of windfall sites will come forward in the short term. Therefore a windfall allowance is not considered appropriate.

5.4 However, sites that can deliver 4 dwellings or less are not included in the SHLAA and nor are they allocated in the Local Plan. A monitoring of the houses built on those small sites (but excluding garden sites) has been undertaken from 2010 to 2016 and reveals that an average of 16 dwellings per year were built on those sites (table 5).

**Table 5: Dwellings completed on small sites (excluding residential garden)**

Year	Total number of houses completed on small sites (1 to 4 dwellings)	Houses completion on small sites (1 to 4 dwellings) excluding private garden	Total dwellings completion within the Borough	% of completion on small sites (1 to 4 dwellings) (excluding private garden)
2015/2016	12	11	122	9
2014/2015	19	16	224	7
2013/2014	48	46	265	17
2012/2013	12	11	135	8
2011/2012	10	8	119	7
2010/2011	5	5	74	7
<b>Total</b>	<b>106</b>	<b>97</b>	<b>939</b>	<b>10</b>
<b>Average</b>	<b>18</b>	<b>16</b>	<b>157</b>	<b>9</b>

5.5 On average, 16 dwellings have been completed on small windfall sites (i.e. sites with 4 or fewer dwellings, excluding private gardens) each year over the past 6 years, or 9% of total completions.

- 5.6 It is considered appropriate to include a small sites allowance within the calculation of the 5 Year Housing Land Supply, as it is assumed that delivery on those small sites will continue in the future. When calculating the contribution from small sites an adjustment has been made for the first three years housing supply to take account of extant permissions, rather than including an allowance for the full five year period which would include small sites already in the planning pipeline. This approach avoids duplication and double counting between the small sites allowance and the planning pipeline. Therefore, a small sites allowance of 32 dwellings has been factored in for two years.
- 5.7 For more information regarding the small sites allowance please refer to the Small Sites and Windfall Sites: Advice Note which is included in the Appendix A of the SHLAA 2017 report.

**Table 6: Breakdown of 5 Year Housing Land Supply 2017-2022**

Category	Total	% of supply
Dwellings to be built on Sites Under Construction	436	44
Dwellings with Planning Permission Not Yet Started	261	27
Dwellings where there is Resolution to Grant Planning Permission	256	26
Small sites allowance	32	3
<b>Total Number of Dwellings</b>	<b>985</b>	<b>100%</b>

- 5.8 Table 6 demonstrates that Rossendale's supply of committed sites (i.e. where planning permission has been granted and is still extant) can deliver 985 dwellings over the next five years. This is below the housing requirement as set out in all three scenarios. The tables 7, 8 and 9 compare the 5 year housing land supply with the 5 year housing target for each scenario.

**Table 7: Housing Land Supply - Scenario 1: Annual Average over Plan Period (2011-2026)**

<b>A</b>	5 Year Requirement (247 x 5)	1235
<b>B</b>	20% Buffer (under-delivery)	247
<b>C</b>	Back log from under provision	425
<b>D</b>	Annual Requirement ((A+B+C) ÷ 5)	381.4
<b>E</b>	Total Number of Dwellings Identified in the Core Strategy	985
<b>F</b>	<b>Land Supply (E/D)</b>	<b>2.5</b>

**Table 8: Housing Land Supply - Scenario 2: Annual Targets in Core Strategy Housing Trajectory**

<b>A</b>	5 Year Requirement (275+270+270+260+260)	1335
<b>B</b>	20% Buffer	267
<b>C</b>	Back log from under provision	249
<b>D</b>	Annual Requirement ((A+B+C) ÷ 5)	370.2
<b>E</b>	Total Number of Dwellings Identified through commitments	985
<b>F</b>	<b>Land Supply (E/D)</b>	<b>2.6</b>

**Table 9: Housing Land Supply - Scenario 3: Annual Targets in 2016 SHMA**

<b>A</b>	5 Year Requirement (265 x 5)	1325
<b>B</b>	20% Buffer	265
<b>C</b>	Back log from under provision	425
<b>D</b>	Annual Requirement $((A+B+C) \div 5)$	403
<b>E</b>	Total Number of Dwellings Identified	985
<b>F</b>	<b>Land Supply (E/D)</b>	<b>2.4</b>

- 5.9 Tables 7, 8 and 9 show that Rossendale Borough Council can only demonstrate a **2.5 years supply** of deliverable housing sites in Scenario 1; a **2.6 years supply** in Scenario 2; and a **2.4 years supply** in Scenario 3 for the period 1 April 2017 to 31 March 2022.
- 5.10 For this period no specific deliverable sites (i.e. sites that are in the 'pipe-line' but with no planning consent) have been included. The Council is currently preparing a new Local Plan and specific deliverable sites will be identified as part of that process. The 5 year housing land supply can be updated then.

