

Rossendale Borough Council

Urban Potential Study

Final Report

19 September 2005

Entec UK Limited

Report for

Colin Walker
Head of Spatial Development and Economic
Regeneration
Rossendale Borough Council
Town Hall
Rawtenstall
Rossendale
Lancashire BB4 7LZ

Main Contributors

James Glynn (Entec UK Ltd)
Jeffrey Lee (Entec UK Ltd)
John Phillips (Entec UK Ltd)
Tristan Wright (Entec UK Ltd)
Dr Andrew Golland (Centre for Residential
Development)

Issued by

.....
James Glynn

Approved by

.....
David Kenyon

Entec UK Limited

Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury
Shropshire
SY2 5DE
England
Tel: +44 (0) 1743 342000
Fax: +44 (0) 1743 342010

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The identification of housing potential from sites and buildings within this study does not imply that Rossendale would necessarily grant planning permission for their residential development. Similarly it does not preclude sites being developed for other suitable uses. Nor does it preclude the possibility of residential development being granted on sites which have not been included. Any planning applications will continue to be treated on their own merits and in accordance with relevant planning policies.

This version of the Urban Potential Study has been updated to include the recently approved Housing Policy Position Statement. No findings have been altered from that which was originally finalised on the 11 July 2005.

1. Background to Study

1.1 Introduction

Entec UK Ltd and the Centre for Residential Development were instructed by Rossendale Borough Council to undertake an Urban Potential Study. The purpose of this study is to inform the preparation of the Rossendale Borough Council Local Development Framework (LDF) which will replace the Local Plan adopted by the Council in 1995.

The requirement to prepare a Urban Potential Study comes from Planning Policy Guidance Note 3 'Housing' (PPG3) (DETR 2000 with 2005 amendments) which sets out a new policy direction for the delivery of housing through the planning system based upon the 'plan, monitor and manage' approach. It directs that priority should be given to re-using previously developed land within urban areas, bringing empty homes back into use and converting existing buildings in preference to development of greenfield sites. In adopting this approach, each Local Planning Authority is expected to contribute to the national target of 60% of additional housing being provided on previously developed land and through the conversion of existing buildings by 2008. The Adopted Joint Structure Plan (March 2005) sets a target of developing 75% of additional housing on previously developed land and through the conversion of buildings between 2001-2016.

To achieve the targets, PPG3 sets out the expectation that all Local Planning Authorities should undertake urban housing capacity studies and that these will form the basis for the sequential approach and the managed release of housing sites. Good practice guidance is provided by '*Tapping the Potential - Assessing Urban Housing Capacity: Towards Better Practice*' (DETR 2000).

The Regional Spatial Strategy for the North West (RPG13, approved in March 2003) also recommends in policy UR8 that planning authorities in the region should prepare their own urban potential studies. The North West Regional Assembly published guidance in June 2003 on how these studies should be prepared. This guidance is entitled "Exploring Urban Potential for Housing".

The Study has sought to identify all housing potential from within the urban area of Rossendale, within the built up area, as defined in the Local Plan. The objectives of the study are to

- Provide a robust assessment of the capacity of Rossendale urban area to accommodate new dwellings to be the period 2019;
- Provide a firm indication of the likely level of capacity which will come forward as 'windfall' sites;
- Inform the preparation of the Borough Council's emerging Local Development Framework (LDF) and future Regional Spatial Strategy (RSS).

The approach adopted in undertaking this study is in accordance with the guidance outlined above. A more detailed description of the guidance used to prepare this study is outlined in Section 2. This study uses a base date of **31 March 2004** which means that all housing figures

are calculated from this date, so sites with planning permission before this date were not included in the study and conversely sites which were granted planning permission after this date were included. This identification of a base date ensures that 'double counting' of potential capacity sources does not take place.

1.2 Structure of the Report

This report is structured as follows:

- **Section 2** provides a brief summary of the guidance and policy context which informed the approach to this work;
- **Section 3** describes the approach to assessing the unconstrained potential;
- **Section 4** sets out the discounting methodology;
- **Section 5** sets out the approach to housing market and economic viability assessment;
- **Section 6** identifies the constrained potential; and
- **Section 7** summarises the conclusions and recommendations arising from the study.

2. Policy Context

2.1 Introduction

This section considers guidance and other policy statements at national, regional and local level which are relevant to the Study.

2.2 'Tapping the Potential'

As noted in the introduction to this report, '*Tapping the Potential*' suggests a two stage approach to the assessment of urban capacity. The first step is to identify capacity sources across the Borough, table 3.1 outlines provides an overview of the sources of the potential which should be considered. It is recommended in '*Tapping the Potential*' that all settlements which contribute to sustainable patterns of development should be included in the study. There are three methodologies identified in the guide as being appropriate for surveying the potential capacity. These are:

- Comprehensive surveys of the defined study area through a combination of OS plans, aerial photographs and site visits;
- Priority Area Studies which focus on specific areas such as town and local centres around public transport nodes;
- Typical Urban Areas which involve dividing settlements into areas based on a combination of dwelling type, age of the area and density patterns. The area covered by each character area is then estimated. The capacity of each character area is then assessed through a series of sample studies and expressed as a dwelling per hectare. The results are then grossed up for each character area.

Each of the above approaches has its own particular merits although the guide does recommend the use of comprehensive surveys or priority area studies at a local level.

The next step is to identify the yield which could come forward for each site and building which has been identified through the survey work. In assessing the capacity of sites the guide recommends the use of a design-led approach whereby the capacity of each site can be tested through the production of a series of layouts. This identifies the theoretical total number of dwellings that could be accommodated if all of the potential capacity was developed optimally. The second step is to predict how much of this unconstrained capacity can be brought forward in the timescale that is being considered. The principles that should underpin the discounting process are summarised in Box 1 and discussed in turn below.

Box 1 Summary of Approach to Discounting in ‘*Tapping the Potential*’

Four sets of factors that will influence capacity are identified as follows:

- Market viability - This covers both the market attractiveness of an area and the viability of individual development sites. This is the prime area of work covered by this report.
- Developability - Covering issues such as land ownership, infrastructure capacity, access and physical constraints such as contamination or flood risk.
- Local character - This is particularly relevant with regard to the intensification of some existing residential areas, although the guide suggests that such areas can often sustain further development without any effect on their character, so an overly cautious approach should be avoided.
- Planning standards - This encompasses parking standards, overlooking distances, ceilings on densities etc. The guide states that inflexible standards should not ‘drive’ the discounting process.

The guide then gives examples of discount rates used in previous studies for each of the sources of supply.

Finally the guide recommends that the results of the work are compared against recent housing activity to provide a sense check.

2.2.1 Market Viability

‘*Tapping the Potential*’ states (page 31):

“...market viability can be affected by a range of factors including national and local planning policies. PPG3 is likely to reconfigure the market because of the priority given to previously – developed sites.”

The extent to which policy can impact on the market is a controversial question, e.g. in relation to sources of supply such as Living Over the Shop that are recognised as having much greater potential than is currently being realised and in relation to specific geographical areas that may need a comprehensive approach to make them attractive locations for housing despite the shift in policy brought about by PPG3.

2.2.2 Developability

The ‘developability’ of a site is identified within ‘*Tapping the Potential*’ as having significant impact upon the discounting process and will, by virtue of this, affect sites’ market viability. However, ‘*Tapping the Potential*’ is relatively brief in describing ‘developability’. It simply states (DETR, ‘*Tapping the Potential*’, December 2000):

“Not all yield from sites identified as suitable for housing, or from estimates of particular capacity sources, is likely to be realised. Factors that will bear on whether the unconstrained yield can be realised, or on the timing of release will include:

Availability - willingness of an owner to release the opportunity for development;

Infrastructure capacity, including the provision of satisfactory access; and

Land quality issues e.g. physical constraints on development, including site contamination or the risk of flooding.”

2.2.3 Local Character

The policy guidance allows constrained capacity to be arrived at via a process that takes account of the need to reflect local issues and local environmental characteristics. It states (DETR, 'Tapping the Potential', December 2000):

"A number of studies have discounted explicitly to take account of local character, particularly when considering capacity sources such as conversions and intensification. For example, some identified conservation areas and excluded them from consideration while in others the capacity of conservation areas was discounted by up to 60%."

However, the guidance further states that:

"It is important, however, not to fall into the trap of assuming that conservation areas and other areas of 'special character' do not contain realisable capacity for additional homes. With sensitive design, these areas can often sustain further development without any effect on their character. They should not be omitted from capacity studies".

2.2.4 Planning Standards

Planning standards will impose constraints on sites and influence the eventual built form and market viability in terms of, for example:

- parking standards;
- overlooking distances; and
- density ceilings.

The adjustments of parking standards and the delivery of higher densities will only be possible in certain locations and in response to the demands of particular market sectors. A robust assessment of market viability will need to consider a range of development solutions on sites of differing sizes and in differing locations.

In assessing market viability, it is important to acknowledge that these discounting measures are interrelated and hence developability, local character and planning standards will all have an influence on what is possible or appropriate on an individual site. Hence, all these considerations are reflected within this study.

2.3 North West Regional Assembly Guidance

In June 2003 the North West Regional Assembly (NWRA) published a guidance note for local authorities in the North West to assist with the preparation of their urban potential studies. This document was prepared to replace the original guidance produced for the Region prior to the publication of PPG3 Housing and Tapping the Potential.

The guidance advises that an urban potential study is effectively a snapshot of the situation which will need to be monitored and reviewed.

When scoping for sources of potential, the aim should be to identify the most productive areas and ensure that no significant sources are ignored. For example, urban potential studies should

make an assessment of previously developed land, undeveloped land, existing buildings, and suitable commercial premises.

The guide identifies that it is important to identify the period covered by the study because of the importance of survey results to the development plan process. It may include past rates of development, and evaluation of the study results should include comparison with past rates. A review should be built into the development plan process.

Authorities should be satisfied that significant sources are treated similarly. Consistent scoping is necessary as well as the methods of assessing capacity. The purpose is to prevent skewed results that could affect policy decisions.

It is unlikely that any authority will use all of the sources set out in ‘Tapping the Potential’, but any that may contribute substantially should not be ignored. The study should be clear about what sources have been used.

Other parties should be involved in the process at some stage, either in undertaking the study or responding to it.

2.4 Employment Land

The ODPM has produced a guidance note to assist Local Authorities to undertake Employment Land Reviews. The purpose of these reviews is to help local authorities assess the supply and demand for employment land. The toolkit recognises that in assessing employment land within the context of an urban potential study, it is rare for consistent reviews. In light of this the guidance recommends that Local Authorities undertake employment land reviews at the same time as their urban potential study. This will enable local authorities to:

- Adopt consistent assumptions and approaches across their housing capacity studies and their employment land reviews;
- Take account of both housing and employment requirements as well as the economics of both housing and employment requirement, as well as the economics of development and landowners intentions, when assessing the likelihood that existing or allocated employment sites will remain in, or come forward for, employment uses within the plan period; and
- Adopt a systematic approach to assessing the development potential of sites suitable for mixed use development, where these will include either housing or employment.

Rossendale Borough Council is just about to embark on the preparation of their employment land review. Although employment sites have been identified as part of the unconstrained capacity no **allocated** employment sites have been taken through for consideration into the constrained capacity without justification. The reasoning for this approach is so as not to pre-judge or be in conflict with the findings of the employment land review. It is anticipated that future reviews of this urban potential study will be able to take into account the findings arising from the employment land survey and where appropriate include suitable sites as part of the assessment of capacity.

Where sites which are in employment use have been identified, they are restricted to those which are vacant, run-down or partially vacant, operating at the margins of economic viability and in a suitable location for residential development.

2.5 Housing Land Supply

Rossendale Borough Council has a responsibility to ‘plan, monitor and manage’ the release of land for housing to comply with the policies of both the Regional Spatial Strategy and Joint Lancashire Structure Plan. The Joint Structure Plan required the provision of 1920 new dwellings to be provided between 01 April 2001 and 01 April 2016. Rossendale Borough Council has updated its schedule of housing permissions and is now issuing the information for consultation and validation (see www.rossendale.gov.uk/forwardplanning) with stakeholders from 17th March - 28th April 2006.

The updating and review of housing permissions is from a baseline date of 31st December 2005 and follows the Housing Policy Position Statement prepared in 2005.

It is envisaged that by consulting on these figures agreement can be achieved between the Borough Council and other stakeholders concerning the housing position.

The final figures will be used to inform future Council policy in the emerging Local Development Framework (LDF) and relate to housing in the light of government guidance and other planning policy, such as the Regional Spatial Strategy for the North West (RSS) and the Joint Lancashire Structure Plan. For the consultation, the Council and the consultancy commissioned to undertake the housing permissions review have prepared a number of documents.

2.5.1 Audit Methodology

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

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

2.5.2 Completion data

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

This audit has recounted and verified the information contained in the monthly faxes from Building Control returns. There was some evidence of miscounting albeit but few in actual numbers. The completions tables produced as part of the audit also include NHBC schemes and changes of use. This information is displayed in financial year periods. Data was provided

directly from the NHBC. However, this could only be provided in quarterly format. The totals for each year were then added together to provide a total number of completions over the same period as extant permission and the Joint Lancashire Structure Plan (see Rossendale Extant Permissions 2000 – 2005). The total number of completions within the period equates to 992.

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

2.5.3 Dwellings with Planning Permission

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

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

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

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

Total number of extant dwellings are provided.

However, to ensure that the schemes are not double counted in the Position Statement, planning permissions which have been completed have not been recorded as dwellings with planning permission in the position statement. This particular aspect of the completions information has been provided by policy input, building control input, site visits by Urban Vision and a telephone survey by Urban Vision to applicants and agents.

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

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

2.5.4 Concluding Position Statement

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

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

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

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

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

2.5.5 Previous Borough Wide Urban Capacity Studies

Rossendale Borough Council have previously undertaken a desk based review of urban potential sites in 2002. The survey work sought to identify the potential unconstrained capacity across the Borough. This survey work was not subject to any discounting or testing to identify a potential constrained. The basis of the survey work has been used as part of the site identification work undertaken by Entec.

2.6 Other Relevant Initiatives/Strategies

2.6.1 Housing Market Renewal Initiative

The Government's Sustainable Communities Plan has set as a key priority the tackling of low demand housing, and the Government has committed to spending over £500 m to promote innovative and effective schemes to tackle housing regeneration in such areas of low demand.

In April 2002 East Lancashire was one of nine areas in the North and Midlands awarded Pathfinder status as a means of tackling low housing demand and rundown housing areas. The vision for the East Lancashire Pathfinder area is that it becomes:

“a place of choice to live: known for the varied and distinctive character of its towns, for its environmental quality and heritage, for celebrating its cultural diversity and as a place which offers residents access to a high standard of education, employment, security and healthcare.”

Within Rossendale the focus of the Housing Market Renewal Programme is on Bacup, Stacksteads and Britannia. The Bacup, Stacksteads and Britannia area was identified for Housing Market Renewal initiatives because this area is characterised by:

- A predominance of small pre 1919 terraced housing creating limited and unsuitable housing choice;
- A growth in private sector landlords;
- High vacancy rates or high quantity of abandoned and poorly maintained properties. Through addressing the Bacup & Stacksteads area a knock on effect for the whole of Rossendale is anticipated.

Halsall Lloyd Partnership is currently preparing a key sites report based upon extensive consultation as a means of guiding the regeneration of the HMRI area. Due to the identification of 31 March 2004 as the base date for this study the identification of sites in the HMRI area has been carried out independently of the emerging themes and strategies aimed at regenerating the HMR area.

2.6.2 Rawtenstall Area Action Plan

In September 2004, Rossendale Borough Council commissioned Arup to prepare a masterplan for Rawtenstall Town Centre. The emerging vision for the masterplan is to develop Rawtenstall as the principal town centre in Rossendale. One role of the masterplan will be to encourage a range of self sustaining uses including:

- Retail, leisure and cultural facilities;
- Business and employment accommodation;
- New residential development;
- Health and educational facilities; and
- Civic facilities and public sector services.

As with the HMRI, although this masterplan will have implications on the identification of potential capacity sites the base date of the study means that any emerging masterplan proposals cannot be included in this study.

3. Assessing the Unconstrained Potential

3.1 Introduction

The approach to identifying the unconstrained potential closely follows the NWRA Guidance “Exploring Urban Potential for Housing” (June 2003) and the DETR Guide ‘Tapping the Potential’ (2000). It is not repeated in detail here, other than to explain the key decisions that were taken in applying this approach to Rossendale.

3.2 Study Area

3.2.1 Settlements Included in the Study

The Borough Council identified that a comprehensive survey should be adopted which would include all towns and villages with a settlement boundary as identified in the adopted Rossendale Local Plan. These are settlements which it is considered can contribute towards sustainable patterns of urban development, as recommended in the guidance, “Tapping The Potential”. The latter guidance states that such settlements “typically would (or have scope to) contain shops and services, be accessible by public transport and be capable of having a sensible settlement envelope drawn round them.”

Table 3.1 Sites Included in the Comprehensive Area Survey

Bacup	Brtianna	Broadley	Edenfield
Facit	Goodshaw	Haslingden	Helmshore
Irwell Vale	Newchurch	Ramsbottom (Chatterton)	Rawtenstall
Rising Bridge	Shawforth	Stacksteads	Waterfoot
Weir	Whitewell Bottom	Whitworth	

The following settlements / residential areas have not been included in the study.

Table 3.2 Sites Excluded from the Study

Broad Clough	Greave Clough	Hall Park	Higher Broad Clough
Laund	Love Clough	Lumb	Sharneyford

The justification for excluding these settlements is that they are all outside the urban boundary and therefore development would not be in accordance with planning policy. These settlements

are small in size and population and are not considered as sustainable settlements since they contain a limited range of shops and services and are not on frequent public transport routes.

3.3 Sources of Potential Considered

The following sources of potential have been considered in the Study. Table 3.3 below identifies these sources and details the method of data collection used for each source. Where a particular source is considered not relevant to Rossendale's particular circumstances, then the reasoning behind this is also set out in the table. No size thresholds which would initially exclude a site at the beginning of the process were applied.

Table 3.3 Sources of Potential and Method of Data Collection

Source	Method of Data Collection
Sub-division of existing housing	Assessed by looking at past trends in housing land availability data.
Flats over shops	Global estimates will be produced for this source, using past trends (based upon the Housing Land Availability Data).
Empty Homes	This source of supply was not considered in the study. Justification: This source of supply is considered in the Adopted Joint Lancashire Structure Plan, and is included in the calculations for the Borough's new dwelling requirement.
Previously developed vacant and derelict land and buildings (non housing)	Site specific potential was identified for this source, using the Borough Councils previous Urban Capacity site survey 2002 as a starting point and data from the Vacant Land & Premises Register, NLUD, Derelict Land Study, Property Register, and any other land not identified by these sources. Maps were used to plot each identified site. A series of site surveys have been undertaken to assess the level of capacity available through this source.
Redevelopment of existing housing	It was decided that this source should only be considered where there are firm proposals. As of the base date of this study the emerging area action plan for Rawtenstall and Bacup, Stacksteads and Britannia did not include any provision for the demolition of existing residential areas.
Redevelopment of car parks	Assessed by identifying council and privately owned car parks and consultation with the highways section. A series of site visits were undertaken to determine the suitability of these sites for residential development.
Conversion of commercial buildings	This source was assessed by looking at NLUD data, past trends, and through consulting with Borough officers. This source of supply was also subject to site surveys.
Review of existing housing allocations	The adopted local plan does not provide an indication of the number of units to be developed on individual housing sites. In light of this it is not possible to identify whether it is feasible to secure a net increase on individual allocations. In light of this no intentional review of outstanding allocations has taken place.
Review of land allocated for employment.	This source of supply has been treated with a degree of caution due to the lack of an Employment Land Study and the lack of flat, serviceable employment land sites across the Borough. It is proposed to review this source once the employment land review has been completed.
Vacant land not previously developed (White Land)	This source was surveyed using of OS maps and aerial photos, NLUD data, and site visits.

3.3.1 Existing Information and Trend Data

Information was collected from the Borough Council's Housing Land Completions Monitor and the Planning Applications database (Newhart). This data was used to exclude sites which already have planning permission. Although the NWRA guidance suggests that sites with planning permission which have not yet been started should be included within the study it is considered in this instance that it may be more prudent to exclude sites with planning permission to ensure that there is no scope for double counting.

In addition to considering the land use and planning related factors that will influence urban housing potential, consideration was given to a range of commercial factors. This was undertaken through a market analysis and broad brush financial appraisals of specific opportunities.

3.4 Results

The results of this exercise are set out in Appendix A which is a schedule of the 455 sites which were originally identified and subject to an individual site survey. These sites form the unconstrained capacity, excluding potential identified through past trends.

4. Discounting the Unconstrained Potential

4.1 Methodology

Having identified sites where the principle of residential development may be appropriate the next stage is to test them against a range of detailed factors. All 455 sites have been subject to assessment through field survey work with the aim of appraising a site to identify its potential to come forward for residential development.

Five key factors were used to appraise individual sites. These factors were:

- Sustainable development considerations;
- Planning Policy;
- Local Character;
- Developability; and
- Economic Viability (informed by an assessment of market viability).

In line with the NWRA guidance, each factor was considered in turn and if a site was judged to fail against one factor it was not considered against the others.

Discussions were held with Officers from the Borough Council in order to take advantage of local knowledge of selected sites. Representatives from the following Departments were consulted on a range of sites which were considered to be representative of the total number:

- Development Control;
- Housing Market Renewal;
- Environmental Health;
- Economic Development; and
- Planning Policy.

The **sustainability** of sites was assessed primarily in terms of their proximity to public transport facilities (routes and nodes) and town / village centres.

Sites where housing would be in conflict with established **planning policies** were discounted at this stage.

The impact on the **local character** of an area was considered by reference to a number of criteria including:

- Is housing compatible with existing or planned land uses in the area?

- Is additional development likely to increase on-street parking?
- Is their likely to be an impact on existing street patterns, or plot sub-divisions of historical importance?
- Is there likely to be an impact on townscape and quality of spaces?
- Would housing development impact on important landscape features?
- What is the relationship of the site to the areas landscape or open countryside? and
- Impact on significant landmarks, vistas and panoramas?

Sites which were considered to impact adversely on the local character of that area were discounted.

Developability was assessed by reference to a number of factors, notably:

- Land ownership where this was known, no searches were lodged with HMLR as part of this study;
- Highway access;
- Flood risk;
- Contamination
- Local Plan Policy;
- Flood Risk from the Environment Agency's Indicative Flood Plain Maps;
- Air Quality; and
- Bad neighbour uses.

Other issues such as drainage capacity and detailed highway issues such as road capacity or visibility splays may become development constrains, however it has not been possible to undertake such a detailed review.

The assessment of **Economic Viability** was undertaken in detail, the analysis is provided in the following chapter.

5. Housing Market Assessment

5.1 Discounting for Housing Market Factors

5.1.1 The Discounting Method

The market discounting process aims to examine the unconstrained capacity of key sites within Rossendale and to form a view of whether they will come forward for housing development (to give a constrained figure). This process is known as ‘market discounting’ where site suitability for housing is judged against the marketability of a site, the economic viability of the scheme proposed and the developability of the site itself.

The process of market discounting, following the methodology set out in the North West Regional Assembly’s Good Practice Guide to Assessing Urban Potential, is based on four key stages:

- An overview of the market in Rossendale, based on secondary data analysis;
- Interviews with key agents, developers and the local authority;
- Site surveys; and
- Economic viability assessment through residual valuation spreadsheet analysis.

These steps are complementary to each other. The secondary data analysis provides an overview of the market including areas of strength and weakness. The interviews provide a basis for the data that supports the spreadsheet analysis (and particular local land values that provide a benchmark for site viability). The site survey process is important in informing a view on whether a site will be attractive in development terms. The survey also helps to provide a view on a site’s developability.

It should be emphasized however that this is not an exhaustive analysis; in particular, we have not established any precise abnormal development costs associated with, for example, demolition or contamination. Key information on each of the sites is contained in summary form on the relevant spreadsheets. These provide an informed view on the commercial viability and marketability of the sites.

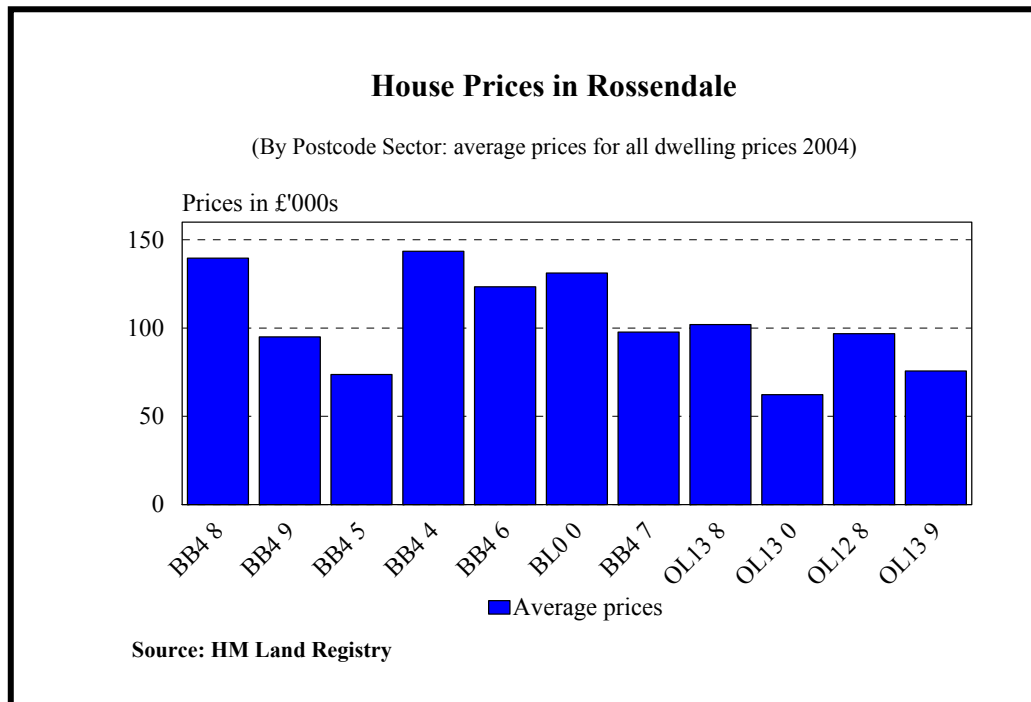
5.1.2 Housing Market Review

Although it is common to talk of a housing ‘market’ that is synonymous with an urban or local authority area, in practice this is rarely the case. The housing ‘market’ in Rossendale is really a number of sub-markets covering areas of relative strength and weakness. Within the context of this report, the analysis considers Rossendale Borough in terms of settlements and neighbourhoods within the larger urban area. The analysis is based on H.M. Land Registry postcode sector data. This has been shown in other studies in the North West and elsewhere to be the most appropriate unit which provides a representative sample of transactions (it is possible using the data to analyse at the full (6/7 digit) postcode level but transactions here are often very small in number). Postcode sectors have been identified in Table 5.1.

Table 5.1 Rossendale: Postcode Sectors and Settlement Areas

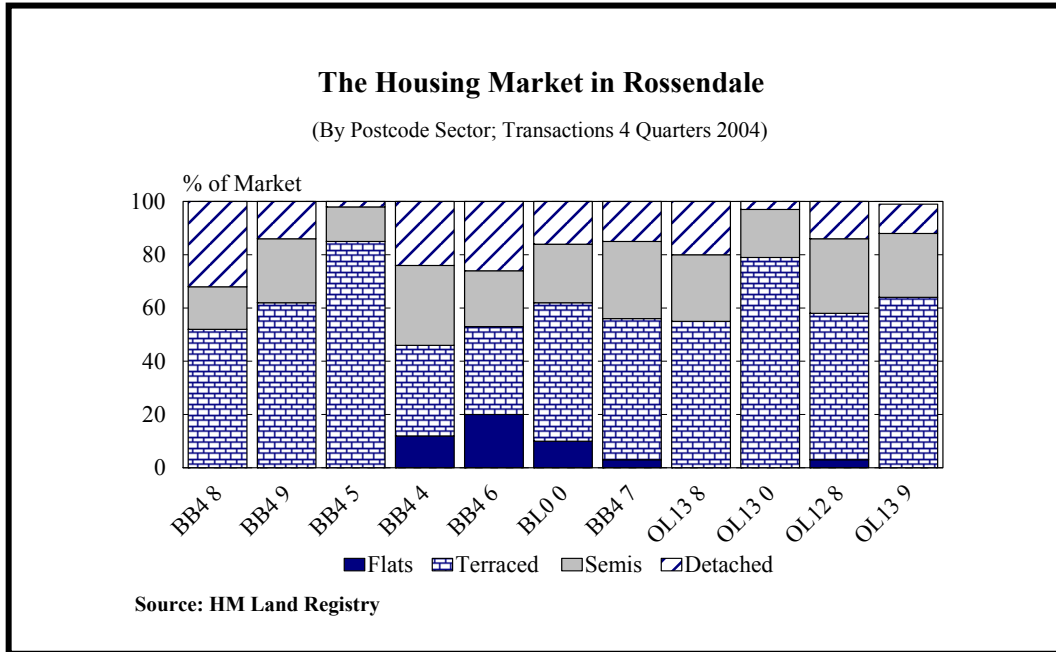
Post Code	Main Settlement
BB4 8	North Rawtenstall and Crawshawbooth
BB4 9	Water and Whitewell Bottom
BB4 5	Haslingden
BB4 4	Helmshore
BB4 6	West Rawtenstall and east Haslingden
BL0 0	Edenfield
BB4 7	Irwell Valley/Waterfoot
OL13 8	North Bacup

Rossendale is not a high priced location, although there is significant variance in prices at the sub-area level as can be seen from the Figure below. The price of housing is significantly higher in locations such as North Rawtenstall and Crawshawbooth (BB4 8), Helmshore (BB4 4), West Rawtenstall (BB4 6) and Edenfield (BL0 0). The Bacup postcodes OL13 0 and OL13 9 provide low priced homes and central Haslingden also has a relatively affordable market. There is thus a significant variation in the market structure of the area.