## 6. Summary

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### Requirement

Core Strategy Housing Requirement	3,700
Completions 2011-2017	1,057
<b>Remaining requirement at April 2017</b>	<b>2,643</b>
Years remaining within the plan period	9
Remaining requirement per annum	294

### Capacity

Dwellings under construction	436
Dwellings with planning permission	261
Dwellings with resolution to grant permission	256
Small sites allowance	32
<b>Deliverable capacity</b>	<b>985</b>

### Supply

Years supply (Scenario 1)	2.5
Years supply (Scenario 2)	2.6
Years supply (Scenario 3)	2.4

# Appendices

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## 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, Building Control and Council Tax. Information is as accurate as possible and provides a snapshot of the latest situation as of 31 March 2017. Please contact the Forward Planning team if you consider any of this information to be incorrect.
- 1.3 The table below identifies housing sites across the Borough currently under construction. As noted previously, please be aware that where it has been recorded that a start has been made, this should not be used for any other purpose. Should a formal confirmation be required a Lawful Development Certificate should be applied for.

**Table 7: Residential Development Currently Under Construction**

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2017	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
1996/0341	1990/815	Hollin Way	Hollin Way, Burnley Road, Constablee	175	148	27	7	5	5	5	5	Tier 1
2003/0154		Irwell Springs	Irwell Springs, Weir	56	10	46	0	23	23	0	0	Tier 4
2005/547	2005/0142; 2005/0142A	Stack Lane	Rochdale Road, Bacup	185	183	2	2	0	0	0	0	Tier 2
2006/466	2004/0401	Woodland Grange	Land between Douglas Road and Tong Lane	191	164	27	27	0	0	0	0	Tier 2
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	0	0	0	0	0	Tier 2
2009/0381 (2012/0430)			16 Upper Ashmount, Hill End Lane, Cloughold	1	0	1	1	0	0	0	0	Tier 1

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2017	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
2010/0123	2008/0368		Land adj 444 Newchurch Rd / Baldwin St, Stacksteads	4	0	4	0	0	0	0	4	Tier 3
2011/0457		Loveclough Working Mens Club	Commercial Street, Rossendale	10	0	10	0	10	0	0	0	Tier 4
2011/0631			Land adjacent to 271 Holcombe Road, Helmshore	1	0	1	1	0	0	0	0	Tier 3
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	98	41	41	0	0	0	0	Tier 1
2012/0171	2010/0433; 2009/0360; 2002/261	Eastgate	Land off Eastgate, Whitworth	45	0	45	0	45	0	0	0	Tier 2
2012/0304		Land adj. to Dykes Barn Farm	Burnley Road, Broadclough, Bacup	1	0	1	1	0	0	0	0	Tier 4
2012/0367		Haslingden Food Store	30 Manchester Road, Haslingden (NB. Not 34 Manchester Rd, error on planning app)	4	0	4	4	0	0	0	0	Tier 2
2012/0469			Mangle Fold Barn, Edenfield	2	0	2	2	0	0	0	0	Tier 3
2013/0063			Garage site, Weir lane, Burnley Road, Weir, Bacup	2	0	2	2	0	0	0	0	Tier 4
2013/0110			Land adj to 14 Park Avenue, Haslingden, BB4 4DS	1	0	1	1	0	0	0	0	Tier 2
2013/0142			20-24 Clegg Street, Haslingden	3	0	3	3	0	0	0	0	Tier 2
2013/0195		Old House At Home	62 Newchurch Road, Rawtenstall, BB4 7QX	4	2	2	2	0	0	0	0	Tier 1
2013/0490			Land at swinell brook Park, Grane Road, Haslingden, Rossendale, BB4 4FN	1	0	1	1	0	0	0	0	Tier 3
2013/0556	2010/0667 2013/0171	Orama Mill	Hall Street, Whitworth	104	96	8	8	0	0	0	0	Tier 2
2013/0565		Alden View	Alden Road, Helmshore	1	0	1	0	1	0	0	0	Tier 4
2014/0048		Pindersfield	Ashen Bottom, Crow Wood Road/Blackburn Road	1	0	1	1	0	0	0	0	Tier 4
2014/0128		The Hollins	Hollin Way, Reeds Holme, Rawtenstall	9	3	6	3	3	0	0	0	Tier 1

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2017	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
2014/0168	2013/0470 2012/0544	Land at Hurst Platt	Waingate Road, Rawtenstall	8	0	8	4	4	0	0	0	Tier 1
2014/0233	2013/0516	Magistrates Court	Oakley Road, Rawtenstall	11	0	11	0	5	6	0	0	Tier 1
2014/0297	2013/0426	Wavell House	Holcombe Road, Helmshore (Prior Notification) *	42	10	32	32	0	0	0	0	Tier 3
2014/0343		33 Rockcliffe Road	33 Rockcliffe Road, Bacup	2	0	2	2	0	0	0	0	Tier 2
2014/0355		Former Whinberry View	& No 166, Bacup Road, Rawtenstall	28	13	15	15	0	0	0	0	Tier 1
2014/0369 (Prior Approval)		609 Market Street, Whitworth, OL12 8QS	14/10/2017	1	0	1	1	0	0	0	0	Tier 3
2014/0420 (2015/0192)			Clovermount, Earnshaw, Bacup	1	0	1	1	0	0	0	0	Tier 2
2015/0016			16 Victoria Street, Haslingden, Rossendale, Lancashire, BB4 5DL	1	0	1	1	0	0	0	0	Tier 2
2015/0024 (and 2015/0416)		Former Kearns Mill Site	Cowpe Road, Cowpe	22	8	14	14	0	0	0	0	Tier 4
2015/0060			580 Bacup Road, Rawtenstall, Rossendale, BB4 7HB	2	0	2	2	0	0	0	0	Tier 1
2015/0068			562 Burnley Road, Rawtenstall, Rossendale, Lancashire, BB4 8NE	1	0	1	1	0	0	0	0	Tier 3
2015/0085		Bacup Conservative Club	Irwell Terrace, Bacup, OL13 9AW	4	0	4	0	0	0	0	0	Tier 2
2015/0100		Black Bull Offices	Smithy Street, Haslingden, Rossendale, BB4 5JZ	2	1	1	1	0	0	0	0	Tier 2
2015/0159	2013/0065		Land adjacent to 101 Bankside Lane, Bacup	3	0	3	3	0	0	0	0	Tier 2
2015/0166	2014/0495		30 Lodge Mill Lane, Ramsbottom, Bury, BLO 0RW	1	0	1	1	0	0	0	0	Tier 4
2015/0215	2011/0637	Rockcliffe Road	Land off Rockcliffe Road, Grafton Villas	49	25	24	12	12	0	0	0	Tier 2
2015/0334	2007/0016	Land off Oaklands and Lower Cribden Avenue	Land off Oaklands and Lower Cribden Avenue, Rawtenstall	34	0	34	17	17	0	0	0	Tier 1
2015/0431			Ivy House Farm, Burnley Road, Rawtenstall, BB4 8RG	1	0	1	1	0	0	0	0	Tier 4

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2017	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
2015/0488		Cottage Plantation Mill	Cottage Plantation Mill, Flip Road, Haslingden, BB4 5EJ	1	0	1	1	0	0	0	0	Tier 2
2015/0499 (Prior Approval)	2015/0498; 2015/0389		Priestly Fold Farm, Dean Lane, Water, BB4 9RX	1	1	0	1	0	0	0	0	Tier 4
2015/0523		The Glory	1222 Burnley Road, Rawtenstall, Rossendale, BB4 8RG	4	0	4	4	0	0	0	0	Tier 4
2016/0033		147 Market Street	147 Market Street, Shawforth, Rochdale, OL12 8NX	2	0	2	0	0	0	0	0	Tier 3
2016/0061			31 Booth Road, Stacksteads, Bacup, OL13 0QP	1	0	1	1	0	0	0	0	Tier 3
2016/0062	2015/0063	Land Formerly Used In Association With Amtrack Buildings	Holly Mount Way, Rawtenstall, Rossendale, Lancashire	4	0	4	0	4	0	0	0	Tier 1
2016/0098	2016/0571; 2013/0028; 2010/0064		Land adj 41 Highfield Park, Haslingden	2	0	2	2	0	0	0	0	Tier 2
2016/0137		The Glory	1222 Burnley Road, Loveclough, BB4 8RG	2	0	2	0	0	0	0	0	Tier 4
2016/0155	2015/0210; 2012/0158		Flaxmoss House, Helmshore Road, Haslingden, BB4 4JA	4	0	4	4	0	0	0	0	Tier 3
2016/0170			Higher Whams Farm Burnley Road East, waterfoot, BB4 9ND	1	0	1	1	0	0	0	0	Tier 4
2016/0266			New Troughgate Farm, Tong Lane, Bacup, OL13 9SW	3	0	3	3	0	0	0	0	Tier 2
2016/0273 (Lawful development certificate)	2002/0532		Two Acres, Clayton Avenue, Rawtenstall, BB4 6EW	8	1	7	0	7	0	0	0	Tier 1
2016/0298		176A Blackburn Road	176A Blackburn Road, Haslingden, BB4 5HW	-4	0	-4	-4	0	0	0	0	Tier 2
2016/0323		454 Market Street	454 Market Street, Whitworth, Rochdale, OL12 8QN	4	0	4	0	0	0	0	0	Tier 3
2016/0395			100 Burnley Road, Rawtenstall, Rossendale, BB4 8HH	1	0	1	1	0	0	0	0	Tier 1
2016/0445 (Lawful Development Certificate)		The Bungalow	Greens Lane, Stacksteads, Bacup	2	1	1	0	1	0	0	0	Tier 4