The local sub markets are balanced very differently across the Borough. As elsewhere in the Region, terraced housing predominates (see Figure below). In the case of Rossendale, terraced housing makes up over 50% of the market in most postcode sectors. This has implications for

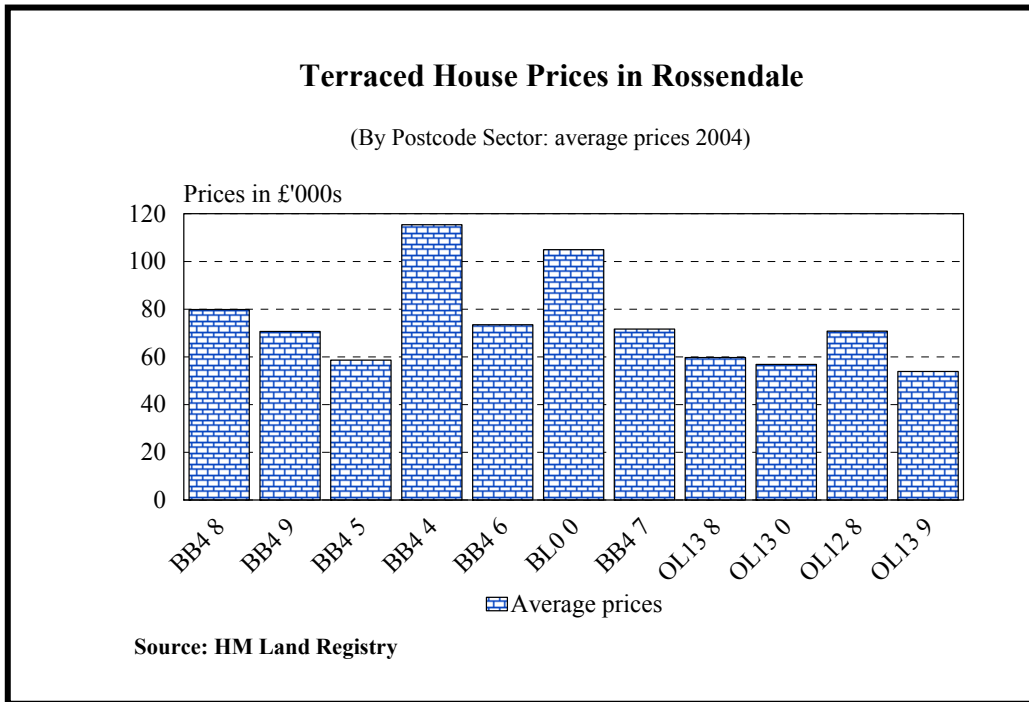
the demand for other forms of housing, where it may be expected that buyers will be prepared to pay a premium for detached and semi-detached homes.



Flats and maisonettes are very under-represented except in locations such as Helmshore, west Rawtenstall and Edenfield. These three locations provide the best balanced supply of houses to the market (see Figure above).

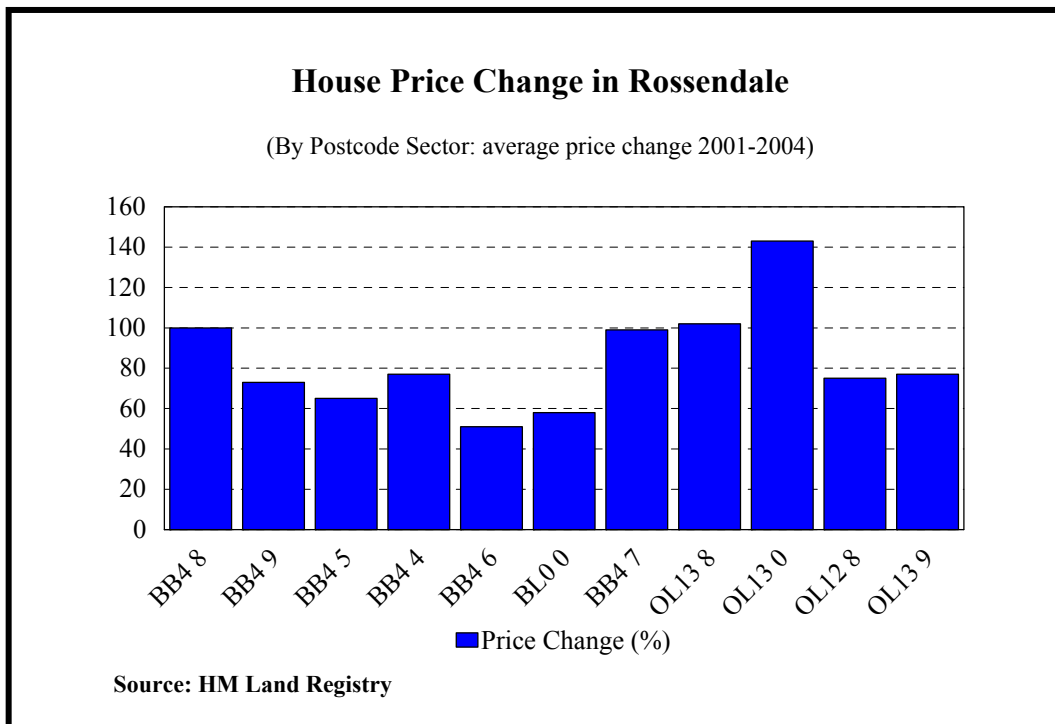
It can be expected that developers and land owners will be looking to provide forms of housing that consider closely the nature of supply from the second hand market; it is likely that this response will be to try to develop housing towards the higher ends of the market. To a great extent the affordability of housing in specific locations is dependent on the mix of dwelling types available and prices tend to be highest where a more balanced housing market is evident. This explained not only by the local environment, but also by the ‘maths’ which pull up average house prices where larger dwelling types predominate. Because of this reason, it is important to also look at how the price of one dwelling type (here terraces) compares. This comparison is shown in the graph below.

The graph provides a much truer picture of demand for specific locations since we are comparing housing ‘products’ which are more alike. The graph suggests that West Rawtenstall and Edenfield are the most desirable locations, with the Bacup postcodes, OL13 0 and OL13 8 sustaining demand least well.



Importantly, the price of a terraced house is on average below £60,000 in four out of the eleven postcode sectors in the Borough. This makes it difficult for developers to incorporate this form of housing unless it can be sufficiently different from the existing housing stock such that it creates its own ‘demand’.

It is also important in understanding the local housing market to look at house price change. The graph below shows how prices have moved over the three year period 2001 – 2004.



The graph shows that most locations have seen a very healthy growth in prices with most postcode sectors seeing prices grow in excess of 60%. There would appear to be some ‘re-balancing’ in the market with the areas with the highest absolute prices (notably West Rawtenstall and Edenfield) seeing relatively low growth and higher growth in prices being experienced in Bacup (OL13 8 and OL13 0). For this reason, it will be important to monitor the market to ensure that the viability of sites accounted for in the assessment of urban capacity.

5.1.3 Key Points from the Interviews

Interviewees stressed a clear market division between east and west. The settlements to the east side are generally seen as being less desirable (with Bacup being seen as a problem area by several interviews, in particular the Pennine Road local authority estate area). However, the division is compounded by differences in accessibility. Rawtenstall and Haslingden markets are much more readily accessed from Greater Manchester and Bury for example. Bacup and Stacksteads (and Waterfoot to a lesser extent) are significantly more isolated. The main route through the Rossendale valley is very congested during the rush hours and getting from the east side to Manchester and the main centres of employment is very difficult. This is a real bottleneck. One developer stated that the main obstacle in improving the housing market at Bacup is not the image of the location, but in its lack of accessibility (both the Manchester and Rochdale areas). Edenfield and Helmshore are the best locations in the Borough with very high demand for land and housing.

Whilst price growth in Rossendale has been strong over the past few years, it cannot be said to be a well developed market. The historic lack of interest from amongst the larger house builders suggests that the area still has some way to go before it will attract in high levels of competition for sites. The supply side is dominated by small to medium sized developers, who operate not only speculatively in housing, but also as investors and contractors in the wider building industry. These developers have tended to be choosy in the sites they take on, focusing on smaller and more profitable sites where they can.

As the market has improved over the past few years, land prices have risen, and increased interest from larger developers in sites has been in evidence. However, the market is now cooling fast and there is concern about the economics of development on the eastern side of Rossendale. Nevertheless, it should be said that the demand for new homes generally is strong which is in part a response to price rises in the second hand stock and the fact that a First-Time-Buyer terraced homes costs now around £80,000.

Although some developers complained that they could not get permission for some sites, most stated that there is currently sufficient land available in the Borough, with one warning that the Planning Department should be very careful about releasing any more greenfield land – as there is “currently sufficient (uncontaminated) brownfield land around”.

Large urban potential opportunities do not appear to have been readily seized on by local developers. It is interesting to note that the Ilex Mill has been developed by a specialist regeneration company from outside the area. The local developers appear however keen to take on more modest regeneration and conversion schemes. A full summary record is given of the interviews in Appendix C.

5.2 Spreadsheet Analysis

5.2.1 The Site Sampling Process

As the number of sites identified in the survey work was very high, a process of sampling was required. The sampling process was based on the preliminary work on sub markets. On this basis, no sites in postcode sectors BB4 8 (North Rawtenstall and Crawshawbooth), BB4 4 (Helmshore), BB4 6 (West Rawtenstall and east Haslingden) and BL0 0 (Edenfield) were considered for further analysis. For the purpose of the study, we have assumed that sites coming forward in these locations will be economically viable unless they have exceptional development costs; these cannot be foreseen without bespoke ground survey work.

The sample selected therefore covers areas where there is less certainty about the economics of development viability. The focus of the sampling work has therefore been on locations such as Haslingden, Waterfoot, Bacup, Britannia, Whitworth and Shawforth. However in sampling we have also been concerned to reflect as far as possible the portfolio of sites identified as potential sources of urban capacity in Tapping the Potential. The spreadsheets for these sites are included in Appendix D. The sites are listed in the table below.

Table 5.2 Sites Subject to Market Appraisal

Site Identification	Site Address	Main Settlement(s)	Postcode Sector
15	Hud Rake	Haslingden	BB4 5
21	Bell Street	Haslingden	BB4 5
31	Manchester Road	South Haslingden	BB4 6
78 and 79	Lawson Street	Goodshaw	BB4 8
93	Leach and Sons Scrap metal yard	Rakefoot	BB4 8
124	Isle of Man Garage	Water	BB4 9
146	New Road	Newchurch	BB4 9
170	Garden Cottage	Wallbank	OL12 8
175	Market Street Chapel	Whitworth	OL12 8
190	Oak Street	Shawforth	OL12 8
196	Former Norweb Power Station	Hareholme	BB4 7
199	Waterfoot Bus Terminus	Waterfoot	BB4 7
254	Newchurch Road	Newchurch	OL13 0
283	Land at Bacup Leisure Centre	Bacup	OL13 8
311	Warren Drive	Britannia	OL13 9
452	Former Whitworth Civic Building	Facit	OL12 8

5.2.2 Role of the Spreadsheet Analysis

The assessment of economic viability set out in the NWRA guidance follows closely the approach a developer would take to the acquisition of a housing development site. The approach is based on examining the relationship between the selling prices for houses and the cost of developing them. The analysis works around the principle of ‘residual’ valuation and this is described in more detail in Appendix B.

A viability spreadsheet has been worked up for each site in the sample. The spreadsheets follow those set out in the NWRA guidance. They have four sections: input variables including prices, costs and development mix; the development appraisal including an estimation of the residual for the site under the assumptions made about mix and density; base development information including site size and postcode sector in which the site is located; finally there is a ‘Conclusion on viability’. This sets out whether the site looks viable and where necessary, the conditions under which it may or may not come forward. There is a much fuller explanation of the details of the spreadsheets included in Appendix G. Appendix H includes an overview of the principles involved in assessing economic viability.

5.2.3 Main Findings from the Spreadsheet Analysis

For many areas of the Borough, there are no foreseen problems with the commercial viability of sites. Locations such as Edenfield, north and west Rawtenstall and outside of the centre of Haslingden are expected to provide good land values where sites will come forward. Elsewhere the picture is more mixed, in Haslingden Town Centre the residual land value is very low, unless densities can be increased up to over 100dph. However there are no established markets for developments at this density i.e. flats in Haslingden.

To the east of the Borough in Whitworth and Shawforth although development economics are not too favourable, lower density (30dph) schemes should come forward on sites over 0.25ha. Within Bacup and Britannia, the east of Bacup is identified as being a weak market area. A sustained development programme in this location only appears viable through the impetus of the Housing Market Renewal Programme. Feedback from developers also indicated that development in this location had been ‘stop-start’ in the past.

In the Irwell Valley Corridor, Waterfoot and Stacksteads demand is considered to be driven by local households, who are unlikely to have significant purchasing power. Development should not be discounted here as the value of alternative uses are likely to be low. The timing of new development on these locations will depend very much on how policy operates elsewhere in the Borough. If there are large land allocations elsewhere then sites here are likely to be the last to be realised. Again much depends on the scale of sites, with sites over 0.25ha able to create their ‘own markets’. The individual spreadsheets are included in Appendix F.

5.3 Conclusions from the Housing Market Discounting Process

The market discounting process may remove a significant amount of potential, particularly on small sites, nevertheless leaves in a substantial number of sites on the basis of mix and location.

A key question relates to whether a general continued improvement in the housing market, or, the Housing Market Renewal Interventions, might bring more urban housing potential forward.

Housing Market Renewal funding takes on added importance, particularly with respect to land assembly and strategic planning for new development areas. It is critical to the Borough to have a well informed view of the economics of the development and in particular to find out more about the relationship between the scale of a site, development mix and location. Ideally, the Borough will commission a more detailed study focusing on sites which are at marginal market locations, where a more strategic plan might make them certain to provide housing in the future. This type of study would allow the Authority to balance the needs for assessing urban potential alongside the requirements to renew and regenerate older areas of housing stock.

6. Constrained Potential

6.1 Introduction

The discounting process described in Chapters 4 and 5 was used to identify all the sites to be carried forward to constitute the “constrained potential”. These sites are those which it is considered are likely to come forward between 2004 and 2019. An assessment of yield was then made to estimate how many dwellings might be provided on each site, and when they are likely to come forward.

6.2 Assessing Likely Yield

The number of dwellings likely to be developed on sites was assessed in two ways. On larger sites and those where it was considered there was some flexibility in terms of the type of housing scheme that might be appropriate, urban design templates were applied as provided in the NWRA guidance. In these cases the most suitable template having regard to the site and its surroundings was used, and a resultant dwelling capacity established. An assessment was made to suggest higher density development in locations identified as being sustainable e.g. within 800m of a bus route with a frequency of at least 1 service per hour and in proximity to a town centre and other services and facilities would result in a higher density development e.g. 50+ dwellings per hectare. Areas of homogenous low density development on the periphery of settlements and remote from services and facilities would have a lower density template applied.

On other sites, usually small in area and constrained significantly by the character and density of adjoining housing, a judgement was made as to the type and number of dwellings which it was felt would be compatible with the surrounding area and would be viable in terms of likely demand.

The study has not used fixed density multipliers across all sites. Each opportunity has been assessed individually taking into account particular circumstances taking into account site specific assessments. Therefore the final yield is informed by a complex number of variables, including sustainability considerations, location, area characteristics, market suitability for different dwelling types, discussions with developers and land owners, area characteristics, planning history and knowledge of pre-application discussions.

6.3 Deciding When Sites Will Come Forward

To bring all of the assessment criteria together in a manageable way, the combined effects of factors influencing the development of opportunities have been represented by placing sites within time bands of up to 2009, mid 2009 to 2014 and mid 2014 to 2019. This is used to show how quickly the site theoretically could be developed, taking into account constraints. However it is not supposed to show when they will actually be built or provide an assessment of annual build rates.

The following assumptions were used when deciding when sites might come forward.

- Previously developed/brownfield sites are likely to be developed in advance of greenfield sites;
- Sites currently in employment use have been identified and subsequently all discounted until the Council have an opportunity to complete their Employment Land Study;
- Sites in weaker areas of housing market demand will come forward in the latter period; and
- If sites are constrained by environmental factors then a judgement is needed of when the constraint is likely to be removed.

6.4 Overall Results

From the original list of 455 sites equating to approximately 203ha of land, a total of 375 sites were discounted. The principle reasons for discounting arose from reviewing previously identified urban potential sites which now have the benefit of a residential planning consent or were already developed. Other reasons for discounting included sites previously identified as having potential being outside of the existing urban boundary. A number of sites were also discounted due to the topography of the site making development unviable. Finally the results of the market viability appraisal were applied to identify a final list of 79 sites which along with the potential identified from past trends makes up the constrained potential in the Borough.

The identified potential is analysed below, in terms firstly of its location and secondly the various sources of supply.

6.5 Locations of Potential

The geographical spread of sites is, as would be expected, focused mainly on the large urban areas of Bacup / Rockcliffe, Rawtenstall, Haslingden and Waterfoot. These locations account for approximately 50% of the 79 constrained sites. A summary of the locations of capacity at a ward level are provided in Table 6.1.

The market viability of development to the east of the Borough need not necessarily be a constraining factor, although capacity may not come forward until towards the end of the plan period. The role of the HMRI will play a significant part in revitalising this area and as such discounted potential should be kept under review.

Table 6.1 Location of Potential

Ward	Unconstrained Sites (No.)	Constrained Sites (No.)	Constrained Potential (Dwellings)
Cribden	24	4	30
Eden	24	4	25
Facit and Shawforth	25	6	57
Goodshaw	25	4*	32
Greenfield	21	3	27
Greensclough	54	11	97
Hareholme	37	2	44
Healy and Whitworth	28	5	24
Helmshore	21	6	8
Irwell	27	7	32
Longholme	33	7	60
Stacksteads	39	4	21
Whitewell	64	9	90
Worsley	33	7	75
Totals	455	79	650

*site 78/79 identified as a single site.

6.6 Sources of Potential

6.6.1 Previously Developed Vacant Derelict Land and Buildings

In surveying the Borough a total of 147 “unconstrained” sites were identified with 34 sites including in the final list of constrained sites. This constitutes the largest source of supply within the study and supports the claims made by those attending the developers conference that there are high levels of brownfield land within the Borough. Within this classification the sites assessed vary significantly and their ability to come forward for housing development is often constrained by market viability considerations. This constraint is exacerbated if there are abnormal costs associated with development e.g. reclamation of contaminated land. This source of supply also includes the identification of unused land at Rossendale Hospital. There are no known plans for the redevelopment of this site however in light of there being unused buildings on site it was considered appropriate to at least identify the hospital site in the assessment.

6.6.2 Intensification of Existing Housing Areas

As identified in the North West Guide, intensification is used to describe residential development within existing residential areas. It includes the development of redundant garage courts, large gardens and backland. For the purposes of this study, under-used or ‘de-graded’

areas of whiteland within existing residential areas were also included in this category. One of the principal sources of supply comes from existing residential garages. One of the key characteristics of the Borough are the groupings of mainly timber garages. Although these areas are protected through policy H.2 of the Local Plan there is evidence from the survey work that opportunities do exist for their redevelopment. Sites where opportunities exist for alternative parking provision have been retained.

6.6.3 Redevelopment of Existing Housing

The opportunity for identifying capacity from this source is considered to be limited, what opportunities do exist for redevelopment would most likely result in a net loss of housing rather than an increase. Nevertheless this source of capacity should be monitored as the HMRI evolves and progresses.

6.6.4 Redevelopment of Car Parks

Opportunities for the redevelopment of car parks is limited within the Borough. Assessments of potential sites were limited to visual surveys with only one site considered to have capacity. It is understood that the Borough Council do not have an analysis of car parking provision, however were one to be produced then a more analytical assessment of capacity from this source could be made.

6.6.5 Conversion of Commercial Buildings

There does appear to be an opportunity for the conversion of commercial buildings to make a significant contribution to housing capacity across the Borough. The recent conversion of Ilex Mill to 93 apartments demonstrates that such projects can be considered positively by the market. A review of past trend indicates that between 1998 and 2004, a total of 271 units were created through this source of capacity, this equates to 45 per annum. In survey capacity across the Borough three sites were identified as having the capacity to bring forward 38 units. Some of these sites are in outlining areas where the market would seek to promote redevelopment rather than conversion. Many of the sites considered are or were formerly in use for employment. As such this source of supply should be reconsidered in light of an employment land study in order to develop a consistent approach to identifying capacity from this source.

6.6.6 Vacant Land Not Previously Developed

This category relates to 'white land' identified on the Local Plan. A total of 32 sites within this category which were originally identified through a desk based assessment of the Borough. A resultant total of seven sites were considered to have potential to bring forward a total of 47 units over the plan period. Adopting the protocols set out in 6.3, it is recommended that sites within this source of capacity are not considered until existing brownfield sites have been developed first.

6.6.7 Land Currently in Employment Use

This is a sensitive source of capacity and for the purposes of the final report it may be necessary not to place any of the sites within the category in the public domain. Sites have been identified primarily through discussions with Local Authority Officers to try and identify existing operations which are either seeking relocation or are unable to operate within the context of

modern requirements. In light of this such sources of potential are considered worthy of identification and ongoing monitoring. Again this source of capacity can be reviewed during the preparation of an employment land review of the Borough. However a total of 32 sites were identified of which 12 are considered to have potential for redevelopment. In light of the above only 4 sites have been identified at this stage as having potential providing a yield of 45 dwellings. This particular source of capacity can be easily reviewed and update once the employment land survey has been completed.

6.6.8 Sports Pitches and Other Open Spaces

The review of these sources of capacity are purposefully pessimistic. Although it is considered that there is potential within the Borough from this source of capacity it is likely to be limited, constrained by the topography of the Borough which constrains the number of flat sites appropriate for sports and recreation. It is considered inappropriate to include such sites until the completion of the Rossendale Open Space Audit.

6.6.9 Unidentified Sources of Supply

A single site has been identified which does not fall into the established categories of supply. In most cases this is due to sites identified as being vacant from the original desk top survey now being developed. There have also been circumstances where it has not been possible to fully view the site, or to confirm whether a building was in-use or vacant.

Table 6.3 Assessment of Potential By Source

Source of Supply	Number of Unconstrained Sites	Number of Constrained Sites	Potential
Previously Developed Vacant and Derelict Land and Buildings (non Housing)	147	34	332
Intensification of existing areas housing areas	60	13	68
Redevelopment of existing housing	2	0	0
Redevelopment of Car Parks	6	1	1
Conversion of Commercial Buildings	19	3	38
Review of other existing allocations in plans	0	0	0
Vacant Land not Previously Developed	32	7	47
Land currently in employment use	32	4	45
Allotments	0	0	0
School Playing Fields	0	0	0
Sports Pitches	7	0	0
Other Open Spaces	107	14	93
Unknown Classification	43 ¹	3	26
Sub Total	455	79	650

¹ Unknown classification refers to sites which have been identified through desk based studies which are either subsequently identified as being developed or could fall within more than one category.

6.6.10 Living over the Shop and Sub-division of Existing Houses

It is reasonable to expect that a certain amount of housing might come forward within the study period from the conversion of space above retail premises into flats. The identification of the above categories is notoriously difficult to assess using the traditional methods adopted through this study. In light of this an assessment has been made of past trends from the Borough Councils 2004 Housing Monitor. The results of this review are set out in Table 6.2.

Table 6.2 Past Trends

Source of Capacity	Planning Consents Identified	Proposed Annual Rate
Living over the Shop	Two consents from 2002 for one unit each.	2 units per annum
Sub-division of existing houses	Seven previous consents identified between 2000 and 2003, with a net increase of 7 units.	2 units per annum

6.7 Summary: the Constrained Potential

Assessing the above sources of supply it is concluded that **79** sites have potential to come forward for residential development. In applying the design templates to each of the sites where possible it is considered that there is potential for a yield of **650** dwellings between 2004-2019.

To this needs to be added potential likely to arise from sources assessed on the basis of past trends, namely subdivision of existing housing and flats over shops. The annual average rate of completions from LOTS and subdivisions is estimated at 4 dwellings per year, hence an additional potential of **60** dwellings over the next 15 years.

In total therefore the constrained potential for the Borough as a whole amounts to **710** dwellings 2004-2019. Pending the completion of the Employment Land Review it is likely that there may be scope for the provision of further units pending the identification that there is sufficient employment land in the Borough. It is considered inappropriate at this stage to specifically identify those sites which provide this capacity.

6.8 Timescales for Development

As identified within the North West Guide, it is clear that not all of the constrained potential will come forward at the same time. As a result a judgement has been made to determine the timescales for which each site will come forward.

Table 6.4 Timescale for Capacity to Come Forward

Source	Years 1-5	Years 5-10	Years 10-15
Site Specific Potential	115	306	229
LoTS	10	10	10
Sub-Division of Existing Residential Properties	10	10	10
Totals	135	326	249

The results are skewed towards the middle and end of the study period. This latter period includes some of the larger sites considered to have the greatest level of constraint and likely to require a longer lead in time for reclamation and development works. The primary constraint to the short term development of sites arises from the market viability of sites especially to the east of the Borough. In this area the market has historically a 'start-stop' approach in implementing planning consents for residential development. The consideration of this study is that the HMRI will facilitate a change of fortune for this area resulting in sites identified in Bacup and Britannia becoming more attractive to the market towards the end of the plan period.

7. Conclusions

7.1 Main Findings

Entec has undertaken a comprehensive assessment of urban potential on behalf of Rossendale Borough Council. The initial survey work identified a total of 455 sites within the Borough as the “unconstrained potential”. This level of unconstrained potential has been subject to a series of assessments and tests

An assessment of this unconstrained potential has been undertaken to determine both the developability and market viability of the sites. This assessment has been carried out by applying a clear methodology, using survey work and research, past experience in preparing such studies, and the knowledge and assistance of Council Officers, and key stakeholders such as developers and agents.

This assessment has led to the identification of the “constrained” urban housing potential, a total of 90 sites which it is estimated have potential for development to provide an additional 650 dwelling units. Based on assessing past trend data a further 60 dwellings may be brought forward through flats over shops and the sub-division of existing houses. The resultant total potential for the period 2004 to 2019, excluding potential from employment sites is **710**. In summary this level of potential over the timescales is considered to be a pessimistic forecast with potential for a much higher yield pending the results of the employment land review, open space study, and benefits arising from the Rawtenstall Area Action Plan and HMR in Bacup, Britannia and Stacksteads. The emerging LDF also provides a new opportunity to provide a new policy framework for development in the Borough to help balance residential development between the Boroughs east-west axis which along with the HMR may open up the east of Borough to sustainable patterns of development.

The level of identified potential is theoretical; it represents an estimated level of supply after discounting factors have been applied. Apart from the theoretical estimation, there is also the uncertainty which increases over time. It is recommended that the Borough Council monitor the results of this study on an annual basis and update it on bi-annual basis to ensure that the emerging and adopted LDF are informed by up to date survey work and results.