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2017	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
2016/0446	2015/0439; 2013/0520	Plots 5 & 6	Worswick Green, Rawtenstall, Rossendale, BB4 7NN	2	0	2	2	0	0	0	0	Tier 1
2016/0547			Bridge End Hotel, Helmshore Road, Helmshore, Rossendale, BB4 4LQ	1	0	1	1	0	0	0	0	Tier 3
2016/0577			600/602 Bacup Road, Rawtenstall, BB4 7EU	1	0	1	1	0	0	0	0	Tier 3
2017/0015			205 Bacup Road, Rawtenstall, Rossendale, BB4 7NW	1	0	1	1	0	0	0	0	Tier 1
<b>Total</b>				<b>1200</b>	<b>764</b>	<b>436</b>	<b>235</b>	<b>137</b>	<b>34</b>	<b>5</b>	<b>9</b>	
<b>Total Dwellings Left to Build</b>				<b>436</b>								
<b>Total Dwellings Built this year from sites still under construction</b>				<b>764</b>								

1.4 The above evidence confirms there are currently sites under construction in Rossendale which can deliver 436 dwellings. 764 of the 1,200 proposed dwellings have now been completed.

## 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 2017. 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 1<sup>st</sup> April 2017.

**Table 8: Unimplemented Residential Planning Permissions**

Application Number	Previous Planning History	Site Address	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Development Tier
					2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
2013/0577		Martin Croft off Hud Hey, Haslingden	16/05/2017	1	1	0	0	0	0	Tier 4
2014/0175		50 Tonacliffe Road, Whitworth	23/07/2017	1	1	0	0	0	0	Tier 2
2014/0198 (Prior Approval)		Hey Head Farm, Tong Lane, Bacup	04/07/2017	1	1	0	0	0	0	Tier 4
2014/0205	2011/0291	Land adjacent Park Road, Helmshore	04/07/2017	4	0	4	0	0	0	Tier 3
2014/0358 (Prior Approval)		Hey Meadow Farm, Coal Pit Lane, Whitewell Bottom	03/10/2017	1	1	0	0	0	0	Tier 4
2014/0396	2014/0211	Building South of Lower Swineherd Lowe Farm, Cob Castle Road, Haslingden (Prior Approval)	08/07/2017	1	1	0	0	0	0	Tier 4
2014/0464		The Hollins, Hollin Way	09/03/2018	9	0	2	2	2	3	Tier 1
2014/0554	2012/0020	Garden of 110 Bury Road, Edenfield	20/02/2018	1	0	1	0	0	0	Tier 3
2015/0030		Hare and Hounds Garage, Newchurch Road, Stacksteads	06/11/2018	9	0	9	0	0	0	Tier 3