Appendix A

Identification of the Unconstrained Sites

15 Pages

Appendix A Schedule of Sites - Urban Potential Study

Summary of Potential on Identified Sites Within Rossendale Borough

To be completed when the Unconstrained Potential is identified		To be used at all stages for recording key information and assumptions.				
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
1	Hazel Street, Rising Bridge	12	0.76	No PP	Vacant land, some plant / machinery on site. Steep slope from north to south. Access from Hazel Growth prevented by existence of a pedestrian handrail. Back lane would require significant improvements for access. No allocation in Local Plan. Scope for development will be constrained.	Retain
2	The Ducky, Northfield Road, Rising Bridge	12	0.52	No PP	Nature Reserve / Wetland	Discount
3	Land Adjacent to Rising Bridge Inn, Blackburn Road, Rising Bridge	1	0.61	No PP	Reclaimed site, flat. Previous UCS and NLUD entry. Special Site adjacent. Previous planning application for a commercial unit is understood to have been allowed on appeal.	Retain
4	Blackburn Road, St. Johns's Church, Rising Bridge.	1	0.73	No PP	Made ground on edge of urban area, scheme would require significant earth works to enable development. Site is outside of the urban boundary.	Discount
5	Rising Bridge Services, junction of A56 and Blackburn Road.	8	1.22	No PP	Service Station in operational use.	Discount
6	Baxenden Chemicals Ltd, Roundhill Lane, Rising Bridge	1	0.59	No PP	Vacant site, boundary - stone wall, mature / self seeded vegetation. Private land, no indication of Previous use. NLUD site. Site has vehicle access. Most of site is outside the urban boundary. Part of site identified as employment land.	Discount
7	Edward Street, Acre	1	0.48	No PP	Derelict buildings, hardstanding used as an overflow by adjacent Winfields. Adjacent to housing and commercial. Listed structure on site? Change in level to east of site. Watercourse identified on site. NLUD site.	Retain
8	The Big Tree Public House, Shaw Street, Acre	1	0.05	No PP	Vacant public house, 2 storey building. Listed building? Shaw Street has controlled parking with double yellow lines, off street parking would need to be provided.	Retain
9	Timberline, Adjacent to Duckworth Clough Farm, Cribden Side	8	0.78	PP	Site category partially correct, also PDL / Derelict buildings. Range of sheds and stone / brick buildings on site. Site is on route to CA site. Constrained access. Previous UCS, NLUD and part of a larger Housing Allocation. Planning application submitted 11/6/2004 for the development of 57 dwellings, outline consent previously awarded.	Discount
10	Hud Hey Street / Carr Mill Street, Haslingden	1	0.15	No PP	Scrap yard site, no longer appears to be in use. Previous UCS and NLUD site. Adjacent to A56, 3 storey buildings to east, two storey to south. Concern over privacy issues and facilitating a sufficient access point.	Discount
11	Former Corporation Yard, Hud Hey Road, Haslingden	1	3.4	No PP	Range of buildings and areas of hardstanding on site. Previous residential property on site, history of housing demolition and environmental improvements by the Groundwork Trust. Adjacent to Hud Hey Industrial Estate. Nlud Site. Allocated for employment use. Could be developed as part of a mixed use development. This is one of the few flat large sites remaining for employment in the Borough and should be retained as such.	Discount
12	Bridgeside, Bridge Road, Roundhill	2 or 3	0.21	PP	Previous UCS, large residential property, private garden, unable to assess size of site.	Discount
13	The Hollies, Bridge Road	2	0.02	PP	Previous UCS - residential property, site is within Green Belt	Discount
14	Martin Croft Road, Haslingden	1	0.05	PP	Previous UCS - spoke with owner, indicated that alternative uses have been identified for the site.	Discount
15	# Land between 281 and 261 Blackburn Road, Haslingden	1	0.1	No PP	Assume that this gap site is a historic housing clearance. Green field with a slope across the site.	Retain
16	Rake Foot Square, Haslingden	3	0.7	PP	Previous UCS - Developed now as housing	Discount
17	North of Hartley Street, Haslingden	2	0.09	No PP	Previous UCS - Private open space to residential.	Discount
18	Property between 166/170 to 176/180 Blackburn Road, Haslingden	1	0.01	No PP	Previous UCS - Occupied - residential.	Discount
19	Station Road / Cross Street South, Haslingden	12	0.16	No PP	Previous UCS - Amenity open space, semi-mature trees landscaped area within a heavily urbanised area. Identified as Greenlands in Local Plan.	Discount
20	54-60 Blackburn Road, Haslingden	1	0.02	No PP	Former commercial properties, now vacant, part of a wider employment designation, adjacent to residential.	Retain
21	# Bell Street, Haslingden	1	0.08	No PP	Former Mill Building - 2 to 5 Storeys in height, partially fire damaged. Adjacent to J Mason and Son Builders (office / lock-up). Previous NLUD site scope for conversion / redevelopment.	Retain
22	Regent Street Public Hall, Haslingden	1	0.05	No PP	Previous NLUD site, date of visit partially under scaffold although the site did not appear to be occupied. Car Park to rear and adjacent to school.	Discount
23	18 Regent Street, Haslingden	8	0.01	No PP	A & B Taxi office, within a primarily residential area. Scope for conversion to a single or two self contained dwellings. Planning permission granted for CoU from residential to taxi office.	Discount
24	Townsend Street Garage, Haslingden	8	0.05	No PP	Commercial garage, motor repairs within a primarily residential area.	Retain
25	Prospect Hill, Haslingden	1	0.38	No PP	Cleared housing site? Now greenfield, landscaped with decorative clock (excluded from boundary). Slope from west to east across site. High Density area, discount on basis of maintaining a area of open space within this urban area.	Discount
26	North of 36 Grane Road, Haslingden	1	0.2	PP	Previous UCS, subject to current development works. Planning permission granted for erection of 8 town houses (2003/143)	Discount
27	Fern Terrace, Haslingden	1 or 7	0.4	No PP	Previous UCS - green space on a steep slope. Mature trees on site. Only base of site which is flat appears to have development potential. This part of the site is occupied by garages / sheds.	Discount
28	Ratcliffe Street, Haslingden	12	0.03	No PP	Previous UCS. Triangular site, childrens play area, looking decrepit. Constrained site.	Discount
29	Grane Mill, Haslingden	1	1.95	PP	Previous UCS - Former Mill subject to current development by Redrow Homes - development of 2 Bedroom Apartments and 2 / 3 Bedroom Homes (consent for 96 dwellings)	Discount
30	Meadows Ave Garages, Hasligden	2	0.05	No PP	Previous UCS. Sheds / residential garages (nine) . Formed part of a larger UCS.	Retain
31	#Land to the rear of Manchester Road Service Station, Haslingden	1	0.29	No PP	Land to the rear of an existing service station, site is partially constrained by United Utilities below ground infrastructure. Owner is seeking to develop the site for housing, has sufficient frontage to facilitate vehicle access. Planning Application pending for 16 two bed apartments	Retain

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
32	Land off East Bank Avenue, Haslingden	1	0.24	PP	Previous UCS site. NLUUD site. Overgrown land. Access only able to accommodate a single vehicle, development would require the purchase of a strip of garden. Site has planning consent for terraced bungalow(s)	Discount
33	End of Highfield Street, Haslingden	12	0.25	PP	Previous UCS and part of a wider housing allocation. Site is constrained by topography, housing development appears to prevent any new access into the site. Part of site forms wider housing allocation.	Discount
34	Manchester Road / St. Peters Avenue, Haslingden	11	1.4	No PP	Sports Field identified in local plan for community use. TPO's identified around site.	Discount
35	Highfield Park, Haslingden	12	0.33	PP	Previous UCS, existing housing allocation.	Discount
36	Land off Highfield Park, Haslingden	12	0.24	PP	Previous UCS. Vacant land, hardstanding on site. Housing allocation. TPO's identified around north and east of site. Site has a historic planning permission for 2 dwellings (1994/028 and 1995/234)	Retain
37	Holcombe Road, Holden Wood	?	0.71	PP	Previous UCS. Developed for housing.	Discount
38	Snow King, Grane Road, Holden Wood	1	0.65	No PP	Vacant commercial site. Adjacent to residential, identified as an employment site. Previous planning application for wider site area refused.	Discount
39	Gas Street Garages, Holden Wood	1	0.19	No PP	Vacant residential garages. Part of a much larger previous UCS site. Site is in adjacent to a retaining wall - change in level between this site and 38. Forms part of a larger planning application proposal which was refused. Historic tram line through site which is outside of the urban boundary.	Discount
40	Land between Gas Street and Holcombe Road	7	4.5	No PP	Previous UCS site, agricultural land.	Discount
41	Crane Road Mill, Holden Wood	8	0.03	No PP	Employment site, previously thought this was vacant - remains occupied, part of a larger employment area around A56 and A6177.	Discount
42	Britannia Way, Flax Moss	12	0.41	No PP	Open space with electricity sub-station. 2 semi-mature trees on site. Identified as greenlands and recreation area in Local Plan. However not part of the Flax Moss sports ground.	Discount
43	Camms View, Flax Moss	12	0.04	No PP	Corner site, amenity space, scope for a single dwelling.	Retain
44	Daffodil Close, Flax Moss	?	0.05	No PP	Previous UCS, screened from view by existing residential properties and high hedge.	Retain
45	Helmshore Road Albion Mill, Helmshore	1	1.13	PP	Previous UCS, now being developed by Barratt as Millers Gate - 3, 4, 5 Bed housing.	Discount
46	Land between Fair Hill and Curven Edge, Helmshore	12	0.47	No PP	Open space, flat site, raised at boundaries to form a 'bowl'. Mature planting around edge of site, some bat potential. Identified in Local Plan as Greenlands. TPO's around site have been identified. Used for informal recreation.	Discount
47	Sunny Bank Road, Hollin Bank, Helmshore	1	0.39	PP	Previous UCS, NLUUD site. Vacant / hardstanding, watercourse forms northern boundary of site, housing allocation. Existing vehicle access from Free Lane. Site has planning permission for 30 Apartments (2003/025). Site is within floodplain.	Discount
48	Alden Rise, Helmshore	7	0.21	No PP	Site is a slope and not considered to be developable	Discount
49	Lancaster Avenue, Helmshore	7	0.23	No PP	Open space within a residential area - scope for limited intensification. Previous UCS site. Electricity sub-station on site.	Retain
50	Sussex Street, Helmcroft	7	0.03	No PP	Corner plot of land, green space. Scope for a single dwelling.	Retain
51	Land Adjacent to Marl Pitts Sports Complex		0.13	PP	Recreation Area in Local Plan, Planning consent from 2000 for the erection of a single dwelling.	Discount
52	Former Garden Centre, Syke Street, Haslingden	1	3	PP	Retail site (Tesco)	Discount
53	Fields Road, Haslinden	1	0.17	No PP	Triangular site, identified in previous UCS survey. Access is particularly tight and existing parking arrangements would indicate that establishing a safe and viable access would not be feasible. Site is also a small area of open space within a dense housing area.	Discount
54	Rock View Works, Trough Gate	1	0.14	PP	Vacant building adjacent to car breaking yard. Part of site has planning consent (1st Floor Flat). Identified	Discount
55	Private Lane / Broadway, Bent Gate	?	0.7	PP	Previous UCS, developed for housing.	Discount
56	Manchester Road / Bent Street, Bent Gate	?	0.57	PP	Previous UCS, developed for housing.	Discount
57	Dean Road, Haslingden	2	0.2	No PP	Residential garage.	Discount
58	Broadway (East), Haslingden	2	0.07	No PP	Open space, potential for infill.	Retain
59	Broadway (West), Haslingden	2	0.11	No PP	Open space, potential for infill.	Retain
60	Greens Lane, Helmshore	12	0.71	No PP	Previous UCS, outside of urban boundary. Northern edge of Rossendale Golf Course, public right of way through site. Self seeded trees on site. Site is within the Green Belt.	Discount
61	Manchester Road / Bridge Street, Ewood Bridge	1	0.06	No PP	Corner plot site, demolished building. No allocation in local plan.	Retain
62	Holme Lane / Manchester Road, Bent Gate	2	0.06	No PP	Existing car par. well used by adjacent nursery and housing. Previous UCS.	Discount
63	Land opposite 12 Holme Street, Bent Gate	12	0.1	No PP	Previous UCS, Open Space, one mature tree on site. Appears to be used as a community garden by local residents. Site is within the Greenbelt	Discount
64	Commercial Street Mill, Love Clough	1	3.65	PP	Previous UCS site, currently being developed for housing - 4 and 5 bed detached homes. Consent for the erection of 52 dwellings. Site is outside urban boundary.	Discount
65	Land opposite Huntsman Public House, Love Clough	?	0.01	No PP	Previous UCS, in residential use. Outside the urban boundary	Discount
66	Land north of 1178 Blackburn Road, Love Clough	1	0.18	No PP	Previous UCS, existing NLUUD site. Green strip, some mature trees on site. Club to the rear. Site is outside of the urban boundary.	Discount
67	Meadows Drive, Goodshaw Chapel	?	1.55	PP	Previous UCS. Now developed as housing.	Discount
68	Hamer Avenue Garages, Goodshaw Chapel	2	0.06	No PP	Existing residential garages, scope for redevelopment, but little opportunity for on or off street parking.	Discount
69	Middlegate Green, Goodshaw Chapel	2	0.36	No PP	Open space with access from Middlegate Green, insufficient land to develop without preventing future maintenance of the site.	Discount
70	Harvey Longworth Court, Goodshaw Chapel	2	0.21	No PP	Open space, fall across site.	Retain
71	Goodshaw Lane, Goodshaw Chapel	2 or 7 or 12	0.29	No PP	Open space, two mature trees on site. Scope for development.	Retain

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
72	Ullswater Way, Goodshaw Chapel	2 or 7 or 12	0.04	No PP	Existing residential garages - garage policy. Electricity sub-station also on site. Private parking could be accommodated on site 71.	Discount
73	Thirlmere Way, Goodshaw Chapel	2 or 12	0.41	No PP	Open space, slope from east to west. Inadequate access from Goodshaw Lane.	Discount
74	Land Opposite Folly Bank Farm, Goodshaw Lane	12	0.55	No PP	BMX Track, highway concerns. Identified in Local Plan as Recreation Area and Greenlands.	Discount
75	Playground Adjacent to Crawshawbooth County School, Goodshaw Lane	12	0.14	No PP	Childrens Play Area identified in Local Plan as Recreation Area / Greenlands	Discount
76	Land adjacent to the Jester Inn, Burnley Road, Goodshaw Chapel	1	0.02	No PP	Single storey commercial building which appears to be vacant.	Retain
77	Land at Driving Gate, Goodshaw Chapel	1	0.86	No PP	Green space, western part of site is flat, western part appears to be tipped material. Surrounded by housing and adjacent to church. Pending previous use there may be archaeological interest to the site. Identified in Local Plan as Greenlands	Discount
78	# Lawson Street Garages, Goodshaw	2	0.17	No PP	Mix of garages and sheds, part of a larger UCS. Sufficient space for a turning head to for Lawson Street. Semi-mature trees on site. Garage Policy in Local Plan would apply.	Retain
79	# Stoneholme Road / Turton Hollow Road, Stoneholme Lane	1	1.44	No PP	Previous UCS. Significant change in levels, not all of site will be developable.	Retain
80	Land to the south of Turton Hollow Road, Goodshaw	12	0.2	No PP	Narrow strip of land on a steep slope.	Discount
81	East of Stoneholme Industrial Estate, Goodshaw	12	0.48	No PP	Heavily planted sloping site. Issue over noise from adjacent industry. TPO T2/E/W17 identified on site.	Discount
82	North of Holmestead House, Goodshaw	?	0.32	PP	Previous UCS, developed for housing.	Discount
83	Adelaide Street Car Park, Goodshaw	4	0.01	No PP	Private car park, in use. Partially within floodplain. Any detailed proposal would require a FRA.	Retain
84	Adelaide Street / Boulder Street, Goodshaw	12	0.15	No PP	Open space, telegraph pole each side of site, bungalow adjacent.	Discount
85	Lyndale Close, Scout Hut, Crawshawbooth	12	0.13	PP	Open space and scout hut. Site has planning permission for a single dwelling.	Discount
86	Land to the rear of Lyndale Scout Hut, Crawshawbooth	12	0.49	No PP	Open space, unmaintained. Able to come forward for development if 85 were to be developed.	Retain
87	Forest Bank Road, Crawshawbooth	12	0.19	No PP	Open space, mature trees and electricity sub-station on site. TPO T2/E/W25 identified on site.	Discount
88	Rushbed Cottages, Short Clough Lane, Rake Foot	2	0.04	No PP	Existing UCS site, residential use.	Discount
89	Crawshaw Drive, Rake Foot	12	0.36	No PP	Open space within a residential estate. Identified as Greenlands within Local Plan.	Discount
90	Hollen East, Rake Foot	1	0.4	PP	Previous UCS, housing allocation. Flat site, belt of trees to western boundary, tanks on site, areas of hard standing. Adjacent to a bad neighbour use.	Discount
91	Hollenway, Rake Foot	1	7.37	PP	Previous UCS / Housing allocation. Planning consent for 175 dwellings.	Discount
92	Mill Row Air Cadets, Rake Foot	2	0.04	No PP	Air Cadet Hut and residential garages. Garage policy in Local Plan would apply.	Retain
93	# Scrap Yard north of Hazel Grove, Rake Foot	1	0.11	No PP	Leach + Sons Scrap Metal Works. One building on site. Scope for redevelopment, part of site identified as being within the floodplain. Any development would require a FRA.	Retain
94	Lee Brook Close, Rake Foot	?	0.52	No PP	Existing UCS, unable to view site, access from Lee Brook Close is behind a large hedge.	Retain
95	Holland Avenue, Rawtenstall	1	0.2	No PP	Existing electricity sub-station, garages and sheds. Bridleway across site.	Retain
96	Greenfield Street, Rawtenstall	?	0.3	No PP	Previous UCS, developed. Historically a planning application for residential was refused.	Discount
97	Lower Mill, St Mary's Way, Rawtenstall	?	3.96	No PP	NLUD site - currently being developed by the Hurstwood Group for Retail / B1	Discount
98	Land to the rear of Haslingden Old Road, Rawtenstall	12	0.28	No PP	Fenced off area of open land, accessed through a private road. May present problems with regard to permanent access to the site. TPO on part of site. Identified in the Local Plan for Community Uses. Constrained access to site.	Discount
99	Land south of Lower Cribden Avenue, Rawtenstall	12	1.54	PP	Previous UCS and housing allocation. On a steep slope, self seeded vegetation.	Discount
100	Union Road, Rawtenstall	2	0.12	PP	Previous UCS. Private house unable to view and unable to determine how a second access could be created. Site has pp for a single five bed dwelling.	Discount
101	Land north of Oak Mount, Rawtenstall	12	0.23	PP	Woodland, unable to identify access.	Discount
102	Lower Cribden Avenue, Rawtenstall	12	0.21	No PP	Previous UCS and housing allocation. Currently being developed by Hurstwoods	Discount
103	Oak Mount Garden, Rawtenstall	2	0.29	No PP	Private garden, unable to view into site, mature trees (TPO). Narrow access into the site.	Retain
104	Land opposite Egypt Terrace, Rawtenstall	2	0.15	No PP	Private garden, unable to view into site, mature trees (TPO). Narrow access into the site.	Retain
105	Ilex Mill, Bacup Road, Rawtenstall	1	0.57	PP	Previous UCS, site is currently being developed for residential conversion.	Discount
106	Harrier Street Car Park, Rawtenstall	4	0.24	No PP	Town centre car park which is well used.	Discount
107	Greenbank Road, Rawtenstall	?	0.2	PP	Previous UCS, developed for housing.	Discount
108	North of Greenbank Road and east of Grange Close, Rawtenstall	?	0.54	PP	Previous UCS, developed for housing.	Discount
109	Football pitch south of Greenbank Road, Rawtenstall	11	0.17	No PP	Football pitch, discount.	Discount
110	Co-operative Street / Rosevale Street, Rawtenstall	2	0.32	PP	Residential garages, site is being redeveloped for housing.	Discount
111	Dobbin Lane, Lower Cloughfold	1	0.02	PP	Previous UCS, developed for housing. Site is within conservation area.	Discount
112	Dobson Close, Lower Clough	2	0.04	PP	Previous UCS, developed for housing.	Discount
113	Dobbin Lane / Dobson Close, Lower Clough	12	0.07	No PP	Open Space, 3 trees on site. Manholes, indicate United Utilities infrastructure below site. Site is partially within Conservation Area.	Discount
114	Whitehead Street	5	0.03	No PP	Previous UCS, restored Chapel in community or residential use?	Discount
115	Newchurch Road / Union Street, Rawtenstall	12	0.02	No PP	Greenfield site, 4 mature trees. Site has planning permission for CoU to a car park.	Discount
116	Newchurch Road / Whitehead Street, Rawtenstall	12	0.008	No PP	Watercourse through centre of site.	Discount
117	Rosendale Slipper - Millgate Street, Rawtenstall	1	0.4	PP	Previous UCS, NLUD site. Former commercial site, derelict structures around site. Site has outline planning permission subject to S106 for office building and 15 dwellings	Discount
118	Grange Tee, Rawtenstall	1	0.1	PP	Previous UCS, NLUD, range of vacant and derelict buildings on site. Site has outline planning permission subject to S106 for office building and 15 dwellings	Discount
119	Corporation Street, Rawtenstall	12	0.05	No PP	Previous UCS, green space with mature trees adjacent to car park. Site is within town centre.	Discount
120	Land off Hurst Lane	12	0.05	PP	Amenity Site, has been developed, single residential unit.	Discount
121	Harholme Lane, Clough Fold	1	0.4	PP	Previous UCS and NLUD site. Site is being redeveloped - conversion and new build by Hurstwoods.	Discount

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122	Harholme Lane / Baron Street, Clough Fold	1	0.2	No PP	Previous UCS, southern part of site appears flat, part of site may come forward.	Retain
123	Dean Lane, Water, Forest Holme	2	0.008	No PP	Residential garages, mature trees on site, watercourse and outside of urban area.	Discount
124	# Isle of Man Garage, Burnley Road East, Forest Holme	1	0.22	No PP	Isle of Man Garage and adjoining mill, Vacant and for sale by Petty's (sold) 2 / 3 Storey building.	Retain
125	South of 1012 Burnley Road East, Lumb	1	0.08	No PP	Assume this is a cleared housing site. Made ground would require earth works prior to works commencing. Have to come forward on basis of there being no off street parking. Site is outside of the urban boundary	Discount
126	South of 901 Burnley Road East, Lumb	12	0.02	No PP	Small site, too close to watercourse, likely objection from the EA. Site is outside of the urban boundary	Discount
127	Garages south of 721 Burnley Road East	2	0.04	No PP	Existing residential garages, no provision for off street parking elsewhere.	Discount
128	Rock Bridge Fold, Whitewell Bottom	12	0.22	No PP	Open space, watercourse around site.	Discount
129	Land hardstanding between West View Road and Burnley Road East, Whitewell Bottom	1	0.27	No PP	Hardstanding used for HGV storage. Significant change in level between site and West View Road. Long term site may have some potential, need to assess whether development here would have implications for adjacent industrial area. Site is identified as whiteland in Local Plan.	Retain
130	Residential garages on West View Road, Whitewell Clough	1	0.015	No PP	Previous UCS, 3 residential garages. Limited scope for off street parking.	Retain
131	Riverside Park, south of Osborne Tce, Whitewell Bottom	?	1.04	PP	Previous UCD, planning consent for 18 detached and 10 terraced dwellings now developed.	Discount
132	Land adjacent to Community Centre, Burnley Road East, Whitewell Bottom	11	0.32	No PP	Football pitch identified as Greenlands and Recreation Area in Local Plan.	Discount
133	Land off Foxhill Drive, Whitewell Bottom	12	0.12	No PP	Previous UCS, green space, boundary of UCS relatively flat but site falls away into a steep slope.	Retain.
134	Foxhill Drive Garages, Whitewell Bottom	2	0.011	No PP	Residential garages, narrow site which rises sharply.	Discount
135	Slaughter House off Burnley Road East, Whitewell Bottom	1	0.21	No PP	NLUD site used for wholesale, future potential for redevelopment. Outline residential application in 2003 for residential development refused.	Retain
136	Land south of the Slaughter House, Burnley Road East, Whitewell Bottom	1	0.2	No PP	Previous UCS and NLUD site. Hardstanding area, stone and waste material. Trees and watercourse on edge of site. Remains of previous structure on site. Outline residential application in 2003 for residential development refused.	Retain
137	353A Burnley Road East / Shawclough Road, Scout	1	0.03	PP	Previous UCS / NLUD site, being developed for housing.	Discount
138	Garage off Shawclough Street, Scout	1	0.02	No PP	2 storey vacant garage. Adjacent to commercial and residential buildings. Whitehall Brook through site, identified as being floodplain. Any proposal would require a FRA.	Retain
139	Ashworth Road, Scout	1	0.12	No PP	Rustic Craft - vacant unit. Change in level would require some form of 'stepped' solution. Adjacent use may prevent development coming forward.	Discount
140	West of Ashworth Road Rustic Craft Centre, Piercy	12	0.06	No PP	Open space - reclaimed site? Adjacent to commercial use.	Discount
141	Land adjacent to St. Anne's School, Ashworth Road, Piercy	12	0.85	No PP	Previous UCS. Undulating land, mature trees on site.	Discount
142	Land to the east of St. Anne's Church, Piercy	2	0.09	No PP	Greenfield site, 4 mature trees. Site has planning permission for CoU to a car park.	Discount
143	Airfield Avenue, Edgeside	2	0.02	No PP	Residential garages. Very constrained estate for parking. Garage policy from the Local Plan would apply	Discount
144	Garages between Edgeside and Fairfield Lane, Edgeside	2	0.07	No PP	Residential garages. Very constrained estate for parking. Garage policy from the Local Plan would apply	Discount
145	Land west of Wales Road, Newchurch	1	0.22	No PP	Previous UCS and NLUD. Range of buildings which appear to be vacant. Site is adjacent to residential and commercial uses. Access appears to be through commercial area which may present a constraint. Site is identified in the Local Plan as being Greenlands. Site is also partially within the floodplain.	Discount
146	# Land south of New Road, Newchurch	12	0.09	No PP	Open space and residential garages. Open space is characterised by a slope from east to west which is likely to minimise the development potential of the site. Garage policy would be relevant	Retain
147	The Masons Arm, Burnley Road East, Newchurch	8	0.02	PP	Previous UCS. Public house. Has planning consent for the conversion of 2nd floor to five flats.	Discount
148	Land on corner of Newbiggin Avenue, Newchurch	1	0.022	PP	Previous UCS. Vacant site which have been subject to earth works. Site has planning permission for a single dwelling.	Discount
149	Land off Church Street, Newchurch	12	0.08	No PP	Narrow green strip, trees identified on site.	Discount
150	North of 101 Tonacliffe Road, Broadley, Broadley	12	0.04	PP	Vacant open land on a steep slope. Mature silver birch on site. Surrounded by residential, similar residential developments on steep slopes adjacent.	Discount
151	North of 104 Tonacliffe Road, Broadley	12	0.08	PP	Previous UCS, currently being developed for housing.	Discount
152	Highgate Farm, Broadley	?	0.17	No PP	Previous UCS site, outside urban boundary and within the Greenbelt	Discount
153	Land adjacent to 1 Tonacliffe Way, Broadley	?	0.3	PP	Previous UCS, developed for housing.	Discount
154	Land between 33 and 35 Tonacliffe Way, Broadley	12	0.06	PP	Previous UCS site, site has planning permission for CoU from dwelling house to bed and breakfast.	Discount
155	Land between Tonacliffe Way and Horsefield Avenue, Broadley	12	0.12	PP	Open space, unable to access site. Site has planning permission for residential.	Retain
156	Birch Close, Broadley	2	0.05	No PP	Large flat garden space. Constrained access at Birch Close.	Retain
157	Healey House, Oakenshaw Avenue, Broadley	2	0.06	PP	Previous UCS, large property which appears to be a residential home. Garden space characterised by mature trees. Site has planning permission for a single dwelling.	Discount
158	North of 50 Tonacliffe Road, Broadley	12	0.01	PP	Previous UCS, small triangular site. Desire line through the site, appears to small to develop. Planning consent for CoU from garage to dwelling.	Discount
159	Adjacent to 28 Tonacliffe Road, Broadley	12	0.25	PP	Previous UCS. Two parcels of open space, assumed to be gardens, however may be a cleared site. Mature trees form western boundary. Outline planning consent renewed in 2000 for erection of a single dwelling.	Discount
160	Garages at Moorland Crescent, Broadley	2	0.03	No PP	Six residential garages. Significant fall to rear of site which forms the boundary with a close quarry. Garage policy would apply.	Discount
161	Coppice Drive, Whitworth	12	0.31	No PP	Open space, steeply sloping site, no scope for development	Discount

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162	Ainsdale Drive Car Park, Whitworth	2	0.02	No PP	Private car park for use by residents of 16, 18, 20 and 22 Ainsdale Drive, also includes a parcel of green space and a single tree. May be scope for development on this site, however there are no alternative locations for off street parking for the above properties.	Discount
163	Whitworth Rake, Whitworth	1	0.05	PP	Previous UCS, vacant / derelict site. Site appears to be subject to construction works at present - has benefit of planning permission for a single dwelling and double garage.	Discount
164	Peak Tone Sheet Metal Works, Whitworth	5	1.05	No PP	Large mill, employment site, currently in use. Scope for conversion / redevelopment later in plan period. Site is identified as an employment site in Local Plan. Site is adjacent to floodplain.	Retain
165	Former Wall Bank Mill, Wallbank	1	6.04	PP	Previous UCS, cleared large site, areas of hardstanding. Tipped material on site, access across site adjoining farm, electricity cables overhead, pond on site. Self seeded vegetation. Constrained access through housing estate. Part of site has outline planning consent, subject to a S.106 Agreement, for 45 dwellings.	Discount
166	Wallbank Drive / Thorburn Drive, Wallbank	2	0.04	No PP	Open space, scope for a single dwelling	Retain
167	Northgate, Wallbank	2	0.18	No PP	Open space between private residential area. Fenced off, potential privacy issues with development in this location.	Discount
168	North of Daneswood Close, Wallbank	?	0.8	PP	Previous UCS, housing allocation currently being developed (planning permission for 13 dwellings).	Discount
169	4 Daneswood Avenue, Wallbank	2	0.03	PP	Previous UCS. Appears to be two gardens split front and bank. Site has benefit of outline planning consent for a single dwelling.	Discount
170	#Wallbank Drive Caravan Site, Wallbank Drive, Wallbank	?	0.3	No PP	Previous UCS, derelict buildings, mature trees, unclear whether this is a travellers site or caravan sales. Planning application (2004/616) for 13 dwellings refused.	Retain
171	Adjacent to Orama Mill, Hall Street Mill, Hallfold	8	2.81	No PP	Previous UCS (in full use?) HSW Distribution. Large red brick mill building, scope for conversion / new build. Site is identified as an employment site.	Retain
172	Comm Park Way, Hallfold	12	0.9	No PP	Park of site previous UCS all NLUD. Green space, planting - landscaped, adjacent to watercourse. UU infrastructure on northern part of site. Small area of hardstanding. Site is identified in the Local Plan as a housing allocation.	Housing Allocation not possible to assess proposed capacity. Discount
173	Adjacent to 19 Milner Street, Hallfold	12	0.18	No PP	Open space, steep slope from east to west, semi-mature trees. Scope for a single dwelling, one storey to rear, three to front.	Retain
174	Garages to rear of Albert Street, Hallfold	2	0.17	No PP	Residential garages, limited scope for off street parking elsewhere. Access via George Street is very constrained. Garage policy would apply.	Discount
175	#Chapel St, Hallfold	1	0.09	No PP	NLUD site. Listed chapel building, vacant and boarded. Planning application for conversion to 14 apartments refused (2004/493). Revised application submitted 21/10/2004, again for 14 apartments.	Retain
176	Elworth Garage, Hallfold	1	0.07	No PP	Former commercial one storey building. Scope for redevelopment.	Retain
177	Land opposite Chapel Street, Hallfold	12	0.05	No PP	Vacant site, used for storage and range of other uses. Scope for a single dwelling	Retain
178	North Street, Whitworth	1	0.01	No PP	NLUD site, vacant / derelict building, potential pending 179	Retain
179	North Street / Bridge Mills, Whitworth	1	0.67	PP	Previous UCS, NLUD site. Range of buildings and car park on site. One building in use for car repairs, remainder appear to be vacant. Watercourse through site. Site has outline consent for residential. TPO's have been identified on site.	Discount
180	Land north of Tong Lane, Whitworth	12	0.16	No PP	Previous UCS, open space adjacent to housing, commercial and football pitch. Identified in Local Plan as a community use site. Site is south of a 'special site'.	Discount
181	Mill Fold / Industry Street, Facit	1	0.19	No PP	Previous UCS / NLUD. Hardstanding and sheds on site, part of area identified by Rossendale appears to be a private garden. Garage policy applies.	Discount
182	Facit Mill, Edward Street, Facit	8	1.1	No PP	Previous UCS. Partially in use - Protec and carpet storage in main building. UCS also includes an area of open space. Site is identified in local plan as an employment site.	Discount
183	Long Acres Farm, Whitworth	?	2.91	No PP	Site is outside of the urban boundary, not to be considered further.	Discount
184	Land adjacent to Whitworth Cemetery Entrance, Facit	12	0.04	No PP	Previous UCS. Topography of site would prevent development in this location.	Discount
185	Land north of King Street, Facit	12	0.46	No PP	Heavily planted mound, partially garden and partially a buffer between site and commercial uses. Former tip / quarry site.	Discount
186	Land east of River Spodden, South of Buxton Street, Facit	12	1.1	No PP	Previous UCS, employment allocation. Existing highway access into site which is blocked off. Used for agricultural purposes. Site is identified in the Local Plan as an employment site. Historically understood to have been a tip / quarry. Lack of flat employment sites in Borough.	Discount
187	Land West of River Spodden, Facit	12	1.64	No PP	NLUD site, identified for industrial use within the adopted Local Plan. Access requires crossing of River Spodden. Base of Facit Quarry. More appropriate as an employment site (site is identified as an employment allocation in the local plan).	Discount
188	Land adjacent to River Spodden and 28 Market Road, Facit	12	0.42	No PP	Previous UCS site. Telegraph cables across site. Gap between housing considered most suitable for development of this agricultural site - fall to west which may prevent development. Site is identified as an employment site in the Local Plan.	Discount
189	Land adjacent to 197 Market Street, Shawforth	?	0.04	PP	Previous UCS, currently being developed for housing.	Discount
190	#Land to the rear of Oak Street, Shawforth	12	0.91	No PP	Previous UCS, open space, landscaped area and car park (private). Watercourse through site. Japanese knotweed identified.	Retain
191	South Valley View / Springside, Shawforth	12	0.48	No PP	Previous UCS, end of residential street, private land, unable to access site. Appears to be open space, but may have been subject to historic development. Limited access to the site. Trees on site.	Retain