Application Number	Previous Planning History	Site Address	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Development Tier
					2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
2015/0037		Waterfoot Primary School, Thornfield Avenue, Waterfoot	14/01/2019	28	0	0	0	0	0	Tier 3
2015/0070 (Outline)		Cowm Park South, Whitworth, OL12 8RQ	26/06/2018	3	0	3	0	0	0	Tier 2
2015/0108	2013/0593	16 Dalesford, Haslingden	25/01/2019	1	0	1	0	0	0	Tier 2
2015/0122		Alderwood, Market Street, Edenfield, Bury, Lancashire, BL0 0JH	01/07/2018	1	0	1	0	0	0	Tier 4
2015/0123	2013/0588	Rear of 4 East View, Oak Street, Shawforth	18/06/2018	1	0	1	0	0	0	Tier 4
2015/0156		The Hollins, Hollin Way, Reeds Holme, Rossendale, Lancashire, BB4 8ED	17/08/2018	9	0	2	2	2	3	Tier 1
2015/0212		Rossendale Golf Club, Ewood Lane, Haslingden, Rossendale, Lancashire, BB4 6LH	21/07/2018	1	0	1	0	0	0	Tier 4
2015/0238		Horse And Jockey Hotel, 85 Market Street, Edenfield, Bury, Lancashire, BL0 0JQ	16/10/2018	10	10	0	0	0	0	Tier 3
2015/0261		The Former Commercial Hotel, 318A, 316B & 316C Newchurch Road, Stacksteads, Bacup, Lancashire, OL13 0UJ	12/11/2018	7	0	7	0	0	0	Tier 3
2015/0275		1 Deardengate, Haslingden, Rossendale, BB4 5QN	10/09/2018	3	3	0	0	0	0	Tier 2
2015/0327	2012/0285	14 Rochdale Road, Bacup	27/10/2018	3	3	0	0	0	0	Tier 2
2015/0329	2012/0141	Greensnook Farm, Greensnook Lane, Bacup (outline)	07/10/2018	7	0	7	0	0	0	Tier 2
2015/0344 (Prior Approval)		Land To East Of Ainslea, Grane Road, Haslingden	12/10/2018	1	1	0	0	0	0	Tier 4
2015/0358		Land To Rear Of 32 Greensnook Lane, Bacup, Lancashire, OL13 9DQ	21/12/2018	33	0	10	10	10	3	Tier 2
2015/0375		Land Adjacent 255A Market Street, Shawforth, Rochdale, Lancashire, OL12 8EG	18/03/2019	2	2	0	0	0	0	Tier 4
2015/0377		Flowers Inn, Todmorden Road, Bacup, OL13 9UA	18/12/2018	1	0	1	0	0	0	Tier 4
2015/0394		Land Adjacent 470 Burnley Road East, Waterfoot, Rossendale, Lancashire	21/03/2019	1	0	1	0	0	0	Tier 3
2015/0462		Brow Edge, Ending Rake, Whitworth, Rochdale, Lancashire, OL12 0TT	05/01/2019	1	1	0	0	0	0	Tier 4
2015/0470		Land adjacent 7 Lynns Court, Weir, Bacup, OL13 8RZ	09/11/2019	3	0	3	0	0	0	Tier 4
2016/0001		14 Deardengate, Haslingden, Rossendale, BB4 5QJ	24/03/2019	6	0	0	0	0	0	Tier 2

Application Number	Previous Planning History	Site Address	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Development Tier
					2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
2016/0035		Health Centre, Yorkshire Street, Bacup, OL13 9AE	26/01/2020	10	0	0	10	0	0	Tier 2
2016/0042		Land Adj 14 Park Avenue, Haslingden, BB4 6PP	15/06/2019	1	0	1	0	0	0	Tier 2
2016/0049		Gib Hill Stables, Gib Hill Lane, Goodshaw, BB4 8TN	27/07/2019	1	0	1	0	0	0	Tier 4
2016/0050	2014/0401; 2014/0259	112 Booth Road	19/05/2019	4	0	4	0	0	0	Tier 3
2016/0074	2015/0304	Millfold, Facit, Rochdale, Lancashire	09/06/2019	2	0	2	0	0	0	Tier 3
2016/0127	2012/0305	Land to rear of 183 Burnley Road, Rawtenstall, BB4 8HY	05/10/2019	1	0	1	0	0	0	Tier 1
2016/0131		Lumb Slack Farm, Burnely Road East, Waterfoot, BB4 9PQ	26/05/2019	1	0	1	0	0	0	Tier 4
2016/0143	2013/0089; 2009/0448	Land off Green Street, Rawtenstall	31/08/2019	1	1	0	0	0	0	Tier 1
2016/0146 (Outline)		157-159 Manchester Road, Haslingden, BB4 6NT	12/08/2019	2	0	0	2	0	0	Tier 2
2016/0149		31 Burnley Road East, Waterfoot, BB4 9AG	14/06/2019	1	1	0	0	0	0	Tier 3
2016/0177		Height End Farm, Bacup Old Road, Bacup, OL13 8PT	24/06/2019	1	1	0	0	0	0	Tier 4
2016/0205		Wellington Hotel, 10 Todmorden Road, Bacup, OL13 9BN	28/10/2019	2	2	0	0	0	0	Tier 2
2016/0214		The Barn, Nicholas Folly, Higher Greens, Blackwood Road, Stacksteads, Bacup, Lancashire, OL13 0JS	08/09/2019	1	1	0	0	0	0	Tier 4
2016/0217		Former CAB offices, Whitworth Rise, Whitworth, OL12 8AB	01/08/2019	2	2	2	0	0	0	Tier 3
2016/0222		110 Burnley Road, Bacup, OL13 8DB	01/09/2019	1	1	0	0	0	0	Tier 2
2016/0228		Croft End Mill, Bolton Road North, Edenfield, Bury, BL0 0NA	29/03/2020	11	11	0	0	0	0	Tier 4
2016/0236		Land East Of 10 Clough End Road, Haslingden, BB4 5AN	01/09/2019	1	0	1	0	0	0	Tier 2
2016/0257		Hilltop Farm, Back Lane, Rising Bridge, Accrington, BB5 2SF	17/08/2019	0	1	0	0	0	0	Tier 4
2016/0278		Oakenshaw House, Oakenshaw View, Whitworth, OL12 8SP	31/08/2019	1	1	0	0	0	0	Tier 2
2016/0294 (2016/0607)	2015/0382	Glen Works, Ashworth Street, Waterfoot, BB4 7AY	04/01/2019	4	0	0	0	0	0	Tier 3
2016/0295		Land off Hollin Way, Reeds Holmes, BB4 8ED	27/10/2019	9	0	5	4	0	0	Tier 1
2016/0306 (outline)		Cedar Works, Millar Barn Lane, Waterfoot, BB4 7AU	12/09/2019	9	0	9	0	0	0	Tier 3



Application Number	Previous Planning History	Site Address	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Development Tier
					2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	
2016/0320		Haslingden Police Station, Manchester Road, Haslingden, BB4 6QW	03/10/2019	8	0	8	0	0	0	Tier 2
2016/0342		Sping Bank Farm, Rawtenstall, Rossendale, BB4 8RR	28/09/2019	1	0	1	0	0	0	Tier 1
2016/0346		29 Burnley Road East, Waterfoot, BB4 9AG	11/10/2019	-1	-1	0	0	0	0	Tier 3
2016/0373		Greens Moor Cottage, Cutler Lane, Stacksteads, Bacup, OL13 0BA	02/11/2019	1	1	0	0	0	0	Tier 4
2016/0424	2015/0245 (Prior Approval)	Pleasant View Farm, Helmshore Road, Haslingden, BL8 4PQ	07/09/2018	5	0	5	0	0	0	Tier 4
2016/0440	2012/0281; 2015/0055; 2008/0569	Site Of Former Gordon Works, Ashworth Road, Edgeside, Rossendale, BB4 9JE	17/11/2019	6	6	0	0	0	0	Tier 3
2016/0478		Site to rear of 2 Commercial street, Loveclough	28/02/2020	2	0	2	0	0	0	Tier 4
2016/0487	2013/0200	Land off Burnley Road and Meadows Avenue, Bacup (outline)	22/12/2019	6	0	6	0	0	0	Tier 2
2016/0516		Doals House, Hillside Crescent, Weir, Bacup, Lancashire, OL13 8RX	13/03/2020	1	0	1	0	0	0	Tier 4
2016/0541	2015/0466	Land adjacent 72 Holland Avenue, Rawtenstall	09/06/2019	2	0	2	0	0	0	Tier 1
2016/0557		Swallow Shore Farm, Burnley Road East , Waterfoot, Rossendale, BB4 9NH	10/01/2020	1	0	0	0	0	1	Tier 4
2016/0574	2014/0002; 2010/0632; 2007/0555	Former Scout Hut, New Line, Bacup	12/01/2020	1	0	1	0	0	0	Tier 2
2016/0581	2011/0335; 2008/0393; 2004/0823	Honey Hole, Tunstead Road, Stacksteads, Bacup, OL13 8NQ	23/01/2020	1	1	0	0	0	0	Tier 3
2016/0593		89 - 91 Bank Street, Rawtenstall, BB4 7QN	30/01/2017	4	4	0	0	0	0	Tier 1
2016/0601		Land formerly used in association with Armtrack building, Holly Mount Way, Rawtenstall	01/03/2020	2	2	0	0	0	0	Tier 1
2016/0611	2014/0402	8-12 Burnley Road, Rawtenstall	13/11/2017	1	0	1	0	0	0	Tier 1
2016/0622	2015/0190; 2009/0340; 2005/0678	Land off Lee Road, Bacup	13/02/2017	4	0	4	0	0	0	Tier 2
<b>Total</b>				<b>261</b>	<b>60</b>	<b>112</b>	<b>30</b>	<b>14</b>	<b>10</b>	

2.4 The above table shows there are planning permissions granted in Rossendale for 261 new dwellings where development has not yet commenced (as at 31 March 2017).

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

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- 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 2016.

**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
2012/0588		Albert Mill and Sunnyside, Whitworth	Yes	49	0	25	24	0	0	Tier 2
2016/0267		Allied Textiles, Burnley Road, Rawtenstall	Yes	107	0	20	20	20	20	Tier 1
2016/0563		Rossendale Football Club, Dark Lane, Newchurch, Rossendale	Yes	100	0	20	20	20	20	Tier 1
<b>Total</b>				<b>256</b>	<b>0</b>	<b>65</b>	<b>64</b>	<b>40</b>	<b>40</b>	

- 3.3 This shows that there is a considerable number of dwellings in the pipeline with resolution to grant permissions, subject to agreement of the Section 106 Agreement, for up to 256 new dwellings in Rossendale.