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
192	Eagley Bank, Shawforth	12	0.43	PP	Previous UCS, appears to be in agricultural use? Adjacent to school playing field and terraced housing. Site is adjacent to the floodplain. Site has planning permission for 13 dwellings.	Discount
193	North of 314 Market Street, Knott Hill Street, Shawforth	1	0.09	No PP	Previous UCS, narrow steep site, appears to have been previously developed. Suggest retention and testing to determine whether such sites are viable. Site is adjacent to the floodplain.	Retain
194	Knowsley Crescent, Shawforth	12	0.35	No PP	Children's play area and green space. Both poor quality, redevelopment could enable development of play area to a higher specification.	Discount
195	Freeholds Mill Market, Land adjacent to Trough Cottages	8	0.68	PP	Previous UCS, one storey works, unable to determine whether they are still in use. Site has planning consent for housing. Identified as a housing allocation in the Local Plan.	Discount
196	#Former Norweb Power Station, Waterfoot	1	0.57	No PP	Previous UCS. Planning consent for access to adoptable standards. Infrastructure works necessitate removal of line of Cherry trees to frontage. Trees and vegetation on site. Japanese Knotweed also noted. River Irwell around site, need to assess flooding implications.	Retain
197	Victoria Mill, Waterfoot	1	0.09	PP	Previous UCS. 2 Storey stone building - 1896. End of shopping parade. Commercial building. Unclear if building is completely vacant. Site has benefit of planning permission for conversion to 11 flats.	Discount
198	Burnley Road East / Bacup Road, Waterfoot	1	0.02	PP	NLUD site. Attractive corner building. Currently subject to development / restoration by Hurstwoods. Site has planning permission for CoU from A2 to A1 and creation of residential at upper level.	Discount
199	#Waterfoot bus terminus, Waterfoot	2	0.38	No PP	Previous UCS. Category not quite correct. Bus terminus with two shelters and turning circle. Public w/c, car park and childrens play area.	Retain
200	Wood Lea Road, Waterfoot	1	0.02	No PP	Previous UCS. Varied height building - 1 / 2 storeys. Vacant partially derelict. Immediately adjacent to watercourse likely to raise objections from the EA.	Retain
201	Lench Street, Waterfoot	12	0.05	No PP	Previous UCS, open space, hedge, semi-mature planting - landscaped. One new and five old residential garages. Townsend Street has a lack of available spaces for off street parking. Garage policy from the Local Plan.	Discount
202	Ashworth Street, Waterfoot	8	0.04	No PP	Previous UCS. Caravan sales, bad neighbour uses identified. Maybe some future potential.	Retain
203	Ashworth Street Works, Waterfoot	8	0.03	No PP	NLUD site, extent of vacancies appears limited to a single storey building. Future potential.	Retain
204	Bacup Road Coal Yard, Waterfoot	1	0.41	No PP	Made ground around 3 m to 4 m above pavement level. Narrow site.	Discount
205	Brighton House, Bacup Road, Waterfoot	8	0.02	PP	Previous UCS. Attractive two storey Georgian stone building. Planning consent for CoU to residential	Discount
206	Townsend Street / Bacup Road, Waterfoot	12	0.04	No PP	Previous UCS. Cleared housing site, landscaped seven mature trees. Pennine Bridleway through site.	Discount
207	North of Maiden Close, Waterfoot	12	0.11	PP	Previous UCS, open space / garden. Steep site but similar developments have been achieved elsewhere. Japanese knotweed on site.	Discount
208	Whittaker's, Millar Street, Waterfoot	1	0.028	No PP	NLUD site. Mill building, 2 storeys, surrounded by housing, commercial and car parking areas. Immediately adjacent to motor repairs - bad neighbour use.	Retain
209	7 Tenterfield Street, Rossendale Boot, Shoe and Slipper Co-operative Union, Waterfoot	3	0.08	PP	Previous UCS. Planning consent for CoU from office to dwelling.	Discount
210	Wolfendean Close, Waterfoot	12	0.24	No PP	Previous UCS, site appears to be partially in use with school portacabins being assembled on the day of the site visit. Remains scope for an access and new development.	Retain
211	Gaghills Terrace, Waterfoot	12	0.14	No PP	Previous UCS, raised ground. CSO on site, developability appears minimal.	Discount
212	Booth Road	1	0.08	No PP	NLUD site, and housing allocation. Appears to be on very low lying ground adjacent to a watercourse. Consider that the EA would reject such a proposal.	Discount
213	Burnley Road East / Brooklands	1	0.01	PP	Previous UCS. Currently being refurbished to four flats	Discount
214	Opposite 214 Burnley Road East / Gaghills Road, Waterfoot	8	0.01	PP	Previous UCS. Occupied - high end use commercial operation.	Discount
215	Burnley Road East Car Sales, Waterfoot	8	0.03	No PP	Previous UCS. Car sales. Part of the site is identified as a housing allocation in the adopted Local Plan.	Housing Allocation not possible to assess proposed capacity. Discount
216	Gaghills Road Mill, Waterfoot	4	0.48	No PP	Previous UCS. Private road, car park and electricity sub-station. Watercourse adjacent to the site. Identified as part of a housing allocation.	Housing Allocation not possible to assess proposed capacity. Discount
217	Gaghills Road Slipper Wholesales, Waterfoot	8	0.14	No PP	NLUD site. Large building, some attractive features. Scope for future conversion. Previous planning consent for the site has lapsed.	Retain
218	Gaghills Road Bowling Green, north of Thornfields Ave, Waterfoot	11	0.1	No PP	Previous UCS. Appears to be a bowling green. Well maintained and in use.	Discount
219	Burnley Road East / Whitewell Brook, Waterfoot	1	0.06	No PP	NLUD site. Gap site, change in levels from highway to brook, requires importation of material to build site up.	Retain
220	Todd Carr Road, Waterfoot	8	0.49	No PP	Previous UCS. Storage for plant, building protects and surplus army vehicles. Adjacent to watercourse, range of commercial buildings. Assume long term potential. Site is identified as a employment allocation.	Retain
221	Thistlemount Avenue / Turnpike, Newchurch	2	0.13	PP	Previous UCS. Two large properties, potential for sub-conversion. Gardens considered to be too small to facilitate the development of new properties. Has planning consent for conversion of wash-houses to a single dwelling.	Discount

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
222	Robert Street, Piercy	1	0.14	No PP	NLUD site, open space. Telegraph wires overhead. Between commercial and housing site. Site is identified in the Local Plan as a employment site. Site is partially within the floodplain.	Retain
223	Tudor Home Clothing, Robert Street, Piercy	1	0.03	No PP	Vacant building. Two storey, partially derelict, end of residential street. Overlooking commercial use.	Retain
224	Mill between Burnley Road East / Charles Street, Piercy	8	0.49	No PP	NLUD site. Large mill building, partially in use occupied by a gymnasium. Within a primarily commercial area, identified in Local Plan as a employment site. Partially within floodplain.	Retain
225	South Street Garages, Newchurch	2	0.09	No PP	Existing residential garages. Access via cobbled street, no scope for off street parking elsewhere. Garage policy relevant to site.	Discount
226	Staghills Road, Staghills	2	0.09	No PP	Open space in front of housing. Privacy issues likely to prevent development.	Discount
227	North of Staghills Road, Staghills	2	0.38	No PP	Open space, insufficient land to bring forward a suitable development.	Discount
228	South of Staghills Road, Staghills	?	0.45	PP	Previous UCS, now developed for housing (bungalows).	Discount
229	2-26 Staghills Road, Staghills	1	0.35	PP	Housing site currently being demolished, currently being redeveloped.	Discount
230	Newchurch Road, Higher Cloughfold, Higher Cloughfold	2	0.36	No PP	Previous UCS, unable to view site. Access from main road past fronting residential property. Narrow access requires works which may necessitate the removal of a number of mature trees. Identified in Local Plan as Greenlands.	Discount
231	Bury Road, Rawtenstall	8	0.07	No PP	NLUD site. Carpet sales / nightclub. 2 Storey building, edge of town centre. Suitable for conversion. Site is within Conservation Area.	Retain
232	Hall Carr Road, Rawtenstall	12	0.35	No PP	Existing UCS. Embankment with self seeded trees which appears to be undevelopable. Car park which is used by the Railway Tavern opposite site. Suggest partially discounting.	Retain
233	Lomas Lane / Fallbarn Crescent, Rawtenstall	12	0.12	No PP	Open space, fall across site but scope for a single dwelling.	Retain
234	Adjacent to 101 Fallbarn Crescent, Rawtenstall	12	0.27	No PP	Open space, topography would prevent development at this site.	Discount
235	Adjacent to 144 Fallbank Crescent, Rawtenstall	12	0.19	No PP	Open space. Narrow which presents issues over privacy, natural break between housing.	Discount
236	Garages on Fallbank Crescent, Rawtenstall	2	0.15	No PP	Three residential garages, scope for demolition and erection of a single dwelling. Garage policy would be relevant.	Discount
237	Balladen County Primary School off Linden Lea, Rawtenstall	12	0.42	No PP	Open space adjacent to Primary School. Inappropriate access.	Discount
238	Adjacent to 22 Redwood Close, Rawtenstall	2	0.03	PP	Previous UCS. Open space, high hedge to road frontage. Capacity for a single dwelling. Planning consent for detached dwelling approved 08/09/2004 post base date of study.	Retain
239	Land adjacent to Cherry Road, Rawtenstall	12	0.23	No PP	Open space, steep embankment.	Discount
240	Rosendale Motor Sales, Bury Road, Rawtenstall	8	0.29	No PP	Previous UCS. Car sales and vacant land. Unable to view all of site adjacent to Railway Line. Future potential.	Retain
241	Land between East Lancs Railway / River Irwell, Rawtenstall	?	2.3	No PP	Previous UCS, unable to get access to to site. Access from south is prevented by United Utilities Townsend Fold works. Adjacent to EA Regulated Site, not considered to be appropriate for residential development	Discount
242	Land between Fallbarn Crescent and Hardmand Avenue	12	0.16	No PP	Open space.	Discount
243	Edgeside Lane / Belvedere Ave, Hey Head	?	0.17	PP	Previous UCS, developed for housing.	Discount
244	North of Fearn Moss, Edgeside	12	0.16	No PP	Previous UCS. Embankment which would require significant earth works to develop site. Site is outside of urban boundary and should be discounted.	Discount
245	Opposite 280 Edgeside Lane, Edgeside	12	0.05	No PP	Previous UCS. Self seeded vegetation on site. Scope for a single dwelling. Site is outside of the urban boundary and within the Green Belt.	Discount
246	Booth Road Garages, Waterbarn	2	0.07	No PP	Mixture of garages and open space above existing highway. Trees on site have been partially cleared. Potential for a single dwelling. Japanese Knotweed identified on site. Site is outside of the urban boundary and within the Green Belt.	Discount
247	Adjacent to 112 Booth Road, Waterbarn	2	0.21	No PP	Scope for tandem development to rear garden.	Retain
248	Church opposite Rook Hill, Brandwood	1	0.05	PP	NLUD site. Single storey building (church?). Raised above street level. Commercial to rear, residential either side. Site has benefit of outline planning permission for residential development, approved 05/08/2004, post base date of study.	Retain
249	Land adjacent to 556 Newchurch Road, Stacksteads, Brandwood	2	0.05	No PP	Previous UCS. Private garden, narrow site, owners are unwilling to release the site.	Discount
250	East of Waterbarn Lane, Brandwood	2	0.03	No PP	Previous UCS. Private car park and garden. Adjacent to bus stop, and watercourse.	Discount
251	Waterbarn Baptist Church	1	0.06	No PP	NLUD site, former church building. Aware from previous work in Rosendale that there has been developer interest in this site. Site is partially within floodplain.	Retain
252	East of 495 Waterbarn Lane	12	0.013	No PP	Previous UCS. Green landscaped space, mature planting, footpath / roadway within site. Gentle slope from road. Site does add to the visual amenity of the area. Site is outside of the urban boundary and within the Green Belt.	Discount
253	Newchurch Road / Grocers Road (formerly), Waterbarn	12	1	No PP	Previous UCS. Two elements to site, moor land steeply rising adjacent to the road which would limit the development opportunities to bring forward all of the site and Grocers Row, demolished housing and pub now site of a decorative landscaped seating area. Site is outside of the urban boundary and within the Greenbelt	Discount
254	#East of 518 Newchurch Road, Brandwood	12	0.34	No PP	Previous UCS. Open space, heavily planted, although appears to be self seeded in part. Site drops from highway forms part of floodplain. Any development proposal would require a FRA.	Retain
255	Adjacent to Brandwood / Newchurch Road	1	0.04	No PP	3 vacant commercial units - formerly a Print Works and a Joiners. 2 storey buildings in disrepair. Scope for redevelopment rather than conversion. Adjacent commercial uses make prevent development from coming forward in the short term. Site is identified in Local Plan as a employment site.	Retain
256	North of Allerton Road, Brandwood	8	0.22	No PP	Existing NLUD site. Part of a wider commercial operation and in use. Neighbouring uses may reduce the development potential for this site. Maybe suitable for a mixed use development.	Retain

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
257	HR Plastics, Newchurch Road, Newchurch Road (1)	8	0.01	No PP	Previous UCS. Identified site forms two car parks used by adjacent commercial operations. Development depends upon whether land owners could secure an alternative site. Production of plastic products is considered to be a bad neighbour use. Site is identified as a employment site.	Discount
258	Adjacent to 517 Newchurch Road, Brandwood	1	0.1	No PP	Previous UCS. Open space / hardstanding. On bend of highway which appears more pronounced on ground that from map. Considered that were development to incorporate off street parking the required visibility splays could not be achieved. Site is outside of the urban boundary and within the Greenbelt.	Discount
259	Glen Crescent, Brandwood	2	0.2	No PP	Previous UCS. Open space which forms buffer between bungalows and Newchurch Road. Development would involve the felling of a number of mature trees on site. Proximity of existing dwellings would bring result in concerns over privacy.	Discount
260	Land opposite Glen Crescent, Brandwood	12	0.13	No PP	Previous UCS. Area of open space adjacent to Newchurch Road. Raised above highway level, stone wall forms boundary. Development potential seems limited, would require a significant level of earth works to enable development. Site isd outside of urban boundary and within Greenbelt.	Discount
261	West of Heath Hill, Brandwood	12	0.27	No PP	Previous UCS. Now developed as a formal play space with an all weather pitch, childrens play area, understood to be known as Westfield Park. TPO's identified on site.	Discount
262	East of Heath Hill, Brandwood	12	0.62	No PP	Previous UCS. Topography of site would prevent development in this location. TPO's identified on site.	Discount
263	Heathbourne Road, Brandwood	12	0.2	No PP	Open space. Raised ground, development would require significant earth works. West of site has planning permission for CoU to a private garden.	Discount
264	Booth Road / Woodland Mount, Brandwood	?	0.34	PP	Previous UCS. Site has planning consent for 3 dwellings	Discount
265	Former Rockcliffe Club, West of Rockcliffe Road, Rockcliffe	1	0.36	PP	Previous UCS. Community building - subjected to vandalism and now partly destroyed by fire. Children's play area (poor quality) and car park. Rockcliffe Road on raised level above site. Primarily residential area, although primarily employment to north. Electricity sub-station on site. Scope for redevelopment. Site has planning permission for 7 pairs of semi-detached dwellings (2004/169)	Discount
266	Anderson Close, Rockcliffe	1	0.7	PP	Previous UCS and NLUD. Part of a larger NLUD site, steep sloping, adjacent to commercial uses. Site has outline consent for 90 dwellings (includes site 449).	Discount
267	Green Hill Road / Rockcliffe Road, Rockcliffe	?	0.08	PP	Previous UCS. Currently being developed for housing.	Discount
268	Rochdale Road / Lane End Lane, Rockcliffe	?	0.69	PP	Previous UCS. Currently being developed for housing.	Discount
269	Hawthorn Road, Bacup	?	1.27	No PP	NLUD site. East of site being developed as part of a multl-games areas. Remainder of site appears to be subject to landscaping works.	Discount
270	Gladstone Street, Bacup	12	0.34	No PP	Open space. Site appears to be subject to landscaping works. Slope across site likely to limit development potential.	Discount
271	Slackgate Farm Barn, Tong Lane, Bacup	5	0.06	PP	Previous UCS. PP for conversion of barn to single dwelling.	Discount
272	Land adjacent to Warnock Farm, Bacup	7	0.43	PP	Previous UCS. Outside urban boundary and appears to be agricultural land. Part of site has planning consent for CoU of storage building to dwelling	Discount
273	Warnock Lane, Bacup	12	0.72	No PP	Previous UCS. Open space, slope from south to north. Does not appear to be used for formal recreation. Limited vegetation on site. Site is identified as Greenlands / Recreation Area in Local Plan.	Discount
274	Land north of Coal Pit Lane, Bacup	12	0.2	No PP	Embankment which is not suitable for development.	Discount
275	Carlton Street, Bacup	1	0.27	No PP	Mixture of buildings on site, stables, former residential. Derelict and dangerous, part of adjoining highway is closed off. Interesting buildings worthy of retention. Extent of boundary of site difficult to fully identify on the ground. Hurstwood sign noted on site.	Retain
276	Carlton Street / Todmorden Old Road, Bacup	7	1.63	PP	Previous UCS. Open space, greenfield site. Mature trees on site. Previous planning application for residential development refused on appeal.	Discount
277	West of Head Lane / Myrtle Bank Road, Bacup	12	0.02	No PP	Previous UCS. Narrow strip of open space. Scope for a single dwelling	Retain
278	East of Head Lane, Bacup	12	0.63	No PP	Partially a previous UCS which included only an embankment. Scope to develop wider area of site and make provision for a formal childrens play space. Identified as Greenlands within Local Plan. Historically site is understood to have been housing and also a burial ground.	Discount
279	Head Lane / St. James Sq, Bacup	5 or 8	0.11	No PP	Previous UCS. Range of buildings - may not all be vacant. Assumption is that only the building to Head Lane is vacant. This appears to be partially fire damaged. Scope for upper floor / complete change of use to residential. Site is within Town Centre and Conservation Area.	Retain
280	Albert Terrace Mill and Petrol Station, Bacup	5	0.17	PP	Previous UCS. Vacant mill building and adjoining petrol station / garage. Mill building is a four storey stone building worthy of retention. Petrol garage is a locally owned independent trader. Canopy and single storey building. Identified as being a Listed Building. Mill building has planning permission for conversion to 16 apartments.	Discount
281	Deegan Joinery Burnley Road, Bacup	1	0.05	No PP	NLUD site, currently in use. Scope for future redevelopment. Identified as Whiteland in Local Plan.	Retain
282	Former St. John's Sunday School, Bacup	5	0.12	No PP	Previous UCS. Building now used by local scouts. Open space, screen from highway by mature hedge. Long term potential for conversion.	Retain
283	#Land adjacent to Bacup Leisure Hall, Bacup	12	0.48	No PP	Previous UCS. Open space, gentle slope across site. Scope for redevelopment.	Retain

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
284	Blackthorn Crescent, Bacup	12	0.7	No PP	Embankment, lock up garages, Telegraph wires, Japanese Knotweed. Too steep to development. Garages are too linear for redevelopment. Garage policy would apply.	Discount
285	Alama Street / South Street, Bacup	12	0.14	No PP	Previous UCS. Fall across site from south to north. Some semi-mature trees on site. Scope for development either on South Street or Alma Street.	Retain
286	Alama Street Chapel, Bacup	1	0.1	No PP	Previous UCS. Vacant chapel building and adjoining open space. Scope for conversion or redevelopment. Site has planning permission for CoU to offices and 'cyber' café. Site is within town centre and conservation area.	Retain
287	Former Maden Baths - Maden Early Years and Child Care Centre, Bacup	5	0.21	No PP	Previous UCS. Child care facility and adjoining car park. In productive community use.	Discount
288	St James Street / Bath Street, Bacup	1	0.02	No PP	Previous UCS. Former Mill? Used most recently as a bar / club. 4 Storey's. Scope for conversion. Appears to be vacant. Site is within Bacup Town Centre and within conservation area.	Retain
289	St James Street / Henrietta Street, Bacup	5	0.13	No PP	Previous UCS. Health Centre.	Discount
290	25-29 St James Street, Bacup	2	0.03	No PP	Previous UCS. Appears to be back to back housing. Redevelopment could take form of a taller building to retain residential numbers (or exceed). Site is within Town Centre and Conservation Area.	Retain
291	Taylor and Hargreaves Ltd - Irwell Mill, Henrietta Street, Bacup	5	0.08	No PP	Previous UCS. Within an employment area. Range of 2 or 1 storey buildings. Still in use. Bad neighbour development? Site is identified as an employment site.	Retain
292	Horace's Nightclub, Market Street, Bacup	1	0.15	No PP	Previous UCS. Former club. Single storey building - although velux windows to roof. Site 291 would be a bad neighbour use. Previous planning applications for a police station have been refused. Site is identified as an employment site in Local Plan.	Retain
293	South of Temple Market Place, Bacup	1	0.04	No PP	Previous UCS. Single storey vacant retail unit. Scope for redevelopment. Site is within Bacup Town Centre and Conservation Area.	Retain
294	Union Street Bank, Lee Street / Market Street, Bacup	1	0.012	PP	Previous UCS. Former bank, currently boarded up and being marketed. Attractive 3 storey building, scope for conversion. Site has a consent for conversion to 6 flats (2002/022) and a subsequent approval for CoU to B1.	Discount
295	Former Market, Bank Street, Bacup	1	0.16	No PP	Previous UCS. Large vacant former Church or municipal building? Part of site previously identified has been converted to housing (Bank House Lane). Building is of architectural interest, especially the iron work to the shop fronts? Former market building not considered to have potential for residential conversion.	Discount
296	Rosehill Street, Bacup	2	0.09	No PP	Previous UCS. Large residential property. Development may require the removal of a number of mature trees on the site. Site is within Town Centre and Conservation Area.	Retain
297	The Laurels Care Home, Bankside Lane, Bacup	2	0.16	No PP	Previous UCS. Large care home set in landscaped grounds. Scope for units around edge of site. TPO's identified on site. Within Town Centre Conservation Area.	Retain
298	Maden Close, Bacup	12	0.03	No PP	Open space, edge of highway. Slope on site, scope for a single dwelling.	Retain
299	Land to the rear of Highfield, Bacup	12	0.8	No PP	Previous UCS. Open land. Series of enclosed fields. Unable to view all of site. Access up Maden Road may present problems and Highway Engineers may object to development which increases the vehicle numbers on Maden Road. Site is outside of the urban area.	Discount
300	Burnley Road / Hall Street, Bacup	5	0.2	No PP	Previous UCS. Former Phoenix Building / Cinema and range of other buildings. Key corner site, scope for conversion and potentially redevelopment to bring site forward. Site is within Town Centre and Conservation Area. Scope for mixed use development. Part of site(14 Burnley Road) has planning permission for the conversion of a shop to five flats.	Retain
301	Hollin Way works, Reeds Holme	5	3.3	No PP	Existing operational works may be potential for future redevelopment of the site.	Retain
302	Land adjacent to 540 Rochdale Road, Britannia	1	0.01	No PP	Previous UCS, narrow gap site between terraced properties. Scope for single dwelling. Site is currently used for off street parking.	Retain
303	Land adjacent to 546 Rochdale Road, Britannia	1	0.03	No PP	End of terrace site, Japanese Knotweed identified on site. Previous UCS entry.	Retain
304	Land opposite Moor View, Rochdale Road, Britannia	1	0.17	No PP	Previous UCS. Area of open space, not allocated in Local Plan. Two mature trees on site, not identified as being protected by TPO's.	Retain
305	Edge Drive (east) Britannia	1	0.01	PP	Previous UCS, has planning permission for a single detached dwelling.	Discount
306	Edge Drive (west) Britannia	1	0.09	No PP	Previous UCS, vacant plot of land and joinery workshop which is understood to be in use.	Retain
307	Land Adjacent to 208 New Line, Britannia	12	0.08	No PP	Open space, heavily planted which acts as a buffer between a petrol station and residential area.	Discount
308	Adjacent to Park House Hotel, Pinfold	5	0.06	No PP	Stone building and large forecourt, currently in use as a hand car wash, adjacent to residential on either side.	Retain
309	Old Rope Works, Elms Street, Edenfield	?	0.3	PP	Site is currently being developed for housing.	Discount

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
310	Beulah Methodist Church at the junction of Rochdale Road and New Line, Britannia	1	0.07	No PP	Previous UCS, key site, vacant former Methodist Church currently being actively marketed by Clearway. Building has been subject to a planning application in the past for conversion to residential, but application was withdrawn (2001/364). Subject to a current planning application for conversion to ten apartments. Application was submitted after the base date of the study and as such is retained.	Retain
311	#West of Warren Drive, Britannia	7 or 11	0.4	No PP	Previous UCS, greenfield site, adjacent to (part of) school playing field. Unlike the rest of the playing field site is not identified as greenlands in Local Plan.	Retain
312	Mill Adjacent to Deansgate Road, New Line, Britannia	1	1.3	No PP	Housing allocation, site is subject to a current planning application submitted after the base date of this survey, as such can be retained. Application does not cover all of the site (2004/555). Range of buildings on site, vacant and derelict. Watercourse through site (partially culverted). Japanese Knotweed also identified.	Retain
313	Land adjacent to 370 Rochdale Road, Britannia	1	0.34	PP	Previous UCS site, vacant land, large sandstones to prevent unauthorised access onto the site. Site is subject to a current planning application for 4 detached and 4 terraced dwellings (2004/449) which was submitted after the base date for this study. Site has planning permission for 13 dwellings.	Discount
314	New Hall Hey, Rawtenstall	1	0.53	No PP	Area of hardstanding, occupied by a range of trailers. Site is within the town centre boundary and identified as a employment site in the Local Plan. Current configuration of the site and highway network would make this an inappropriate location for housing, however as part of a wider comprehensive development of the site there could be scope for some residential development.	Discount
315	Land adjacent to 324 Rochdale Road, Britannia	4	0.04	No PP	Previous UCS, no allocation in Local Plan. Currently in use as a car park.	Retain
316	Land adjacent to 202 New Line, Britannia	7	0.11	No PP	Previous UCS, agricultural site, outside of urban boundary. Previous application for a single dwelling refused (2001/426)	Discount
317	Land between River Inwell and Back Cemetery Terrace (Kiln Holme Mill), Rockcliffe	?	0.63	PP	Housing allocation, consent for 31 dwellings.	Discount
318	Acre Avenue, Nun Hills	5	2.4	PP	Previous UCS, allocated for housing in Local Plan, eastern strip of site is outside of the urban boundary. Site has Outline PP for residential. Currently occupied by commercial units and an area of open space.	Discount
319	Rear of 319 Newchurch Road, Nun Hills	1	0.26	PP	NLUD site, identified as having planning consent for 7 dwellings	Discount
320	Blackwood Road, Nun Hills (1)	?	0.48	PP	Previous UCS now developed for residential.	Discount
321	Land to the rear of 214 Burnley Road East, Weir	2	0.2	No PP	Previous UCS, constrained access from highway.	Discount
322	216, Burnley Road East	?	0.12	PP	Previous UCS, now developed.	Discount
323	James Street, Haslingden	1	0.06	PP	Area of green space with a single mature tree on site. Currently subject to a current planning application for the erection of four dwellings (terraced). Application submitted after the base date of study.	Retain
324	Land between St. Mary's and St Johns Church, Bacup	1	0.09	No PP	Area of vacant open space and single storey building, previous UCS. Constrained access, self seeded vegetation on site. Steeply sloping, may be scope for small infill development.	Discount
325	Opposite 100 Bankside, Rockcliffe	12	0.08	No PP	Area of open space, donkey's on site. Site identified as Greenlands in Local Plan.	Discount
326	Opposite 112 Bankside, Rockcliffe	2	0.04	No PP	Previous UCS, private garden and garage. Not allocated.	Discount
327	Bankside Garages, Rockcliffe	1	0.16	No PP	Five garages and an area of open space, area of planting to rear. Configuration of site does not lend itself to redevelopment	Discount
328	Land adjacent to Futures Park, Stubble Bridge, Rockcliffe	?	0.38	No PP	Vacant area of land bisected by River Inwell, boundary also includes existing commercial operation at New Line Bodies. Development potential appears to be limited but may has limited long term potential pending the ongoing commercial operation.	Retain
329	Futures Business Park, Rockcliffe	1	3.6	No PP	NLUD site, now being developed as a key employment site in the Borough.	Discount
330	Mark Street Garages, Brandwood	1	0.12	No PP	Residential lock-up garages, all of which appear to be in use. High desensity residential location with very limited scope for off street parking.	Discount

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
331	Bacup Holy Trinity CoE School, Nun Hills	12	0.34	No PP	Previous UCS site, identified as Greenlands in adopted Local Plan. No scope for redevelopment.	Discount
332	Booth Street Garages, Nun Hills	1	0.18	No PP	Former UCS entry. Approximately 12 residential garages on site, not all of which appear occupied. Garage policy would apply.	Retain
333	Adjacent to 23 Herald Lane, Weir	?	0.07	PP	Site developed as housing.	Discount
334	Herald Lane / Office Road, Weir	1	2.3	PP	Housing allocation, area of tipped material, overhead power cables. Site subject to flooding. Granted planning permission for 56 dwellings.	Discount
335	Beaufort Road	?	0.14	PP	Now developed as a housing site.	Discount
336	HR Plastics (2)	5	1.15	No PP	See also site 257 which forms entrance to this site. Previous UCS. Site acts as a waste transfer station.	Discount
337	Storbins Street, Chatterton	12	0.65	No PP	Wooded area, covered by a TPO designation.	Discount
338	Rose Bank, Chatterton	12	0.49	No PP	Embankment.	Discount
339	10 Burnside, Edenfield	2	0.1	No PP	Private garden.	Retain
340	Oaklands Road, Edenfield	12	0.17	No PP	Area of greenspace between mature residential area and highway. Some mature trees on site. Lack of amenity green space in area.	Discount
341	Adjacent to Dearden Close, Edenfield	12	0.52	No PP	Site is outside of urban area. Subject to a current planning application for five detached dwellings (2005/082).	Discount
342	Rear of Dearden Road, Edenfield	1	1.05	No PP	Previous UCS, area of open space and hardstanding. Access appears to be constrained. Site does have a historic planning consent from 1998 for the erection of 21 dwellings.	Retain
343	Land off Bond Street (south) adjacent to Edenfield Methodist Church	12	0.16	No PP	Church grounds.	Discount
344	Land off Bond Street (north) adjacent to Edenfield Methodist Church	12	0.26	No PP	No vehicle access.	Discount
345	Milne Street, Irwell Vale	5	0.5	No PP	Commercial site.	Discount
346	Bowker Street, Irwell Vale	1	0.6	PP	Residential allocation, partially within floodplain. Local plan identifies capacity at 12 dwellings.	Discount
347	Springvale Mill, Edenfield	?	0.13	PP	Previous UCS now developed for housing.	Discount
348	Springvale Mill, Edenfield	?	0.11	PP	NLUD site now developed for housing.	Discount
349	Mushroom House, Market Street, Edenfield	7	0.55	No PP	Area of open space (private) identified as whiteland in Local Plan.	Retain
350	Land north of Edenfield School, Pinfold	7 or 10	0.18	No PP	Area of open space, no allocation identified in Local Plan. Planning permission approved for 4 dwellings 27/10/04 as such site can remain in study since consent was awarded after the base date of the study.	Retain
351	Cross Street South, Haslingden	1	0.07	No PP	Nlud site, single building on site, not allocated in local plan. Narrow strip. Previous planning applications for the site have been employment based.	Discount
352	Lilac Avenue, Haslingden	2	0.32	No PP	Church Grounds, identified as white land in the Local Plan. Not a viable location for redevelopment.	Discount
353	4 Manchester Road, Haslingden	2	0.07		Large private garden, opportunity for development of a single dwelling.	Discount
354	Prinny Hill Road, Haslingden	8	0.5	No PP	Existing employment site interest in redeveloping for housing. Previous planning application for residential development was withdrawn.	Retain
355	Flax Moss Sports Ground, Flax Moss	11	1.56	No PP	Sports ground, identified as a recreation area and greenlands in Local Plan. Planning consent awarded for the construction of an outdoor tennis centre.	Discount
356	Fair Hill, Helmshore	1	0.12	PP	Previous UCS, planning consent for two detached dwellings.	Discount
357	Adjacent to 1 Dearden Fold, Edenfield	2	0.04	PP	Part of a larger previous UCS site (see 342). Has planning permission for a single detached dwelling.	Discount
358	Land North of Rushbed Drive	1	0.06	PP	Previous UCS. Has planning permission for a single detached dwelling.	Discount
359	Asda Site, Bocult Way, Rawtenstall	8	0.64	No PP	Existing major retail store, aware of relocation potential. Considered to be more appropriate as a retail based facility.	Discount
360	North of Mount Pleasant, Rawtenstall	2	0.12	PP	Previous UCS, large residential garden, has benefit of planning permission for dwelling.	Discount
361	Bacup Road Bus Depot, Rawtenstall	1	0.45	No PP	Rawtenstall Bus Depot, identified as a NLUD site. Study pre-dates emerging Rawtenstall Masterplan and as such it is considered inappropriate to pre-judge any opportunities for redevelopment.	Discount

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
362	Heritage Arcade, Rawtenstall	1	0.07	No PP	Heritage Arcade. Architecturally interesting building in town centre.	Retain
363	23 to 27 Bacup Road, Rawtenstall	1	0.07	No PP	Site has planning permission for A1 use. Identified as a NLUD site.	Discount
364	Harholme Lane, Cloughfold	12	2.2	No PP	Site is identified in the Local Plan as Greenlands and a recreation area, new play provision for site.	Discount
365	Lower Clowes Road, New Hall Hey	12	0.6	PP	Previous UCS. Site has planning permission for a single dwelling. Vehicle access to the site is particularly constrained.	Discount
366	Land to the rear of Rossendale Motorsales	1	0.8	No PP	Previous UCS. Previous planning applications for the site for the development of 36 and 34 dwellings have been refused. The later scheme is currently subject to Appeal.	Retain
367	Ormerod Street Works, Water	1	0.4	No PP	Mill building, not allocated in the Local Plan.	Retain
368	Forest Holme Close, Water	1	0.08	No PP	NLUD site, adjacent to Whitewell Brook. Previous planning application for a single dwelling was refused.	Discount
369	Brook Bank, Whitewell Bottom	1	0.1	PP	Previous UCS, site has planning permission for a dwelling.	Discount
370	Bacup Road, Waterfoot	12 or 2	0.05	No PP	Area of open space between residential properties, public house and commercial to rear. Site has planning permission for conversion to a private garden.	Discount
371	Cawtoot Lane	1	1.02	PP	Previous UCS and partially a housing allocation, remainder of site is identified as white land.	Discount
372	Lee Street / Rochdale Road, Britannia	1	0.05	No PP	Previous UCS, has benefit of planning permission for CoU to a private garden.	Discount
373	Exchange Street, Edenfield	12	0.1	No PP	Childrens play area.	Discount
374	Land North of 997 Burnley Road, Goodshaw.	?	0.03	No PP	Previous UCS	
375	West of Mytton Avenue, Constable Lee. Map 18	7	0.9	No PP	Review of previous UCS, outside of urban boundary.	Discount
376	Hollin Lane, Constable Lee Map 18	7	0.9	No PP	Review of previous UCS, outside of urban boundary.	Discount
377	Land east of Alder Grange County High School. Map 18	7	1.95	No PP	Review of previous UCS, outside of urban boundary.	Discount
378	Land south of Lower Chapel Hill Farm, Constable Lee. Map 18	7	0.8	No PP	Review of previous UCS, outside of urban boundary.	Discount
379	Land adjacent to 37 Hurst Lane, Constable Lee. Map 18	7	0.1	No PP	Review of previous UCS, outside of urban boundary.	Discount
380	Land adjacent to Waingate, Constable Lee. Map 18	7	0.1	PP	Review of previous UCS, outside of urban boundary.	Discount
381	Land adjacent to 54 Hurst Lane, Constable Lee. Map 18	7	0.03	No PP	Review of previous UCS, outside of urban boundary.	Discount
382	Lomas Lane, Balladen Map 21	7	1.85	PP	Previous UCS, outside of the urban boundary.	Discount
383	Hugh Mill Business Park. Map 29	8	1.48	No PP	Existing employment site with links to sites 421, 422 and 423. Site appears to be fully operational without detriment to the wider area.	Discount
384	Land at Nun Hills Map 33	7	0.68	No PP	Previous UCS, outside of the urban boundary.	Discount
385	Land South of Commercial Street, Nun Hills Map 33	11	1.1	No PP	Previous UCS, identified as Greenlands and a Recreation Area in Local Plan.	Discount
386	Todmorden Old Road, Bacup	7	1.63	No PP	Previous UCS, outside of urban boundary.	Discount
387	Land adjacent to Britannia Reservoir, Britannia	?	0.2	PP	Previous UCS site. Now developed as a single detached dwelling.	Discount
388	Land North of 25 Market Street, between Facit and Shawforth	?	0.08	PP	Previous UCS site. Now developed as a single detached dwelling.	Discount
389	Railway Street, Nun Hills (map 33)	?	0.01	No PP	Previous UCS. Unable to view site, does not appear to be a direct access.	Discount
390	Bankfield Street, Nun Hills	1	0.08	No PP	Previous UCS site constrained access.	Discount
391	Land opposite Futures Business Park	1	0.1	No PP	Gap site, identified as whiteland in the adopted local plan.	Retain
392	New Road / Bridleway, Newchurch	1	0.7	No PP	Adjacent to site 146. Identified as greenland within Local Plan. Site characterised by self seeded vegetation.	Discount
393	Lomas Lane, Rawtenstall (Map 21)	12	0.2	No PP	Area of incidental open space within an existing residential area.	Retain
394	Adjacent to Esk Lodge, Pinfold	7	0.7	No PP	Review of previous UCS site, outside of urban area, within Green Belt.	Discount
395	North of 59 Blackburn Road, Pinfold	7	0.7	No PP	Review of previous UCS site, outside of urban area, within Green Belt.	Discount
396	South of 51 Blackburn Road, Pinfold.	7	1.1	No PP	Review of previous UCS site, outside of urban area, within Green Belt.	Discount
397	Land north of 5 Blackburn Road, Pinfold	7	0.3	No PP	Review of previous UCS site, outside of urban area, within Green Belt.	Discount
398	85 / 87 Burnley Road East. Waterfoot	1	0.02	PP	Site identified as having a current planning consent for housing.	Discount
399	Holme Street Works, Stacksteads	8	0.03	PP	Existing commercial use, has planning consent for residential	Discount
400	Melia Close, Rawtenstall	2	0.3	PP	Large private garden, planning consent has been awarded for a residential development.	Discount
401	Britannia Mill, Haslingden	8	0.72	No PP	Vacant Britannia Mill, has benefit of planning permission for part retail / part museum. Site is allocated in	Discount
402	Madison Centre, Knowsley Road, Haslingden	8	0.54	No PP	Flat employment / commercial site. Site has planning permission for development of four industrial unit.	Discount
403	Jubilee Court, Flax Moss	2	0.5	No PP	Retirement apartments.	Discount
404	Helmshore Caravan Park, Holden Wood	12	1.2	No PP	Mature existing property and series of static homes on site. Northern part of site is within the urban	Discount
405	Land opposite 8 Park Avenue, Haslingden	?	0.04	No PP	Previous UCS site, now developed.	Discount

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
406	Vacant land off Park Avenue, Haslingden	7	0.5	No PP	Green sloping site, consisting of scrub vegetation and mature trees. Overlooked by properties on Manchester Road (higher level). Site is identified as white land in the Local Plan. Access into the site may be problematic.	Retain
407	Rosendale General Hospital, Haslingden	1	Site area not defined.	No PP	Existing hospital. Range of facilities and services on site are reducing although there are no proposals to close the hospital. May be scope for future redevelopment of part of the site although extent cannot be readily quantified. Assume that there is long term potential at the end of emerging plan period. No firm boundaries identified.	Discount
408	Roberts Street Depot, Rawtenstall	8	0.2	No PP	Rosendale Borough Council depot, range of buildings on site, dating back to 1901. Adjacent to residential / office uses. Part of the site is derelict / vacant and only appears to be partially occupied. Electricity sub-station on site. Site is not allocated in the Local Plan. Previous planning application for the erection of 12 dwellings (2004/730) was withdrawn (part of site only). Future scope for long term redevelopment pending feasibility of continuing existing operation on site.	Retain
409	Broadley Street (north), Rawtenstall	?	0.1	PP	Previous UCS site also identified on NLUD. Now developed.	Discount
410	Rosendale Market, Rawtenstall	1	0.2	No PP	Existing market in need of refurbishment or relocation. Site is identified in Town Centre and within conservation area. Potential for opportunities to develop this site for housing will become more clear as the Masterplan for Rawtenstall emerges.	Retain
411	Hall Street Car Park, Rawtenstall	4	0.09	No PP	Town centre car park, times of visit site appears to be well used. Limited scope for alternative car parking provision to serve the town centre adequately.	Discount
412	Rawtenstall Fire Station, Gyrotory, Rawtenstall	1	0.2	No PP	Existing fire station located on the main gyratory system on the edge of the town centre. Road layout is viewed as being significantly over-engineered and as such there may be scope to remodel the road layout and relocate the existing fire station. Maybe potential beyond the next plan period. Since study pre-dates Rawtenstall Masterplan it is not considered appropriate to include this site.	Retain
413	Dam Top (off Fallbarn Road), Rawtenstall	1	0.2	PP	Former commercial building, not identified as being allocated in the Local Plan. Site has planning permission for the development of 3 detached dwellings.	Discount
414	Greenbridge Mill, Fallbarn Road, Rawtenstall	5	1.4	No PP	Lambert Howarth Museum and Factory Shop, listed former mill building. Within a primarily commercial location. Lack of permeability of site to town centre undermine feasibility to redevelop / convert for housing.	Discount
415	Clough Fold Chapel	?	0.06	PP	Previous UCS site, former church, now converted to a single dwelling house.	Discount
416	Scout Road, Scout	7	0.04	PP	Previous UCS site, green corner space, not allocated in Local Plan. Mature trees identified on site. Review of Housing Land Availability indicates that site has planning permission for a single dwelling	Discount
417	Naze View Avenue, Newchurch	12	0.1	No PP	Steeply sloping site, not considered to be any realistic scope to develop this site.	Discount
418	Co-operative Street, Piercy	1	0.55	No PP	Partially vacant former mill building which does not appear to lend itself to a conversion scheme. Site is identified in the Local Plan as a employment area.	Discount
419	Bridge Street, Swiss Clough	1	0.09	PP	Narrow strip of land adjacent to watercourse and identified as greenlands in the Local Plan. Part of site is sterilised by existing waste water infrastructure. Japanese knotweed also identified on site. Part of the site has planning consent for two detached bungalows, remainder is constrained as described above.	Discount
420	Thornfield Avenue, Waterfoot	5	0.05	PP	Previous UCS entry, site has planning consent for conversion to residential.	Discount
421	Hugh Mill Garages, Hugh Mill	1	0.2	No PP	Lock up garages, identified as a employment site in Local Plan. Lack of parking provision in local area which constrained access to existing businesses and residential area.	Discount
422	Carr Lane, Hugh Mill	5	0.06	No PP	Single storey commercial building. Currently vacant, part of a wider employment area.	Retain
423	Cowpe Road, Hugh Mill	5	0.03	No PP	Truck bodies works, part of a wider employment allocation. Likely to be considered a bad neighbour use adjacent to existing residential area. May be scope for long term redevelopment, also area is constrained by existing highway network.	Discount
424	341 Newchurch Road, Brandwood	2	0.09	No PP	Private residential garden, not allocated in Local Plan. Redevelopment of gap site would be at the expense of existing amenity enjoyed.	Discount
425	Adjacent to 408 Newchurch Road, Brandwood	1	0.01	No PP	Gap site identified in previous UCS survey work. Within a primarily commercial area.	Retain
426	329 New Church Road, Brandwood	1	0.005	PP	Previous UCS, vacant corner building. Granted planning consent for two residential units (2001/049)	Discount

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427	South of Angus Street, Blackwood Road, Nun Hills (2)	1	0.08	No PP	Existing garage site, adjacent to watercourse, site is not allocated in Local Plan. Previously site has received planning consent for an ambulance station. A planning application for 6 apartments submitted during 2004 was withdrawn.	Retain
428	West of Blackwood Bridge, Nun Hills	1	0.2	No PP	Partially occupied mill building and area of hardstanding. Large vacant / derelict structure also on site. Identified in Local Plan for employment. Previous planning application on part of the site for development of 6 dwellings was refused during 2004.	Discount
429	Railway Tavern Public House, Nun Hills	1	0.02	No PP	Nlud site, vacant public house on end of terrace.	Retain
430	Plantation Street, Nun Hills	7	0.2	No PP	Previous UCS entry. Steeply sloping site which is not considered to be appropriate for development.	Discount
431	Acre Mill Road, Nun Hills	1	0.8	PP	Former mill, now vacant, partially derelict site. Identified as a employment site in the Local Plan, site is also partially within the floodplain. Site has outline planning consent for residential and currently has a planning application for 20 mews and 14 apartments pending.	Discount
432	Fernhill Drive, Bacup	1	0.5	No PP	Two areas of lock-up garages separated by a change in level over the site. Mature trees identified on site. Site is not allocation in local plan although garage policy would be relevant.	Discount
433	Scout Hut, New Line, Rockcliffe	5	0.2	No PP	Vacant timber building used by Scouts. Not allocated in local plan. Constrained access limits redevelopment potential. Developable area is much smaller than identified on plan.	Discount
434	Lane End Road, Rockcliffe	1	1.1	PP	Housing allocation adjacent to existing residential area and area of land identified to be subject to landscape improvement works.	Discount
435	Land to the rear of Ronalds Way Close, Bacup	7	9.6	PP	Previous UCS site currently being developed by McDermott Homes who have consent for the development of 194 dwellings (2004/407)	Discount
436	Adjacent to 477 Rochdale Road, Britannia	1	0.1	No PP	Nlud site and lock-up garages. Outside of the urban boundary.	Discount
437	Plantation Street, Rockcliffe	12	0.9	No PP	Double counted with site 109. Sports pitch identified as Greenlands and Recreation Area.	Discount
438	Land to the rear of 67 New Line, Rockcliffe	8	0.07	No PP	Metal fabricating business to the rear of a residential area. Not allocated in Local Plan.	Retain
439	Corner Pin Public House, Chatterton	1	0.1	No PP	Vacant public house, adjacent to railway line, large car park. Planning permission granted in 2003 for CoU to B1. Subsequent planning application for CoU to offices and first floor flat submitted after the base date for this report.	Discount
440	Rose Bank, Chatterton	12	0.2	PP	Two sites either side of Rose Bank, both have planning consent for a single dwelling.	Discount
441	Doals Gate, Weir	?	2.87	PP	Previous UCS, planning permission granted for 45 dwellings (2002/183), now developed.	Discount
442	Hearld Lane / Burnley Road, Weir	12	0.78	No PP	Children's playground, identified in Local Plan as Greenlands and a Recreation Area.	Discount
443	Beaufort Road, Weir	1	1.57	No PP	NLUD site, identified as Greenlands in Local Plan, now wooded with fairly mature trees, watercourse adjacent to site.	Discount
444	Bacup Leisure Centre, Bacup	8	0.5	No PP	Existing recreational facility to the north of Bacup. Not allocated in Local Plan. Appears 'long in the tooth' as a recreation facility, may be scope for new provision if site was comprehensively redeveloped (along with 283). Consider long term potential.	Retain
445	Bacup Police Station, Bank Street, Bacup	8	0.08	No PP	Understood that Police are considering alternative locations for their facility in Bacup. Building may lend itself to future conversion. Site is within Bacup Town Centre and within the Conservation Area.	Retain
446	Reed Street, Bacup	1	0.5	PP /106	Range of vacant / derelict buildings and open space. Part of the site is identified as a employment site, the remainder is not allocated. Site was granted planning consent in 2002 for residential, it is understood that the S106 is pending.	Discount
447	Garages on Rockcliffe Lane, Rockcliffe	4	0.07	No PP	Residential garages, lack of off street parking in local area.	Retain
448	Lane End Road, Rockcliffe Lane, Rockcliffe	7	0.14	No PP	Area of open space, no allocation on site, desire line bisects area.	Discount
449	Green Hill, Rockcliffe	1	2.3	PP	Site along with 266 has planning consent for 90 dwellings	Discount.
450	Adjacent to 10 New Line, Rockcliffe	1	0.04	No PP	Previous UCS, land adjacent to River Irwell, steep embankment. Japanese Knotweed identified.	Discount

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Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount
451	121-125 Newchurch Road, Bacup	1	0.017	No PP	Vacant two storey building, not identified as being allocated in Local Plan.	Retain
452	#Former Civic Building, Facit	1	0.32	No PP	Former civic building which was destroyed in a fire, only concrete base remains. Not allocated in Local Plan, watercourse and trees form western boundary.	Retain
453	Adjacent to 486 Market Street, Trough Gate	1	0.04	No PP	Area of hardstanding, not identified as being allocated in the local plan.	Retain
454	77 Market Street, Shawforth	1	0.007	No PP	Vacant ground floor shop unit, upper floor vacant residential, parking provision to front. May be preferable to ground floor unit for retail.	Discount
455	Former Airtours Site	1	2.19	No PP	Former Airtours Offices now vacant. Subject to a planning application and subsequent appeal by Bellway	Discount
Total Area of Sites			203.336			
# Indicates where a site has been subject to economic appraisal.						
Grand Total						
			10			
Site Categories						
Tapping the Potential Categories				Full PP		
(1) Previously developed vacant and derelict land and buildings (non housing)				Outline PP		
(2) Intensification of existing areas housing areas (garage courts, gardens etc)				Allocated		
(3) Redevelopment of existing housing						
(4) Redevelopment of car parks						
(5) Conversion of commercial buildings						
(6) Review of other existing allocations in plans						
(7) Vacant land not previously developed						
Other land						
(8) Land currently in employment use						
(9) Allotments						
(10) School Playing Fields						
(11) Sports Pitches						
(12) Other Open Spaces						

Appendix B Identification of Sites with Planning Permission

5 Pages

To be completed when the Unconstrained Potential is identified		To be used at all stages for recording key information and assumptions.			
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes
Settlement XX					
9	Timberline, Adjacent to Duckworth Clough Farm, Cribden Side	8	7.75	PP	Site category partially correct, also PDL / Derelict buildings. Range of sheds and stone / brick buildings on site. Site is on route to CA site. Constrained access. Previous UCS, NLUD and part of a larger Housing Allocation. Planning application submitted 11/6/2004 for the development of 57 dwellings, outline consent previously awarded.
13	The Hollies, Bridge Road	2	0.2	PP	Previous UCS - residential property, site is within Green Belt
14	Martin Croft Road, Haslingden	1	0.37	PP	Previous UCS - spoke with owner, indicated that alternative uses have been identified for the site.
26	North of 36 Grane Road, Haslingden	?	1.96	PP	Previous UCS, subject to current development works. Planning permission granted for erection of 8 town houses (2003/143)
29	Grane Mill, Haslingden	1	19.48	PP	Previous UCS - Former Mill subject to current development by Redrow Homes - development of 2 Bedroom Apartments and 2 / 3 Bedroom Homes (consent for 96 dwellings)
32	Land off East Bank Avenue, Haslingden	1	2.37	PP	Previous UCS site. NLUD site. Overgrown land. Access only able to accommodate a single vehicle, development would require the purchase of a strip of garden. Site has planning consent for terraced bungalow(s)
37	Holcombe Road, Holden Wood	?	7	PP	Previous UCS. Developed for housing.
40	Land between Gas Street and Holcombe Road	7	4.5		Previous UCS site, agricultural land.
45	Helmshore Road Albion Mill, Helmshore	1	11.3	PP	Previous UCS, now being developed by Barratt as Millers Gate - 3, 4, 5 Bed housing.
47	Sunny Bank Road, Hollin Bank, Helmshore	1	3.9	PP	Previous UCS, NLUD site. Vacant / hardstanding, watercourse forms northern boundary of site, housing allocation. Existing vehicle access from Free Lane. Site has planning permission for 30 Apartments (2003/025). Site is within floodplain.
51	Land Adjacent to Marl Pitts Sports Complex		1.33	PP	Recreation Area in Local Plan, Planning consent from 2000 for the erection of a single dwelling.
52	Tesco Site, Syke Street, Haslingden	1	30.5	PP	Retail site
54	Rock View Works, Trough Gate		1.4	PP	Vacant building adjacent to car breaking yard. Part of site has planning consent (1st Floor Flat). Identified
55	Private Lane / Broadway, Bent Gate	?	7.11	PP	Previous UCS, developed for housing.
56	Manchester Road / Bent Street, Bent Gate	?	5.71	PP	Previous UCS, developed for housing.
64	Commercial Street Mill, Love Clough	1	36.54	PP	Previous UCS site, currently being developed for housing - 4 and 5 bed detached homes. Consent for the erection of 52 dwellings. Site is outside urban boundary.
67	Meadows Drive, Goodshaw Chapel	?	15.4	PP	Previous UCS. Now developed as housing.
82	North of Holmestead House, Goodshaw	?	3.23	PP	Previous UCS, developed for housing.
91	Hollenway, Rake Foot	1	73.69	PP	Previous UCS / Housing allocation. Planning consent for 175 dwellings.
100	Union Road, Rawtenstall	2	1.24	PP	Previous UCS. Private house unable to view and unable to determine how a second access could be created. Site has pp for a single five bed dwelling.
105	Ilex Mill, Bacup Road, Rawtenstall	1	5.68	PP	Previous UCS, site is currently being developed for residential conversion.
107	Greenbank Road, Rawtenstall	?	2.04	PP	Previous UCS, developed for housing.
108	North of Greenbank Road and east of Grange Close, Rawtenstall	?	5.37	PP	Previous UCS, developed for housing.
110	Co-operative Street / Rosevale Street, Rawtenstall	2	3.2	PP	Residential garages, site is being redeveloped for housing.
111	Dobbin Lane, Lower Cloughfold	?	0.2	PP	Previous UCS, developed for housing. Site is within conservation area.
112	Dobson Close, Lower Clough	?	0.4	PP	Previous UCS, developed for housing.
117	Rosendale Slipper - Millgate Street, Rawtenstall	1	3.74	PP	Previous UCS, NLUD site. Former commercial site, derelict structures around site. Site has outline planning permission subject to S106 for office building and 15 dwellings
118	Grange Tee, Rawtenstall	1	1.07	PP	Previous UCS, NLUD, range of vacant and derelict buildings on site. Site has outline planning permission subject to S106 for office building and 15 dwellings
120	Land off Hurst Lane	12	0.51	PP	Amenity Site, has been developed, single residential unit.
121	Harholme Lane, Clough Fold	1	4.45	PP	Previous UCS and NLUD site. Site is being redeveloped - conversion and new build by Hurstwoods.
131	Riverside Park, south of Osborne Tce, Whitewell Bottom	?	10.37	PP	Previous UCD, planning consent for 18 detached and 10 terraced dwellings now developed.
137	353A Burnley Road East / Shawclough Road, Scout	1	0.27	PP	Previous UCS / NLUD site, being developed for housing.
147	The Masons Arm, Burnley Road East, Newchurch	8	0.2	PP	Previous UCS. Public house. Has planning consent for the conversion of 2nd floor to five flats.
148	Land on corner of Newbiggin Avenue, Newchurch	1	0.22	PP	Previous UCS. Vacant site which have been subject to earth works. Site has planning permission for a single dwelling.
150	North of 101 Tonacliffe Road, Broadley, Broadley	12	0.38	PP	Vacant open land on a steep slope. Mature silver birch on site. Surrounded by residential, similar residential developments on steep slopes adjacent.
151	North of 104 Tonacliffe Road, Broadley	12	0.86	PP	Previous UCS, currently being developed for housing.