## Appendix D: List of housing completions

4.1 The list of housing completions for 2016/2017 is shown below.

**Table 12: List of housing completions (2016/2017)**

Application Number	Previous Planning History	Site Name	Address	Net Dwellings Approved	Dwellings Built between 1st April 2016 and 31st March 2017	Development Tier
1996/0341	1990/815	Hollin Way	Hollin Way, Burnley Road, Constablee	175	4	1
2005/547	1975/605; 2005/0142; 2005/0142 A;	Stack Lane	Rochdale Road, Bacup	185	26	2
2009/0247 (2012/0315)		Lumbholes Mill	Cowpe Road, Cowpe, Rossendale	1	1	3
2010/0268			1 Sunny Bank Close, Helmshore	1	1	3
2011/0568			Former Holden Vale Hotel, Holcombe Road, Helmshore	15	15	4
2012/0162		Former Hospital	Haslingden Road, Rawtenstall	139	36	1
2012/0520		7 John Street	7 John Street, Haslingden, BB4 5QB	5	5	2
2013/0195		Old House At Home	62 Newchurch Road, Rawtenstall, BB4 7QX	4	1	1
2013/0255		Musbury Fold Cottage	Musbury Road, Haslingden	1	1	3
2013/0556	2013/0171; 2010/0667	Orama Mill	Hall Street, Whitworth	104	23	2
2013/0585		Jeffrey Barn Farm	Burnley Road, Bacup	1	1	4
2014/0123	2010/375	Roebuck Inn	1 Charles Lane, Haslingden	3	3	2
2014/0128		The Hollins	Hollin Way, Reeds Holme, Rawtenstall	9	2	1
2014/0192 (Prior approval)		Fairview Barn	Meadow Top, Edgeside Lane, Waterfoot	1	1	4
2014/0232		Constable Lee Court	Land adjacent to 123 Burnley Road	16	16	1
2014/0297	2013/0426	Wavell House	Holcombe Road, Helmshore (Prior Notification)	42	10	3
2014/0335	2014/0127	Vale Lodge	Lumb, Ramsbottom	1	1	4
2014/0355		Former Whinberry View	& No 166, Bacup Road, Rawtenstall	28	13	1
2014/0364		1 Dam Top	Fallbarn Road, Rawtenstall, Rossendale, BB4 7PZ	1	1	1

Application Number	Previous Planning History	Site Name	Address	Net Dwellings Approved	Dwellings Built between 1st April 2016 and 31st March 2017	Development Tier	
2014/0425			Land at northern end of Hollin Way, Rawtenstall	1	1	1	
2014/0432 (Prior Approval)		Height Side Farm	Height Side Farm, Todmorden Road, Bacup	2	2	4	
2014/0494	2012/0538	Land adjacent to 368 Rochdale Road	Land adjacent to 368 Rochdale Road, Bacup	12	12	3	
2014/0559		St John The Evangelist Parish Church	Burnley Road, Bacup, OL13 8AB	1	1	2	
2015/0009		New Haven Childrens Day Nursery,	New Haven Childrens Day Nursery, 546 & 548 Manchester Road, Haslingden, Rossendale	-1	-1	2	
2015/0024 (and 2015/0416)		Former Kearns Mill Site	Cowpe Road, Cowpe	22	8	4	
2015/0064		356-358 Manchester Road	356-358 Manchester Road, Haslingden, Rossendale, Lancashire, BB4 6PU	1	1	2	
2015/0069		Land Adjacent To 100 Bankside Lane	Land Adjacent To 100 Bankside Lane, Bacup, Lancashire, OL13 8HP	1	1	2	
2015/0100		Black Bull Offices	Smithy Street, Haslingden, Rossendale, Lancashire, BB4 5JZ	2	1	2	
2015/0101		Meadow Head Lodge	Hurst Lane, Rawtenstall, Rossendale, Lancashire, BB4 8TB	1	1	4	
2015/0256		Building South Of Mill House Farm	Goodshawfold Road, Loveclough, Rossendale, Lancashire	1	1	4	
2016/0201		678 Burnley Road East	678 Burnley Road East, Waterfoot, BB4 9NT	1	1	3	
2016/0262		31 Manchester Road	31 Manchester Road, Haslingden, BB4 5SL	1	1	2	
2016/0388		4 Milne Street	4 Milne Street, Irwell Vale, Ramsbottom, Bury	1	1	4	
2016/0536		3 Doals Farm	3 Doals Farm, Burnley Road, Bacup, OL13 8QR	1	1	4	
2016/0624		5 Manchester Road, Haslingden, Rossendale, BB4 5SL	03/03/2020	-1	-1	2	
<b>Total dwellings built between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017</b>						<b>192</b>	