To be completed when the Unconstrained Potential is identified					To be used at all stages for recording key information and assumptions.
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes
Settlement XX					
153	Land adjacent to 1 Tonacliffe Way, Broadley	?	3	PP	Previous UCS, developed for housing.
154	Land between 33 and 35 Tonacliffe Way, Broadley	12	0.59	PP	Previous UCS site, site has planning permission for CoU from dwelling house to bed and breakfast.
155	Land between Tonacliffe Way and Horsefield Avenue, Broadley	12	1.1	PP	Open space, unable to access site. Site has planning permission for residential.
157	Healey House, Oakenshaw Avenue, Broadley	2	0.58	PP	Previous UCS, large property which appears to be a residential home. Garden space characterised by mature trees. Site has planning permission for a single dwelling.
158	North of 50 Tonacliffe Road, Broadley	12	0.13	PP	Previous UCS, small triangular site. Desire line through the site, appears to small to develop. Planning consent for CoU from garage to dwelling.
159	Adjacent to 28 Tonacliffe Road, Broadley	12	2.45	PP	Previous UCS. Two parcels of open space, assumed to be gardens, however may be a cleared site. Mature trees form western boundary. Outline planning consent renewed in 2000 for erection of a single dwelling.
163	Whitworth Rake, Whitworth	1	0.46	PP	Previous UCS, vacant / derelict site. Site appears to be subject to construction works at present - has benefit of planning permission for a single dwelling and double garage.
165	Former Wall Bank Mill, Wallbank	1	60.37	PP	Previous UCS, cleared large site, areas of hardstanding. Tipped material on site, access across site adjoining farm, electricity cables overhead, pond on site. Self seeded vegetation. Constrained access through housing estate. Part of site has outline planning consent, subject to a S.106 Agreement, for 45 dwellings.
168	North of Daneswood Close, Wallbank	?	8.01	PP	Previous UCS, housing allocation currently being developed (planning permission for 13 dwellings).
169	4 Daneswood Avenue, Wallbank	2	0.3	PP	Previous UCS. Appears to be two gardens split front and bank. Site has benefit of outline planning consent for a single dwelling.
179	North Street / Bridge Mills, Whitworth	1	6.68	PP	Previous UCS, NLUD site. Range of buildings and car park on site. One building in use for car repairs, remainder appear to be vacant. Watercourse through site. Site has outline consent for residential. TPO's have been identified on site.
189	Land adjacent to 197 Market Street, Shawforth	?	0.35	PP	Previous UCS, currently being developed for housing.
195	Freeholds Mill Market, Land adjacent to Trough Cottages	8	2.28	PP	Previous UCS, one storey works, unable to determine whether they are still in use. Site has planning consent for housing. Identified as a housing allocation in the Local Plan.
197	Victoria Mill, Waterfoot	1	0.855	PP	Previous UCS. 2 Storey stone building - 1896. End of shopping parade. Commercial building. Unclear if building is completely vacant. Site has benefit of planning permission for conversion to 11 flats.
198	Burnley Road East / Bacup Road, Waterfoot	1	0.16	PP	NLUD site. Attractive corner building. Currently subject to development / restoration by Hurstwoods. Site has planning permission for CoU from A2 to A1 and creation of residential at upper level.
205	Brighton House, Bacup Road, Waterfoot	8	0.22	PP	Previous UCS. Attractive two storey Georgian stone building. Planning consent for CoU to residential
207	North of Maiden Close, Waterfoot	12	1.12	PP	Previous UCS, open space / garden. Steep site but similar developments have been achieved elsewhere. Japanese knotweed on site.
209	7 Tenterfield Street, Rossendale Boot, Shoe and Slipper Co-operative Union, Waterfoot	3	0.8	PP	Previous UCS. Planning consent for CoU from office to dwelling.
213	Burnley Road East / Brooklands	1	0.13	PP	Previous UCS. Currently being refurbished to four flats
214	Opposite 214 Burnley Road East / Gaghills Road, Waterfoot	8	0.1	PP	Previous UCS. Occupied - high end use commercial operation.
221	Thistlemount Avenue / Turnpike, Newchurch	2	1.33	PP	Previous UCS. Two large properties, potential for sub-conversion. Gardens considered to be too small to facilitate the development of new properties. Has planning consent for conversion of wash-houses to a single dwelling.
228	South of Staghills Road, Staghills	?	4.51	PP	Previous UCS, now developed for housing (bungalows).
229	2-26 Staghills Road, Staghills	1	3.54	PP	Housing site currently being demolished, currently being redeveloped.
238	Adjacent to 22 Redwood Close, Rawtenstall	2	0.29	PP	Previous UCS. Open space, high hedge to road frontage. Capacity for a single dwelling. Planning consent for detached dwelling approved 08/09/2004 post base date of study.
243	Edgeside Lane / Belverdere Ave, Hey Head	?	1.7	PP	Previous UCS, developed for housing.
248	Church opposite Rook Hill, Brandwood	1	0.49	PP	NLUD site. Single storey building (church?). Raised above street level. Commercial to rear, residential either side. Site has benefit of outline planning permission for residential development, approved 05/08/2004, post base date of study.

To be completed when the Unconstrained Potential is identified					To be used at all stages for recording key information and assumptions.
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes
Settlement XX					
264	Booth Road / Woodland Mount, Brandwood	?	3.47	PP	Previous UCS. Unable to access site, may be landscape grounds? Site has planning consent for 3 dwellings
265	Former Rockcliffe Club, West of Rockcliffe Road, Rockcliffe	1	3.66	PP	Previous UCS. Community building - subjected to vandalism and now partly destroyed by fire. Children's play area (poor quality) and car park. Rockcliffe Road on raised level above site. Primarily residential area, although primarily employment to north. Electricity sub-station on site. Scope for redevelopment. Site has planning permission for 7 pairs of semi-detached dwellings (2004/169)
266	Anderson Close, Rockcliffe	1	7.92	PP	Previous UCS and NLUD. Part of a larger NLUD site, steep sloping, adjacent to commercial uses. Site has outline consent for 90 dwellings (includes site 449).
267	Green Hill Road / Rockcliffe Road, Rockcliffe	?	0.79	PP	Previous UCS. Currently being developed for housing.
268	Rochdale Road / Lane End Lane, Rockcliffe	?	6.91	PP	Previous UCS. Currently being developed for housing.
271	Slackgate Farm Barn, Tong Lane, Bacup	5	0.59	PP	Previous UCS. PP for conversion of barn to single dwelling.
272	Land adjacent to Warnock Farm, Bacup	7	4.32	PP	Previous UCS. Outside urban boundary and appears to be agricultural land. Part of site has planning consent for CoU of storage building to dwelling
280	Albert Terrace Mill and Petrol Station, Bacup	5	1.7	PP	Previous UCS. Vacant mill building and adjoining petrol station / garage. Mill building is a four storey stone building worthy of retention. Petrol garage is a locally owned independent trader. Canopy and single storey building. Identified as being a Listed Building. Mill building has planning permission for conversion to 16 apartments, retain petrol station only.
294	Union Street Bank, Lee Street / Market Street, Bacup	1	0.12	PP	Previous UCS. Former bank, currently boarded up and being marketed. Attractive 3 storey building, scope for conversion. Site has a consent for conversion to 6 flats (2002/022) and a subsequent approval for CoU to B1.
305	Edge Drive (east) Britannia	1	1.08	PP	Previous UCS, has planning permission for a single detached dwelling.
309	Old Rope Works, Elms Street, Edenfield	?	3.08	PP	Site is currently being developed for housing.
313	Land adjacent to 370 Rochdale Road, Britannia	1	3.37	PP	Previous UCS site, vacant land, large sandstones to prevent unauthorised access onto the site. Site is subject to a current planning application for 4 detached and 4 terraced dwellings (2004/449) which was submitted after the base date for this study. Site has planning permission for 13 dwellings.
317	Land between River Irwell and Back Cemetery Terrace (Kiln Holme Mill),	?	6.29	PP	Housing allocation, consent for 31 dwellings.
318	Acre Avenue, Nun Hills	5	24.1	PP	Previous UCS, allocated for housing in Local Plan, eastern strip of site is outside of the urban boundary. Site has Outline PP for residential. Currently occupied by commercial units and an area of open space.
319	Rear of 319 Newchurch Road, Nun Hills	1	1.78	PP	NLUD site, identified as having planning consent for 7 dwellings
320	Blackwood Road, Nun Hills (1)	?	4.88	PP	Previous UCS now developed for residential.
322	216, Burnley Road East	?		PP	Previous UCS, now developed.
323	James Street, Haslingden	1	0.56	PP	Area of green space with a single mature tree on site. Currently subject to a current planning application for the erection of four dwellings (terraced). Application submitted after the base date of study.
333	Adjacent to 23 Herald Lane, Weir	?	0.07	PP	Site developed as housing.
334	Herald Lane / Office Road, Weir	1	23.16	PP	Housing allocation, area of tipped material, overhead power cables. Site subject to flooding. Granted planning permission for 56 dwellings.
335	Beaufort Road	?	1.41	PP	Now developed as a housing site.
347	Springvale Mill, Edenfield	?	1.36	PP	Previous UCS now developed for housing.
348	Springvale Mill, Edenfield	?	1.11	PP	NLUD site now developed for housing.
356	Fair Hill, Helmshore	1	1.23	PP	Previous UCS, planning consent for two detached dwellings.
357	Adjacent to 1 Dearden Fold, Edenfield	2	0.39	PP	Part of a larger previous UCS site (see 342). Has planning permission for a single detached dwelling.

To be completed when the Unconstrained Potential is identified					To be used at all stages for recording key information and assumptions.
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes
Settlement XX					
358	Land North of Rushbed Drive	1	0.59	PP	Previous UCS. Has planning permission for a single detached dwelling.
360	North of Mount Pleasant, Rawtenstall	2	1.23	PP	Previous UCS, large residential garden, has benefit of planning permission for dwelling.
365	Lower Clowes Road, New Hall Hey	12	6.13	PP	Previous UCS. Site has planning permission for a single dwelling. Vehicle access to the site is particularly constrained.
369	Brook Bank, Whitewell Bottom	1	1.13	PP	Previous UCS, site has planning permission for a dwelling.
371	Cawtoot Lane	1	10.18	PP	Previous UCS and partially a housing allocation, remainder of site is identified as white land.
380	Land adjacent to Waingate, Constable Lee.	7	1.13	PP	Review of previous UCS, outside of urban boundary.
382	Lomas Lane, Balladen Map 21	7	18.55	PP	Previous UCS, outside of the urban boundary.
387	Land adjacent to Britannia Reservoir, Britannia	?	0.2	PP	Previous UCS site. Now developed as a single detached dwelling.
388	Land North of 25 Market Street, between Facit and Shawforth	?	0.08	PP	Previous UCS site. Now developed as a single detached dwelling.
398	85/87 Burnely Road East, Waterfoot	1	0.02	PP	Site identified as having a current residential consent.
399	Holme Street Works, Stacksteads	8	0.03	PP	Existing commercial use, has planning consent for residential.
400	Melia Close, Rawtenstall	2	0.3	PP	Large private garden, planning consent has been awarded for a residential development.
409	Broadley Street (north), Rawtenstall	?	0.1	PP	Previous UCS site also identified on NLUD. Now developed.
413	Dam Top (off Fallbarn Road), Rawtenstall	1	0.2	PP	Former commercial building, not identified as being allocated in the Local Plan. Site has planning permission for the development of 3 detached dwellings.
415	Clough Fold Chapel	?	0.06	PP	Previous UCS site, former church, now converted to a single dwelling house.
416	Scout Road, Scout	7	0.04	PP	Previous UCS site, green corner space, not allocated in Local Plan. Mature trees identified on site. Review of Housing Land Availability indicates that site has planning permission for a single dwelling
419	Bridge Street, Swiss Clough	1	0.09	PP	Narrow strip of land adjacent to watercourse and identified as greenlands in the Local Plan. Part of site is sterilised by existing waste water infrastructure. Japanese knotweed also identified on site. Part of the site has planning consent for two detached bungalows, remainder is constrained as described above.
420	Thornfield Avenue, Waterfoot	5	0.05	PP	Previous UCS entry, site has planning consent for conversion to residential.
426	329 New Church Road, Brandwood	1	0.005	PP	Previous UCS, vacant corner building. Granted planning consent for two residential units (2001/049)
431	Acre Mill Road, Nun Hills	1	0.8	PP	Former mill, now vacant, partially derelict site. Identified as a employment site in the Local Plan, site is also partially within the floodplain. Site has outline planning consent for residential and currently has a planning application for 20 mews and 14 apartments pending.
434	Lane End Road, Rockcliffe	1	1.1	PP	Housing allocation adjacent to existing residential area and area of land identified to be subject to landscape improvement works.
435	Land to the rear of Ronalds Way Close, Bacup	7	9.6	PP	Previous UCS site currently being developed by McDermott Homes who have consent for the development of 194 dwellings (2004/407)
440	Rose Bank, Chatterton	12	0.2	PP	Two sites either side of Rose Bank, both have planning consent for a single dwelling.
441	Doals Gate, Weir	?	2.87	PP	Previous UCS, planning permission granted for 45 dwellings (2002/183), now developed.

To be completed when the Unconstrained Potential is identified				To be used at all stages for recording key information and assumptions.	
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes
Settlement XX					
446	Reed Street, Bacup	1	0.5	PP /106	Range of vacant / derelict buildings and open space. Part of the site is identified as a employment site, the remainder is not allocated. Site was granted planning consent in 2002 for residential, it is understood that the S106 is pending.
449	Green Hill, Rockcliffe	1	2.3	PP	Site along with 266 has planning consent for 90 dwellings
Site Categories					
Tapping the Potential Categories				Full PP	
(1) Previously developed vacant and derelict land and buildings (non housing)				Outline PP	
(2) Intensification of existing areas housing areas (garage courts, gardens etc)				Allocated	
(3) Redevelopment of existing housing					
(4) Redevelopment of car parks					
(5) Conversion of commercial buildings					
(6) Review of other existing allocations in plans					
(7) Vacant land not previously developed					
Other land					
(8) Land currently in employment use					
(9) Allotments					
(10) School Playing Fields					
(11) Sports Pitches					
(12) Other Open Spaces					

Appendix C

Constrained Potential and Timescales for Development

3 Pages

To be completed when the Unconstrained Potential is identified					To be used at all stages for recording key information and assumptions.			Timescales		
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount	Potential Capacity	0 to 5	5 to 10	10 to 15
1	Hazel Street, Rising Bridge	12	0.76	No PP	Vacant land, some plant / machinery on site. Steep slope from north to south. Access from Hazel Growth prevented by existence of a pedestrian handrail. Back lane would require significant improvements for access. No allocation in Local Plan. Scope for development will be constrained.	Retain	Capacity limited, suggest 3 dwellings.			Y
3	Land Adjacent to Rising Bridge Inn, Blackburn Road, Rising Bridge	1	0.61	No PP	Reclaimed site, flat. Previous UCS and NLUd entry. Special Site adjacent. Previous planning application for a commercial unit is understood to have been allowed on appeal.	Retain	Close to employment, assume 30 dph = 18		Y	
7	Edward Street, Acre	1	0.48	No PP	Derelict buildings, hardstanding used as an overflow by adjacent Winfields. Adjacent to housing and commercial. Listed structure on site? Change in level to east of site. Watercourse identified on site. NLUd site.	Retain	Mix of Town Houses / terraces @ 50dph = 24 units		Y	
15	# Land between 281 and 261 Blackburn Road, Haslingden	1	0.1	No PP	Assume that this gap site is a historic housing clearance. Green field with a slope across the site.	Retain	70 dph - 7 Town Houses - poor market			Y
20	54-60 Blackburn Road, Haslingden	1	0.02	No PP	Former commercial properties, now vacant, part of a wider employment designation adjacent to residential. However site and its uses is separate from the larger main employment use to the north.	Retain	Propose 4 town houses		Y	
21	# Bell Street, Haslingden	1	0.08	No PP	Former Mill Building - 2 to 5 Storeys in height, partially fire damaged. Adjacent to J Mason and Son Builders (office / lock-up), this may be a constraint. Previous NLUd site scope for conversion / redevelopment.	Retain	Conversion - 5 one bed flats and 10 two bed flats, market may not be able to support this form of development.		Y	
31	#Land to the rear of Manchester Road Service Station, Haslingden	1	0.29	No PP	Land to the rear of an existing service station, site is partially constrained by United Utilities below ground infrastructure. Owner is seeking to develop the site for housing, has sufficient frontage to facilitate vehicle access. Planning Application pending for 16 two bed apartments	Retain	16 two bed partments	Y		
43	Camms View, Flax Moss	12	0.04	No PP	Corner site, amenity space, scope for a single dwelling.	Retain	Single detached dwelling		Y	
44	Daffodil Close, Flax Moss	?	0.05	No PP	Previous UCS, screened from view by existing residential properties and high hedge.	Retain	Single detached dwelling		Y	
49	Lancaster Avenue, Helmshore	7	0.23	No PP	Open space within a residential area - scope for limited intensification. Previous UCS site. Electricity sub-station on site.	Retain	1 unit		Y	
50	Sussex Street, Helmshroft	7	0.03	No PP	Corner plot of land, green space. Scope for a single dwelling.	Retain	Single detached dwelling		Y	
58	Broadway (East), Haslingden	2	0.07	No PP	Open space, potential for infill.	Retain	2 units		Y	
59	Broadway (West), Haslingden	2	0.11	No PP	Open space, potential for infill.	Retain	2 units		Y	
61	Manchester Road / Bridge Street, Ewood Bridge	1	0.06	No PP	Corner plot site, demolished building. No allocation in Local Plan.	Retain	2 units		Y	
71	Goodshaw Lane, Goodshaw Chapel	2 or 7 or 12	0.29	No PP	Open space, two mature trees on site. Scope for development.	Retain	30 dph = 9 semi's, query economics of site			Y
76	Land adjacent to the Jester Inn, Burnley Road, Goodshaw Chapel	1	0.02	No PP	Single storey commercial building which appears to be vacant.	Retain	1 detached dwelling			Y
78	# Lawson Street Garages, Goodshaw	2	0.17	No PP	Mix of garages and sheds, part of a larger UCS. Sufficient space for a turning head to for Lawson Street. Semi-mature trees on site. Garage Policy in Local Plan would apply.	Retain	site 78 and 79, 9 terraced and 12 semi's		Y	
79	# Stoneholme Road / Turton Hollow Road, Stoneholme Lane	1	1.44	No PP	Previous UCS. Significant change in levels, not all of site will be developable.	Retain			Y	
86	Land to the rear of Lyndale Scout Hut, Crawshawbooth	12	0.49	No PP	Open space, unmaintained. Able to come forward if 85 were to come forward	Retain	Single Dwelling	Y		
93	# Scrap Yard north of Hazel Grove, Rake Foot	1	0.11	No PP	Leach + Sons Scrap Metal Works. One building on site.	Retain	Single dwelling			Y
94	Lee Brook Close, Rake Foot	12	0.52	No PP	Existing UCS, unable to view site, access from Lee Brook Close is behind a large hedge.	Retain	30 dph = 15 detached		Y	
103	Oak Mount Garden, Rawtenstall	2	0.29	No PP	Private garden, unable to view into site, mature trees (TPO). Narrow access into the site.	Retain	Single dwelling		Y	
104	Land opposite Egypt Terrace, Rawtenstall	2	0.15	No PP	Private garden, unable to view into site, mature trees (TPO). Narrow access into the site.	Retain	Single dwelling		Y	
124	# Isle of Man Garage, Burnley Road East, Forest Holme	1	0.22	No PP	Isle of Man Garage and adjoining mill, Vacant and for sale by Petty's (sold) 2 / 3 Storey building.	Retain	16 flats		Y	
129	Land hardstanding between West View Road and Burnley Road East, Whitewell Bottom	1	0.27	No PP	Hardstanding used for HGV storage. Significant change in level between site and West View Road. Long term site may have some potential, need to assess whether development here would have implications for adjacent industrial area. Identified as Whiteland in the Local Plan.	Retain	30dph - 8 units			Y
130	Residential garages on West View Road, Whitewell Clough	1	0.015	No PP	Previous UCS, 3 residential garages. Limited scope for off street parking.	Retain	1 unit		Y	
133	Land off Foxhill Drive, Whitewell Bottom	12	0.12	No PP	Previous UCS, green space, boundary of UCS relatively flat but site falls away into a steep slope.	Retain.	40 dph = 5 units		Y	
135	Slaughter House off Burnley Road East, Whitewell Bottom	1	0.21	No PP	NLUd site used for wholesale, future potential for redevelopment. Outline residential application in 2003 for residential development refused.	Retain	40 dph = 8 units			Y
136	Land south of the Slaughter House, Burnley Road East, Whitewell Bottom	1	0.2	No PP	Previous UCS and NLUd site. Hardstanding area, stone and waste material. Trees and watercourse on edge of site. Remains of previous structure on site. Outline residential application in 2003 for residential development refused.	Retain	40 dph = 8 units		Y	
146	# Land south of New Road, Newchurch	12	0.09	No PP	Open space and residential garages. Open space is characterised by a slope from east to west which is likely to minimise the over developability of the site. Garage policy would be relevant	Retain	40 dph - 4 units semi detached		Y	
156	Birch Close, Broadley	2	0.05	No PP	Large flat garden space. Constrained access at Birch Close.	Retain	1 unit, discount if assessing intensification through past trends to avoid double counting.	Y		
170	#Wallbank Drive Caravan Site, Wallbank Drive, Wallbank	8	0.31	No PP	Previous UCS, derelict buildings, mature trees, unclear whether this is a travellers site or caravan sales. Planning application (2004/616) for 13 dwellings refused.	Retain	10 units, semi detached		Y	
175	#Chapel St, Hallfold	1	0.09	No PP	NLUd site, Listed chapel building, vacant and boarded. Planning application for conversion to 14 apartments refused (2004/493). Revised application submitted 21/10/2004, again for 14 apartments.	Retain	10 flats	Y		
176	Elworth Garage, Hallfold	1	0.07	No PP	Former commercial one storey building. Scope for redevelopment.	Retain	2 units	Y		
177	Land opposite Chapel Street, Hallfold	12	0.05	No PP	Vacant site, used for storage and range of other uses. Scope for a single dwelling	Retain	1 unit		Y	
190	#Land to the rear of Oak Street, Shawforth	12	0.91	No PP	Previous UCS, open space, landscaped area and car park (private). Watercourse through site. Japanese knotweed noted. Identified as Whiteland in the Local Plan.	Retain	suggest developable area 0.6 ha. 10 terraced and 8 detached			Y

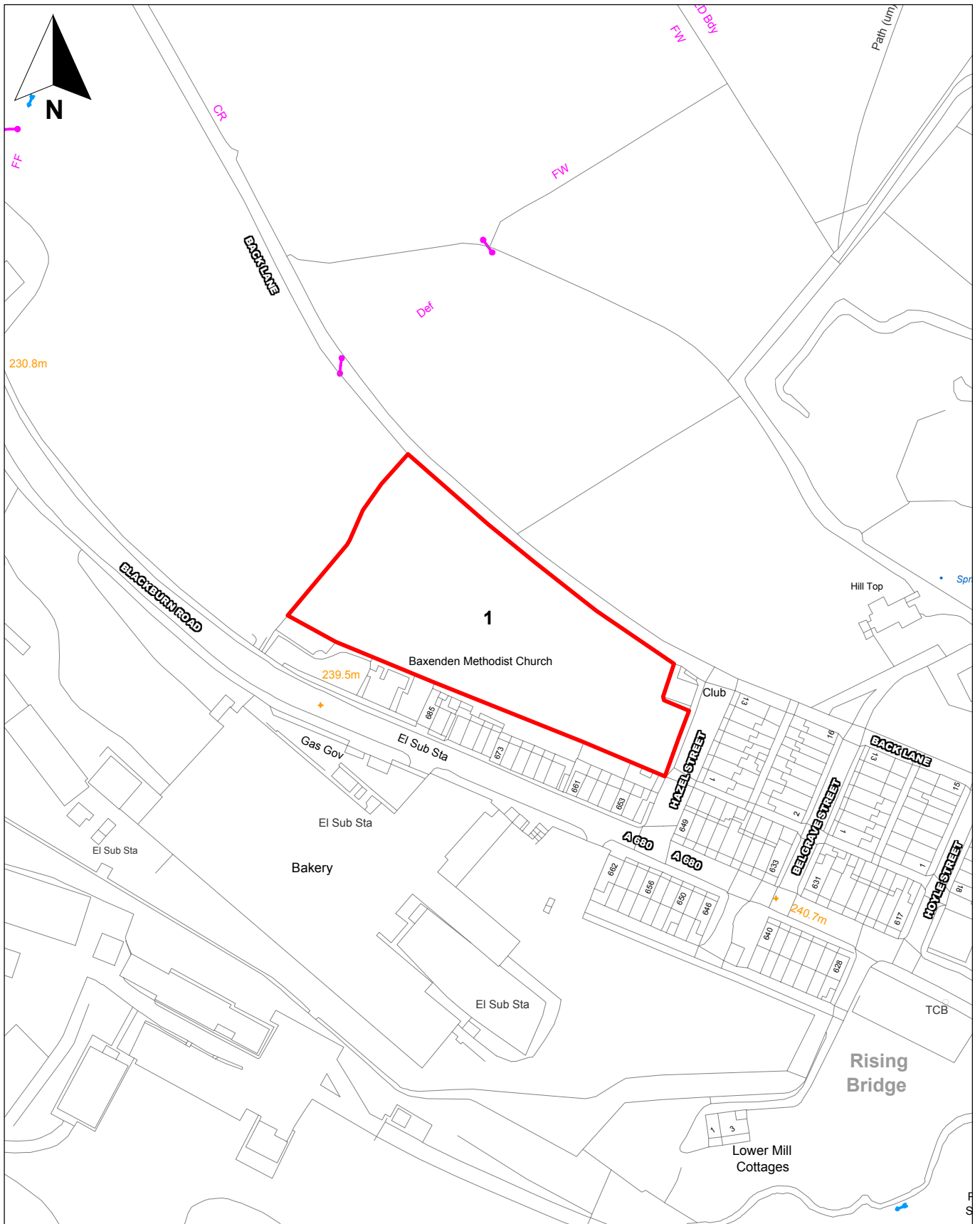
To be completed when the Unconstrained Potential is identified					To be used at all stages for recording key information and assumptions.		Timescales			
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount	Potential Capacity	0 to 5	5 to 10	10 to 15
191	South Valley View / Springside, Shawforth	12	0.48	No PP	Previous UCS, end of residential street, private land, unable to access site. Appears to be open space, but may have been subject to historic development. Limited access to the site. Trees on site.	Retain	10 terraced and 8 detached			Y
196	#Former Norweb Power Station, Waterfoot	1	0.57	No PP	Previous UCS. Vacant site. Planning consent for access to adoptable standards. Infrastructure works necessitate removal of line of Cherry trees to frontage. Trees and vegetation on site. Japanese Knotweed also noted. River Irwell around site, need to assess flooding implications. Site will require a FRA and the construction of flood defences. Site acts as Zone 3a/b	Retain	10 terraced, 18 semi's and 12 detached	Y		
199	#Waterfoot bus terminus, Waterfoot	2	0.38	No PP	Previous UCS. Bus terminus with two shelters and turning circle. Public w/c, car park and childrens play area make up the rest of the site. There are some mature trees on site around the children's play area reducing the developable area to 0.25ha.	Retain	18 town houses at 70dph			Y
222	Robert Street, Piercy	1	0.14	No PP	NLUD site, open space. Telegraph wires overhead. Between commercial and housing site. Site is identified in the Local Plan as being adjacent to a employment site. Site is partially within the floodplain.	Retain	6 units at 30 dph		Y	
233	Lomas Lane / Fallbarn Crescent, Rawtenstall	12	0.12	No PP	Open space, fall across site but scope for a single dwelling.	Retain	Single dwelling		Y	
238	Adjacent to 22 Redwood Close, Rawtenstall	2	0.03	PP	Previous UCS. Open space, high hedge to road frontage. Capacity for a single dwelling. Planning consent for detached dwelling approved 08/09/2004 post base date of study.	Retain	1 dwelling	Y		
247	Adjacent to 112 Booth Road, Waterbarn	2	0.21	No PP	Scope for tandem development to rear garden.	Retain	1 dwelling		Y	
248	Church opposite Rook Hill, Brandwood	1	0.05	PP	NLUD site. Single storey building (church?). Raised above street level. Commercial to rear, residential either side. Site has benefit of outline planning permission for residential development, approved 05/08/2004, post base date of study.	Retain	Conversion - 3 apartments	Y		
254	#East of 518 Newchurch Road, Brandwood	12	0.34	No PP	Previous UCS. Open space, heavily planted, although appears to be self seeded in part. Site drops from highway and forms part of a floodplain. Proposals would require a FRA.	Retain	6 flats and 6 terraced dwellings			Y
275	Carlton Street, Bacup	1	0.27	No PP	Mixture of buildings on site, stables, former residential. Derelict and dangerous, part of adjoining highway is closed off. Interesting buildings worthy of retention. Extent of boundary of site difficult to fully identify on the ground. Hurstwood sign noted on site.	Retain	Opportunity for a partial conversion and partial new development. 3 units		Y	
279	Head Lane / St. James Sq, Bacup	5 or 8	0.11	No PP	Previous UCS. Range of buildings - may not all be vacant. Assumption is that only the building to Head Lane is vacant. This appears to be partially fire damaged. Scope for upper floor / complete change of use to residential. Site is within Town Centre and Conservation Area.	Retain	MU opportunity, bring forward 15 units			Y
283	#Land adjacent to Bacup Leisure Hall, Bacup	12	0.48	No PP	Previous UCS. Open space, gentle slope across site. Scope for redevelopment.	Retain	8 terraced units and 12 semi detached		Y	
285	Alama Street / South Street, Bacup	12	0.14	No PP	Previous UCS. Fall across site from south to north. Some semi-mature trees on site. Scope for development either on South Street or Alma Street. Only 50% of the site is considered to be developable.	Retain	4 units at 50dph			Y
288	St James Street / Bath Street, Bacup	1	0.02	No PP	Previous UCS. Former Mill? Used most recently as a bar / club. 4 Storey's. Scope for conversion. Appears to be vacant. Site is within Bacup Town Centre and within conservation area.	Retain	4 apartments			Y
296	Rosehill Street, Bacup	2	0.09	No PP	Previous UCS. Large residential property. Development may require the removal of a number of mature trees on the site. Site is within Town Centre and Conservation Area.	Retain	Single unit			Y
297	The Laurels Care Home, Bankside Lane, Bacup	2	0.16	No PP	Previous UCS. Large care home set in landscaped grounds. Scope for units around edge of site. TPO's identified on site. Within Town Centre Conservation Area.	Retain	two detached dwellings, however discount if intensification is considered through the historic market trends		Y	
298	Maden Close, Bacup	12	0.03	No PP	Open space, edge of highway. Slope on site, scope for a single dwelling.	Retain	1 unit			Y
300	Burnley Road / Hall Street, Bacup	5	0.2	No PP	Previous UCS. Former Phoenix Building / Cinema and range of other buildings. Key corner site, scope for conversion and potentially redevelopment to bring site forward. Site is within Town Centre and Conservation Area. Scope for mixed use development. Part of site(14 Burnley Road) has planning permission for the conversion of a shop to five flats.	Retain (although need to discount part of site.	Assume 20 apartments if part of a mixed use development			Y
302	Land adjacent to 540 Rochdale Road, Britannia	1	0.01	No PP	Previous UCS, narrow gap site between terraced properties. Scope for single dwelling. Site is currently used for off street parking.	Retain	Single unit		Y	
303	Land adjacent to 546 Rochdale Road, Britannia	1	0.03	No PP	End of terrace site, Japanese Knotweed identified on site. Previous UCS entry.	Retain	Two units		Y	
304	Land opposite Moor View, Rochdale Road, Britannia	1	0.17	No PP	Previous UCS. Area of open space, not allocated in Local Plan. Two mature trees on site, not identified as being protected by TPO's.	Retain	30 dph = 5 detached		Y	
308	Adjacent to Park House Hotel, Pinfold	5	0.06	No PP	Stone building and large forecourt, currently in use as a hand car wash, adjacent to residential on either side.	Retain	Redevelopment @ 50dph = 3 Town Houses	Y		
310	Beulah Methodist Church at the junction of Rochdale Road and New Line, Britannia	1	0.07	No PP	Previous UCS, key site, vacant former Methodist Church currently being actively marketed by Clearway. Building has been subject to a planning application in the past for conversion to residential, but application was withdrawn (2001/364). Subject to a current planning application for conversion to ten apartments. Thus application was submitted after the base date of the study and as such is retained.	Retain	10 apartments		Y	
311	#West of Warren Drive, Britannia	7 or 11	0.4	No PP	Previous UCS, greenfield site, adjacent to (part of) school playing field. Unlike the rest of the playing field site is not identified as greenlands in Local Plan.	Retain	4 semi detached and 2 detached dwellings		Y	
315	Land adjacent to 324 Rochdale Road, Britannia	4	0.04	No PP	Previous UCS, no allocation in Local Plan. Currently in use as a car park.	Retain	1 unit			Y
323	James Street, Haslingden	1	0.06	PP	Area of green space with a single mature tree on site. Currently subject to a current planning application for the erection of four dwellings (terraced). Application submitted after the base date of study.	Retain	4 units at 50dph			Y