## Appendix E: Development Tiers

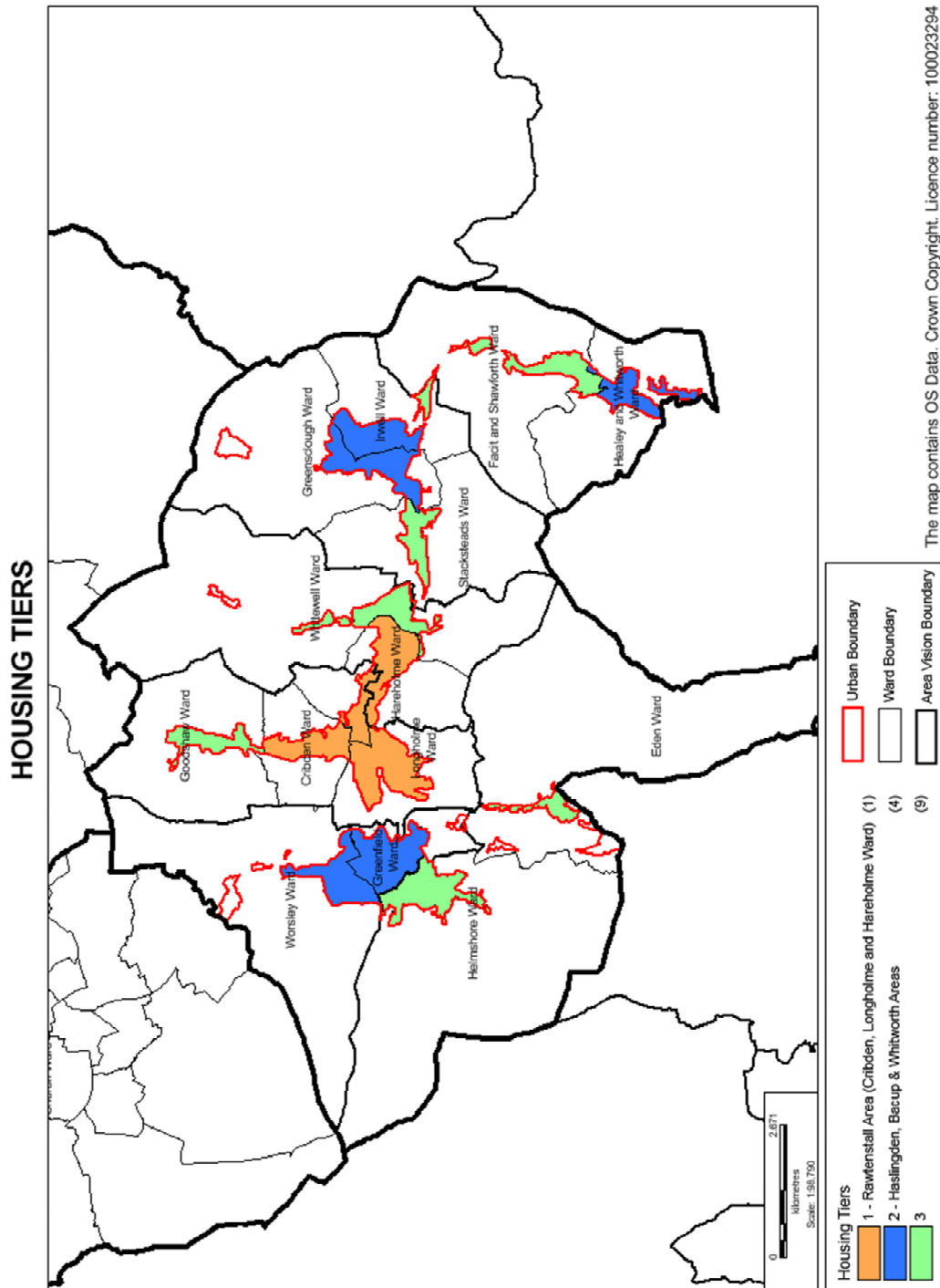
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5.1 The map below identifies the housing development tiers within Rossendale Borough. The sites outside but adjacent to the Urban Boundary have been attributed the housing development tier of the adjoining urban area.

5.2 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, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth. The rest of the Borough is considered as Tier 4.

5.3 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।



Rossendale  
BOROUGH COUNCIL