To be completed when the Unconstrained Potential is identified					To be used at all stages for recording key information and assumptions.		Timescales			
Site Ref No.	Address	Site Category	Site Area (ha)	Current Status	Notes	Retain or Discount	Potential Capacity	0 to 5	5 to 10	10 to 15
339	10 Burnside, Edenfield	2	0.1	No PP	Private garden.	Retain	Single unit	Y		
342	Rear of Dearden Road, Edenfield	1	1.05	No PP	Previous UCS, area of open space and hardstanding. Access appears to be constrained. Site does have a historic planning consent from 1998 for the erection of 21 dwellings.	Housing Allocation	No net gain.			
349	Mushroom House, Market Street, Edenfield	7	0.55	No PP	Area of open space (private) identified as whiteland in Local Plan.	Retain	30 dph = 17 Detached / Semi's	Y		
350	Land north of Edenfield School, Pinfold	7 or 10	0.18	No PP	Area of open space, no allocation identified in Local Plan. Planning permission approved for 4 dwellings 27/10/04 as such site can remain in study since consent was awarded after the base date of the study.	Retain	4 units	Y		
362	Heritage Arcade, Rawtenstall	1	0.07	No PP	Heritage Arcade. Architecturally interesting building in town centre.	Retain	Opportunity for conversion a mixed use scheme may be viable. Assume 20 apartments		Y	
366	Land to the rear of Rossendale Motorsales	1	0.8	No PP	Previous UCS. Previous planning applications for the site for the development of 36 and 34 dwellings have been refused. The later scheme is currently subject to Appeal.	Retain	Assume 32 dwellings at 40dph		Y	
367	Ormerod Street Works, Water	1	0.4	No PP	Mill building, not allocated in the Local Plan.	Retain	in this location, suggest any capacity will come forward through redevelopment. 50dph = 20 units.		Y	
391	Land opposite Futures Business Park	1	0.1	No PP	Gap site, identified as whiteland in the adopted local plan.	Retain	Two units (TH)			Y
393	Lomas Lane, Rawtenstall	12	0.2	No PP	Area of incidental open space within an existing residential area.	Retain	4 units		Y	
406	Vacant land off Park Avenue, Haslingden	7	0.5	No PP	Green sloping site, consisting of scrub vegetation and mature trees. Overlooked by properties on Manchester Road (higher level). Site is identified as white land in the Local Plan. Access into the site may be problematic.	Retain	0.3 ha developable @ 30 dph = 9 detached dwellings		Y	
407	Rossendale General Hospital, Haslingden	1	No defined site area	No PP	Existing hospital. Range of facilities and services on site are reducing although there are no proposals to close the hospital. May be scope for future redevelopment of part of the site although extent cannot be readily quantified. Assume that there is long term potential at the end of emerging plan period. No firm boundaries identified.	Retain	Maybe potential at the end of the plan period for the partial redevelopment of a small element of this hospital complex. Suggest there may be potential for 30 units on site.			Y
408	Roberts Street Depot, Rawtenstall	8	0.2	No PP	Rossendale Borough Council depot, range of buildings on site, dating back to 1901. Adjacent to residential / office uses. Part of the site is derelict / vacant and only appears to be partially occupied. Electricity sub-station on site. Site is not allocated in the Local Plan. Previous planning application for the erection of 12 dwellings (2004/730) was withdrawn (part of site only). Future scope for long term redevelopment pending feasibility of continuing existing operation on site.	Retain	60 dph = 12 Town Houses			Y
427	South of Angus Street, Blackwood Road, Nun Hills (2)	1	0.08	No PP	Existing garage site, adjacent to watercourse, site is not allocated in Local Plan. Previously site has received planning consent for an ambulance station. A planning application for 6 apartments submitted during 2004 was withdrawn.	Retain	5 apartments		Y	
438	Land to the rear of 67 New Line, Rockcliffe	8	0.07	No PP	Metal fabricating business to the rear of a residential area. Not allocated in Local Plan.	Retain	2 units		Y	
444	Bacup Leisure Centre, Bacup	8	0.5	No PP	Existing recreational facility to the north of Bacup. Not allocated in Local Plan. Appears 'long in the tooth' as a recreation facility, may be scope for new provision if site was comprehensively redeveloped (along with 283). Consider long term potential.	Retain	Redevelopment @ 50dph = 25 units			Y
445	Bacup Police Station, Bank Street, Bacup	8	0.08	No PP	Understood that Police are considering alternative locations for their facility in Bacup. Building may lend itself to future conversion. Site is within Bacup Town Centre and within the Conservation Area.	Retain	Conversion - 6 apartments			Y
451	121-125 Newchurch Road, Bacup	1	0.017	No PP	Vacant two storey building, not identified as being allocated in Local Plan.	Retain	2 units			Y
452	#Former Civic Building, Facit	1	0.32	No PP	Former civic building which was destroyed in a fire, only concrete base remains. Not allocated in Local Plan, watercourse and trees form western boundary.	Retain	10 terraced, 6 detached	Y		
453	Adjacent to 486 Market Street, Trough Gate	1	0.04	No PP	Area of hardstanding, not identified as being allocated in the local plan.	Retain	2 units		Y	


Appendix D

Constrained Potential Site Plans

80 Pages

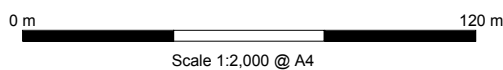


Key

 Site (Area = 0.78 ha)

Rossendale Borough Council
Urban Potential Study

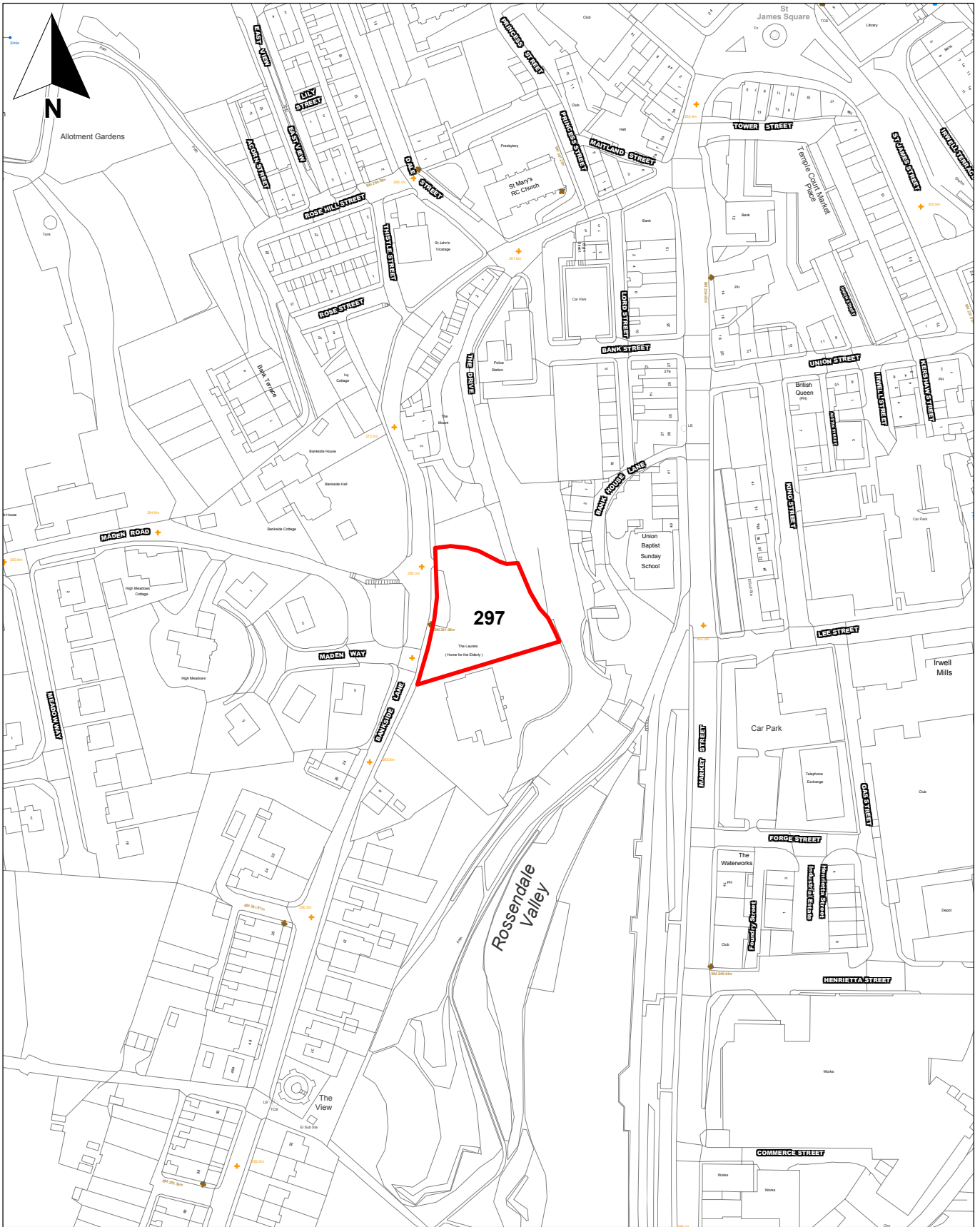
Constrained Capacity
Site 1 - Hazel Street, Rising Bridge



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June 2005
14019-S01 philj

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Key



Site (Area = 0.16ha)

Rosendale Borough Council
Urban Potential Study

Constrained Capacity
Site 297 - The Laurels Care Home,
Bankside Lane, Bacup



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Key

 Site (Area = 0.09ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 296 - Rosehill Street, Bacup

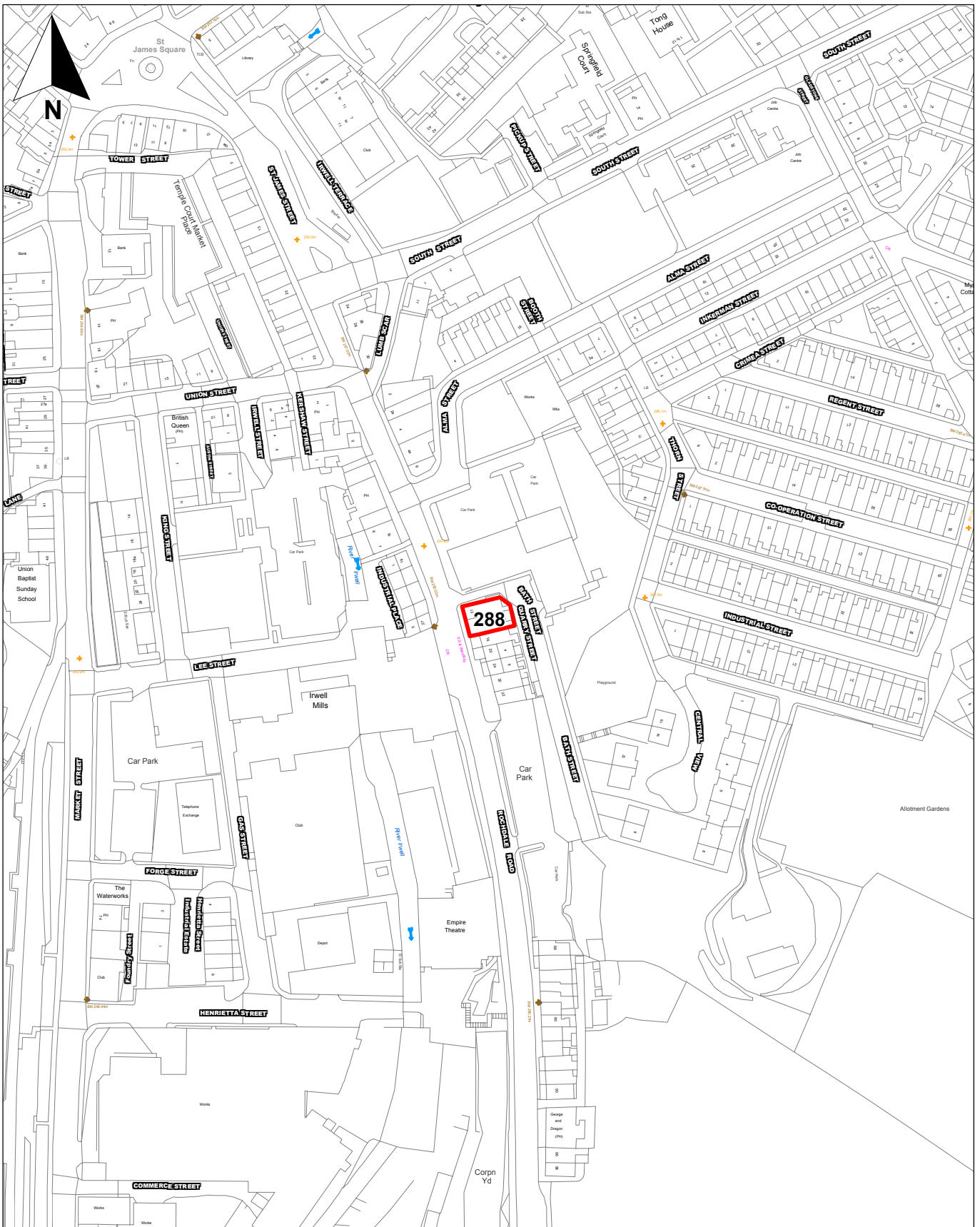


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Key



Site (Area = 0.02ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 288 - St James Street / Bath
Street, Bacup**

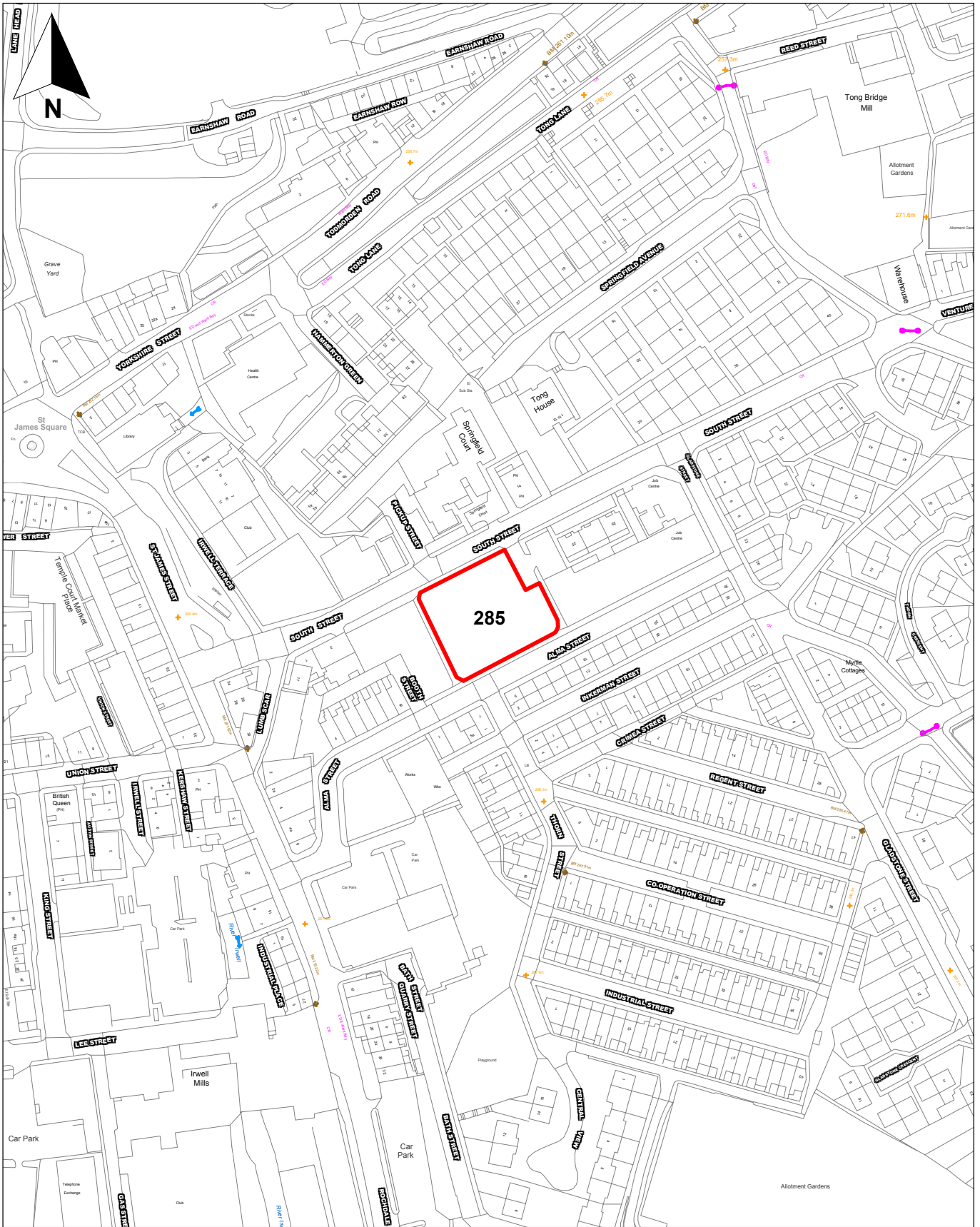


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Key

 Site (Area = 0.14ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 285 - Alama Street / South Street,
Bacup**

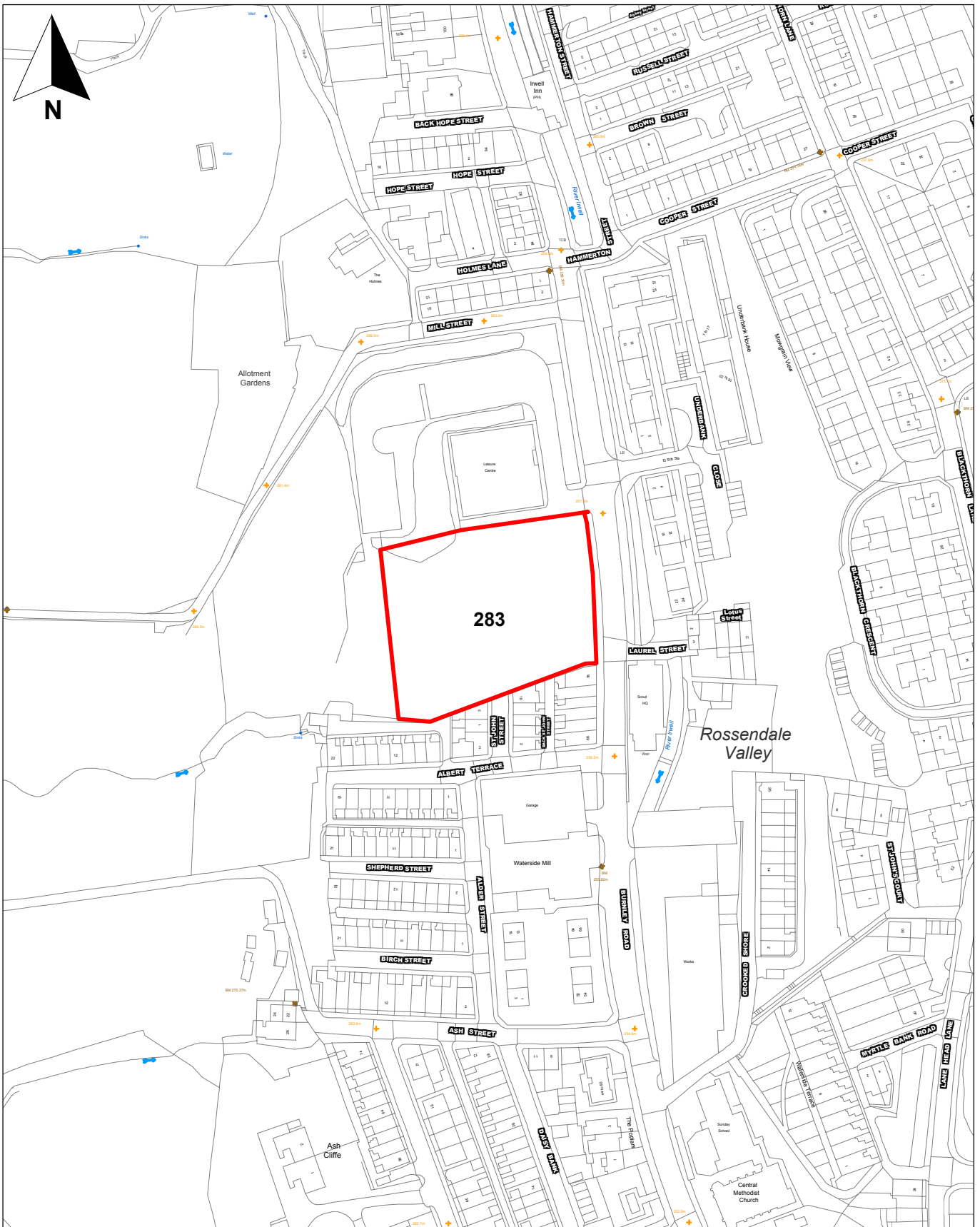


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Key

 Site (Area = 0.48ha)

Rosendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 283 - Land Adjacent to Bacup
Leisure Hall, Bacup**

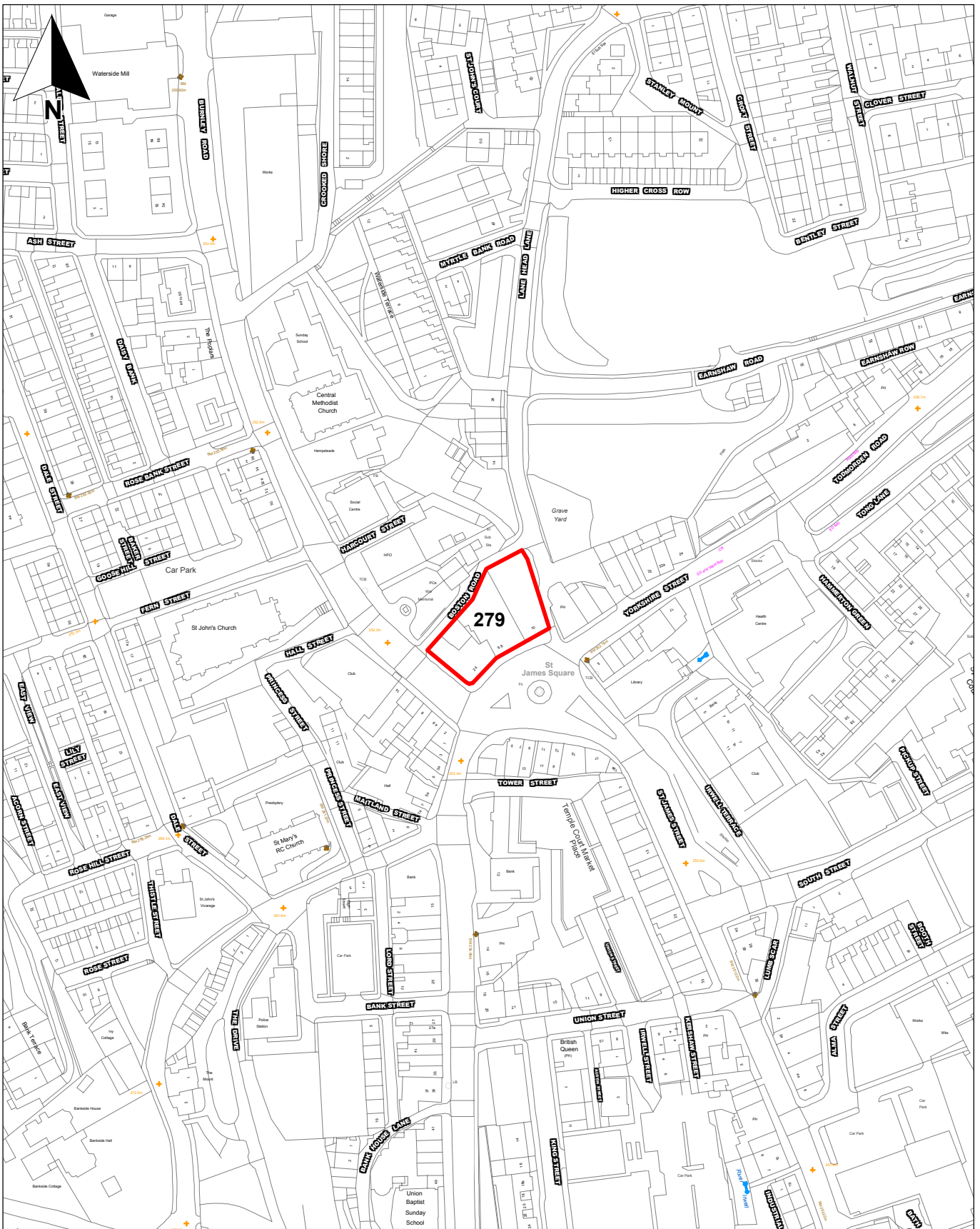


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Key



Site (Area = 0.11ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 279 - Head Lane / St. James
Square, Bacup**

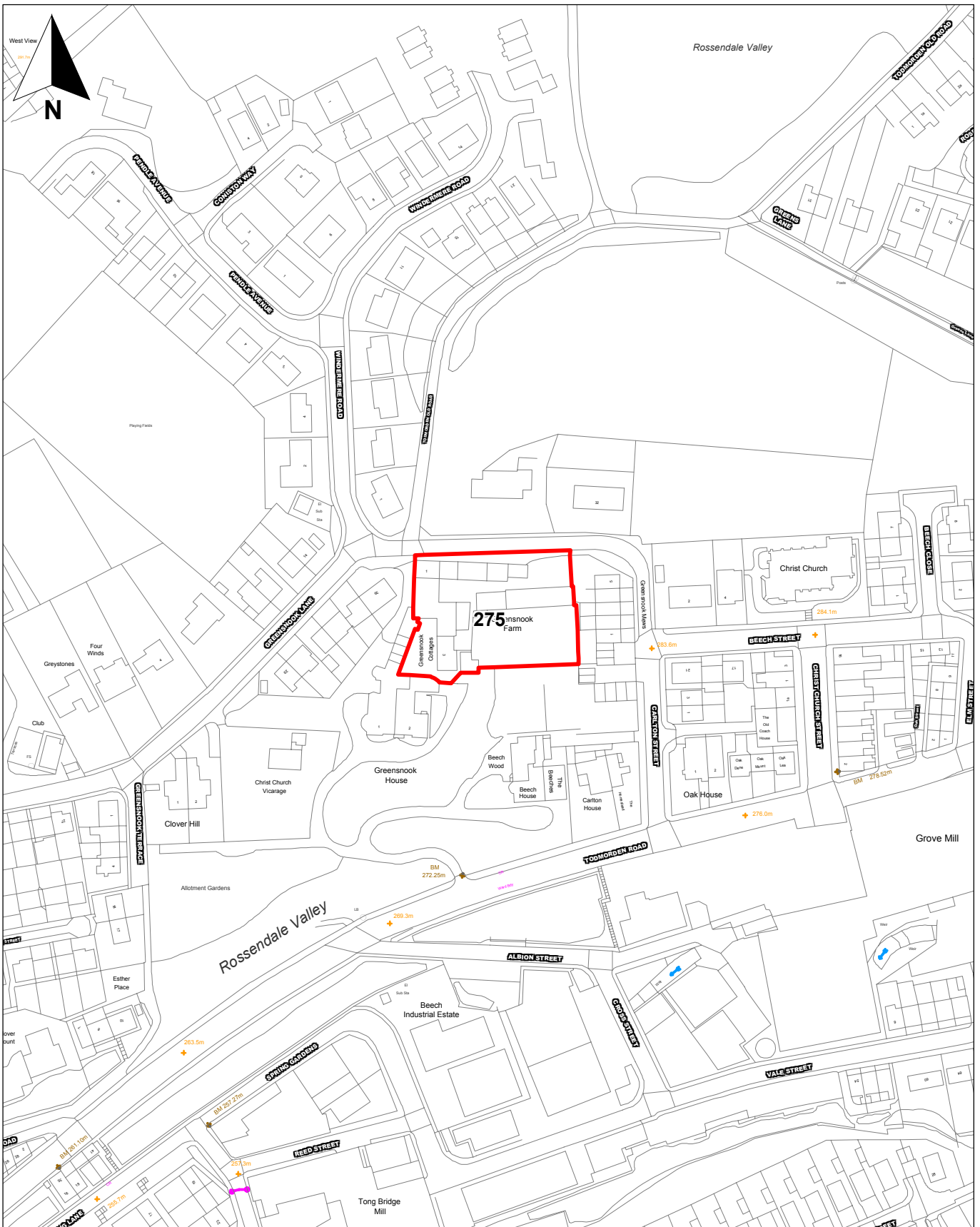


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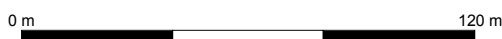


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 Site (Area = 0.27ha)

Rosendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 275 - Carlton Street, Bacup**

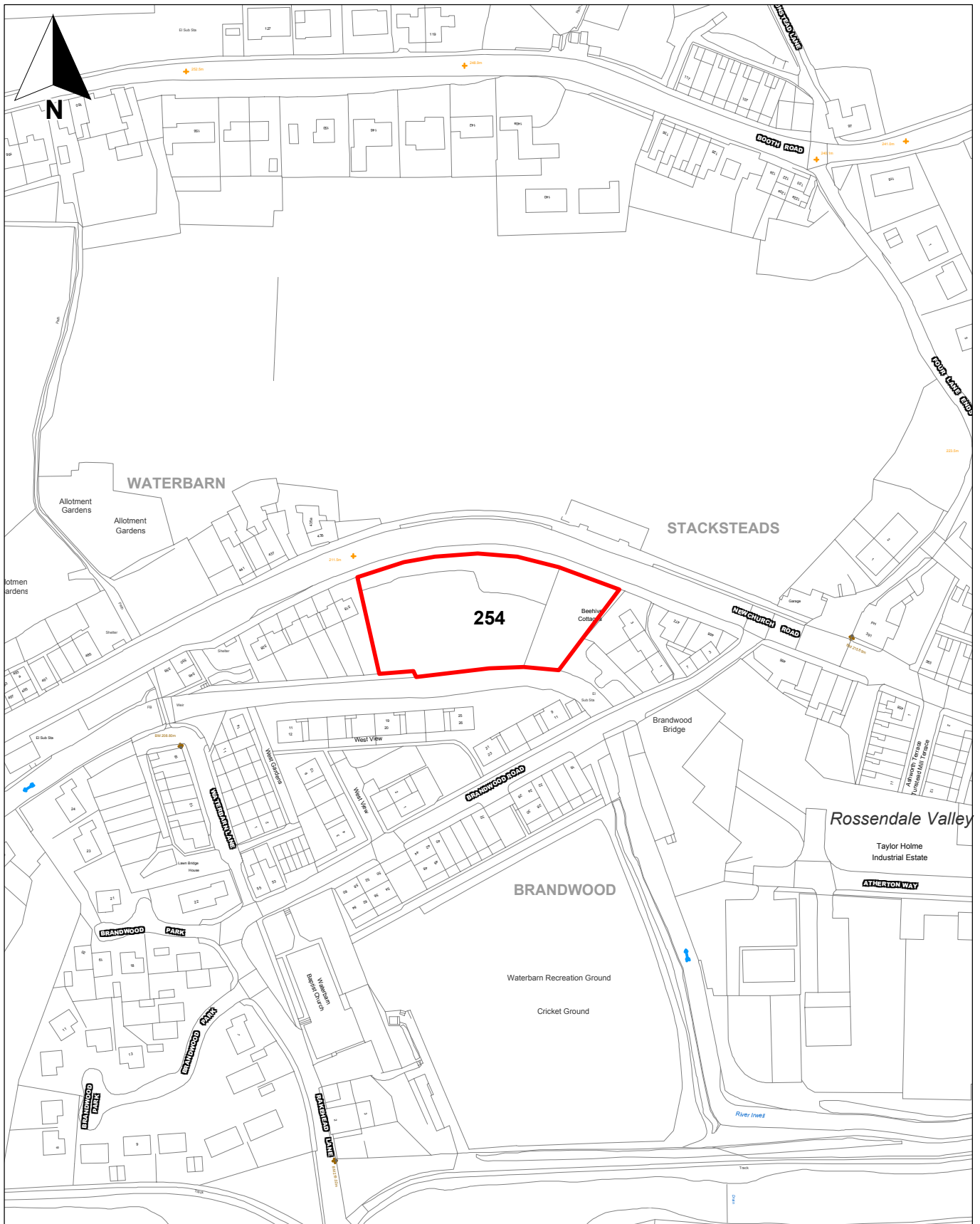


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Key

 Site (Area = 0.34ha)

Rosendale Borough Council
Urban Potential Study

Constrained Capacity
Site 254 - East of 518 Newchurch Road,
Brandwood

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Key

 Site (Area = 0.05ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 248 - Church Opposite Rook Hill,
Brandwood

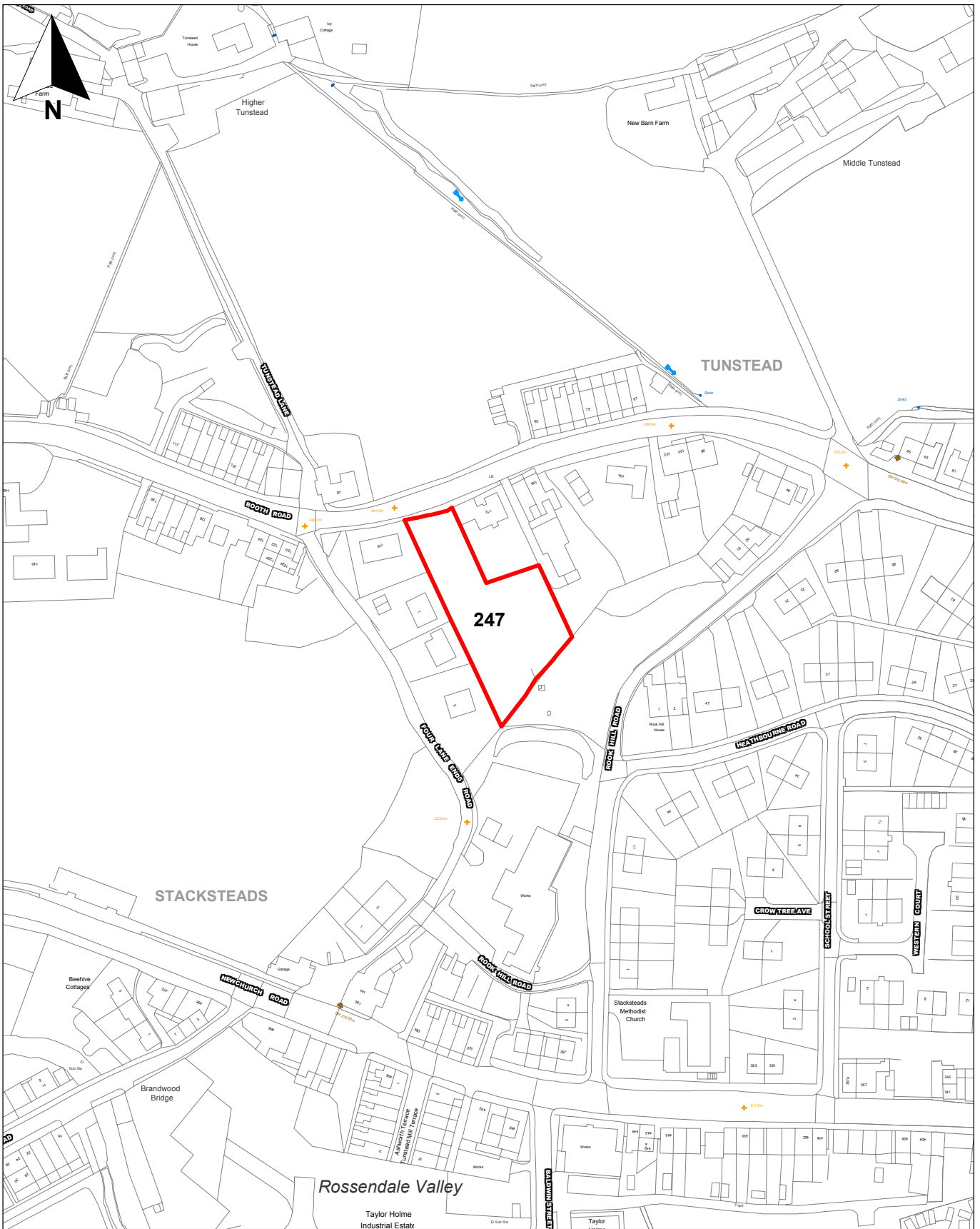
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Key



Site (Area = 0.21ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 247 - Adjacent to 112 Booth Road,
Waterbarn

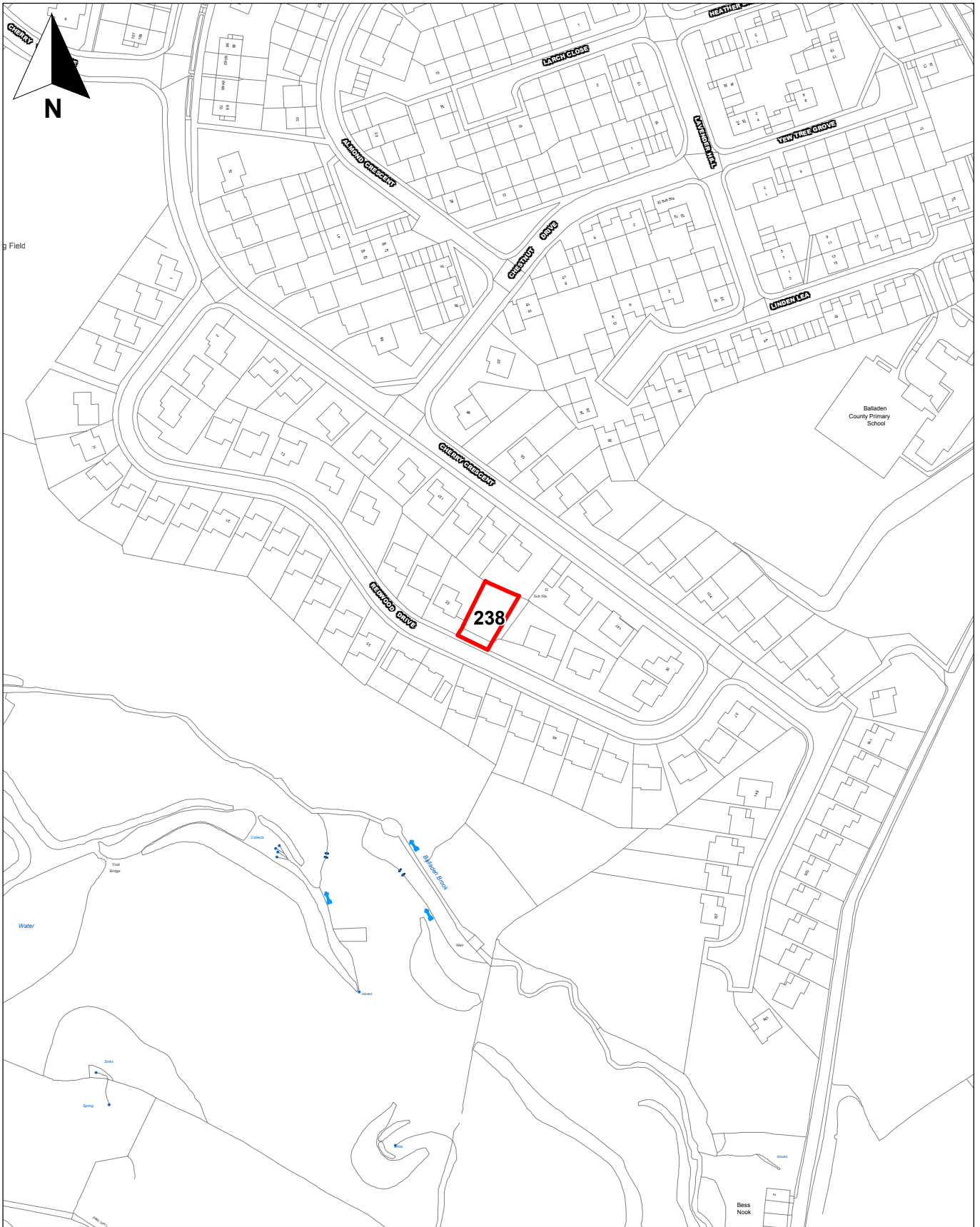


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Key

Site (Area = 0.03ha)

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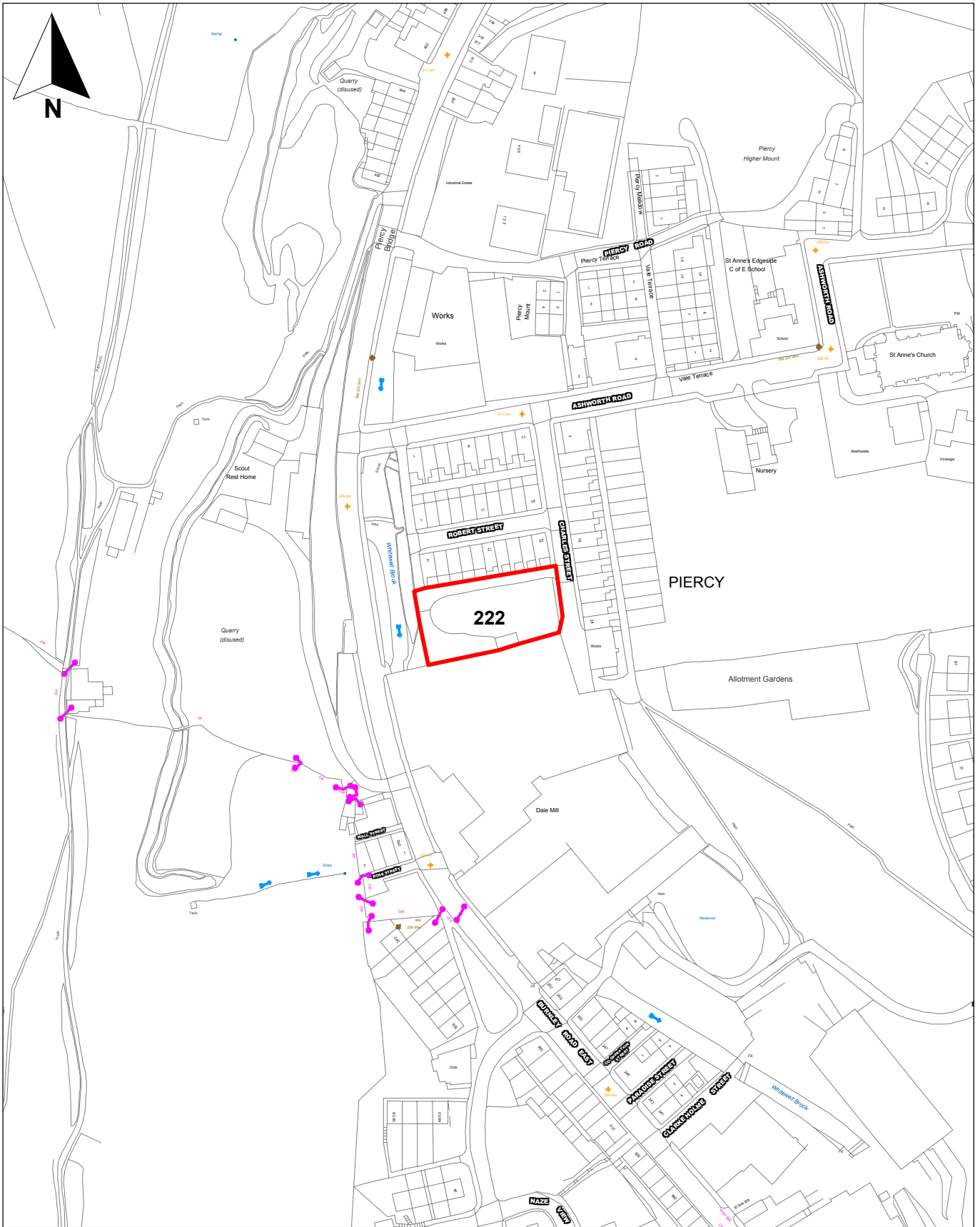
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Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 238 - Adjacent to 22 Redwood Close, Rawtenstall

June 2005
14019-S48 philj

Entec



Key



Site (Area = 0.14ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 222 - Robert Street, Piercy**

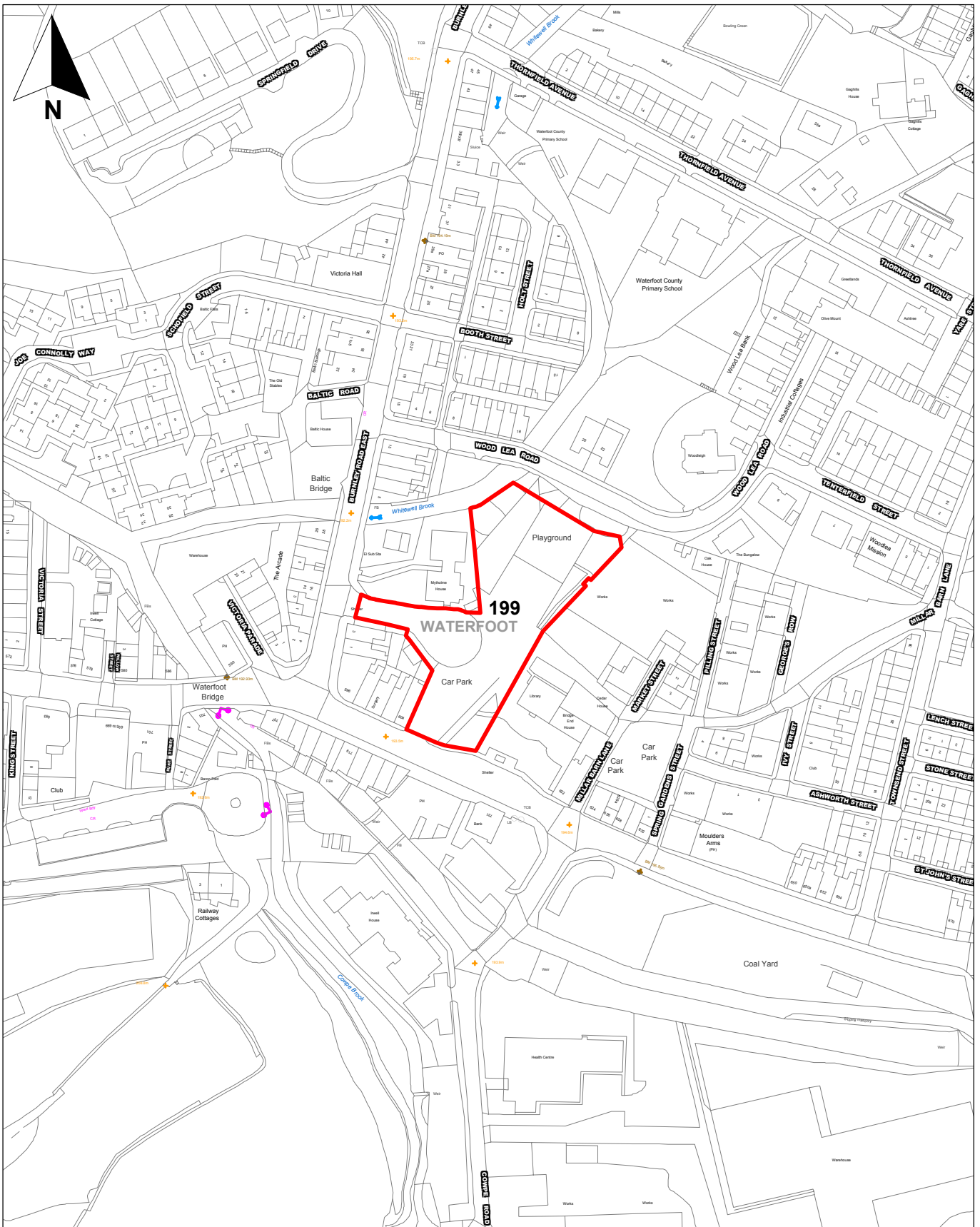


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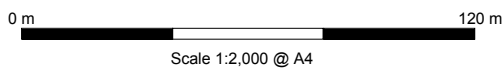
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Rossendale Borough Council
Urban Potential Study

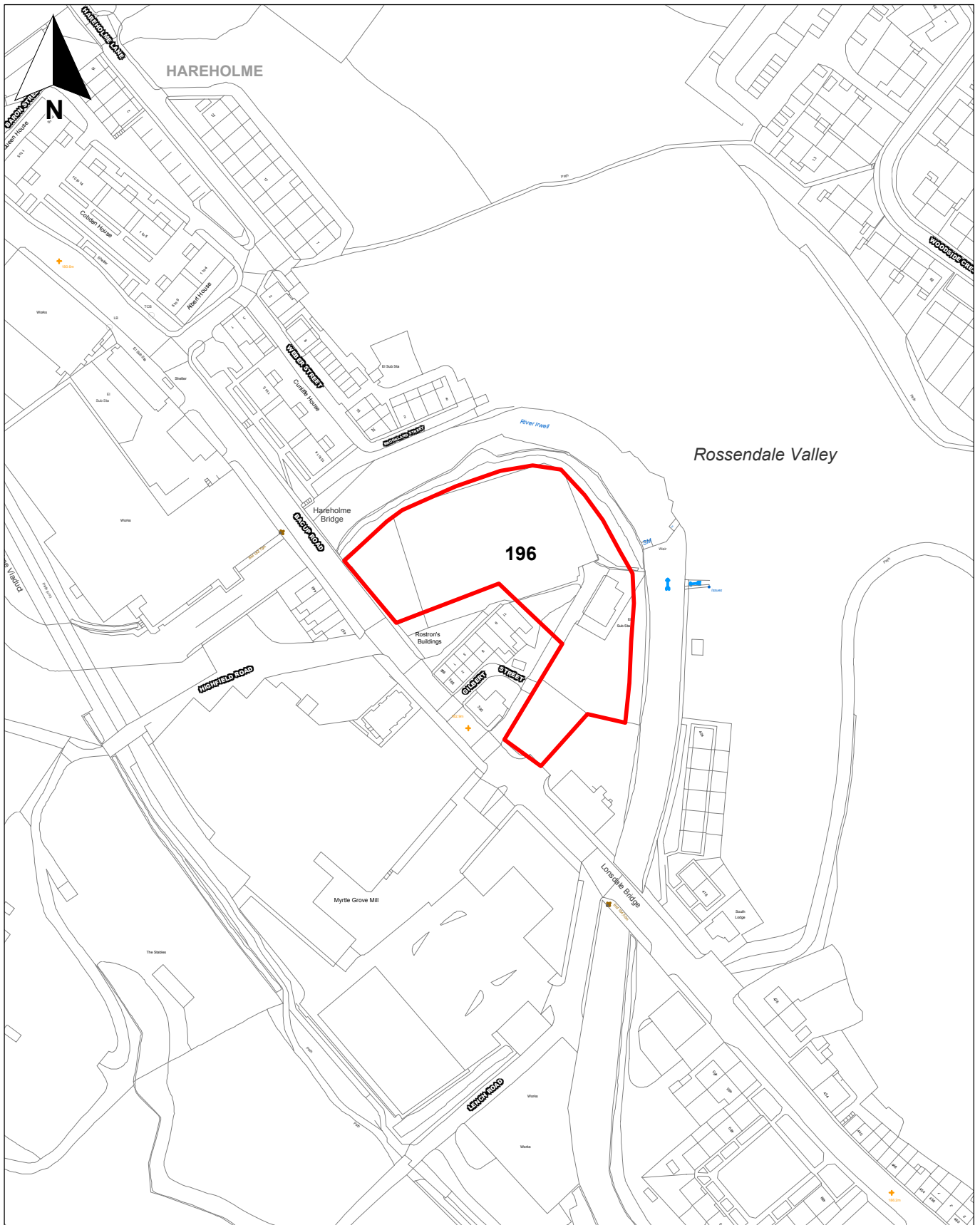
**Constrained Capacity
Site 199 - Waterfoot Bus Terminus,
Waterfoot**

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June 2005
14019-S41 philj

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Key

 Site (Area = 0.57ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 196 - Former Norweb Power
Station, Waterfoot**

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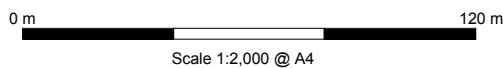
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 Site (Area = 0.48ha)

Rossendale Borough Council
Urban Potential Study

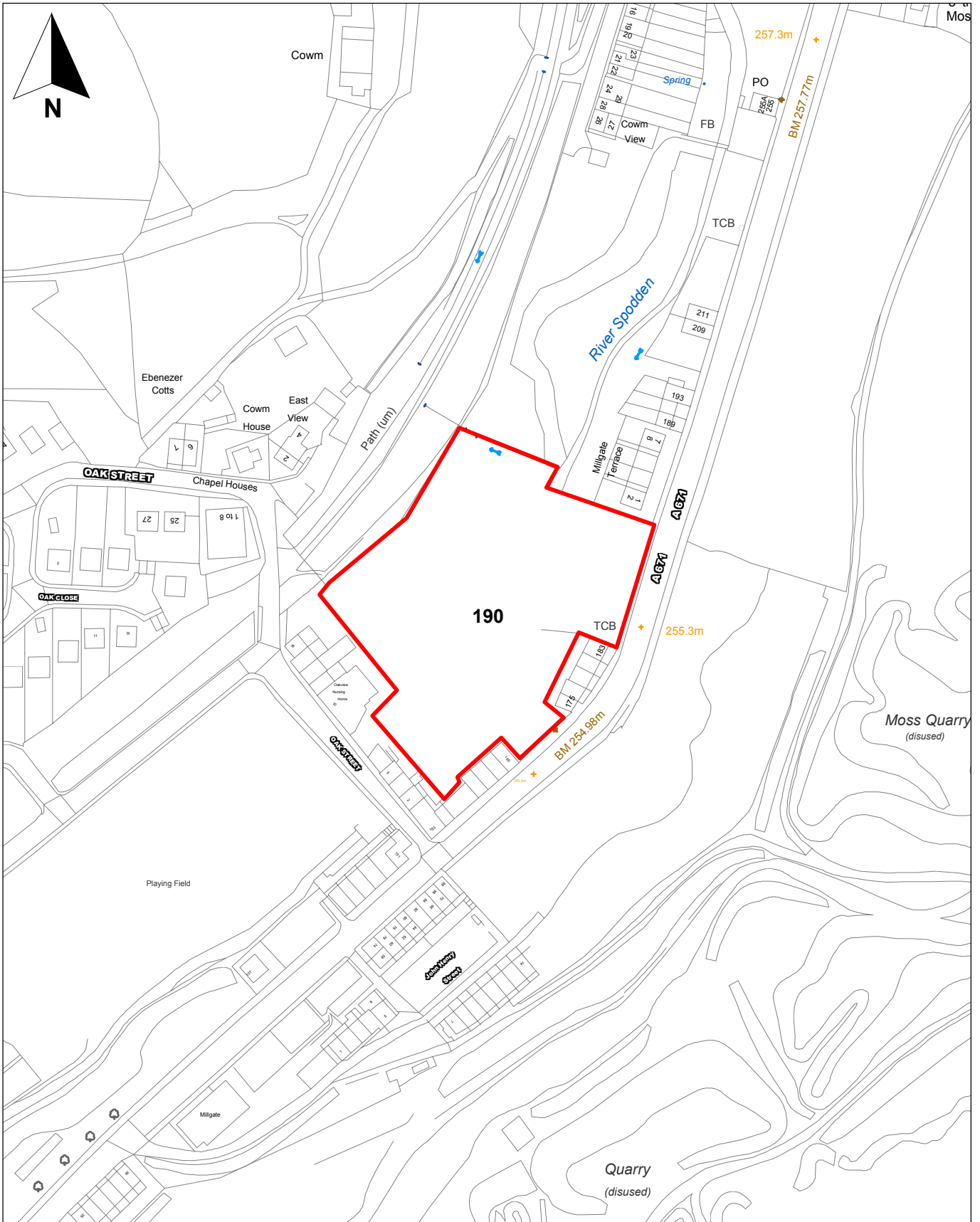
**Constrained Capacity
Site 191 - South Valley View /
Springside, Shawforth**

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June 2005
14019-S39 philj

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Key

 Site (Area = 0.91ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 190 - Land to the Rear of Oak
Street, Shawforth**

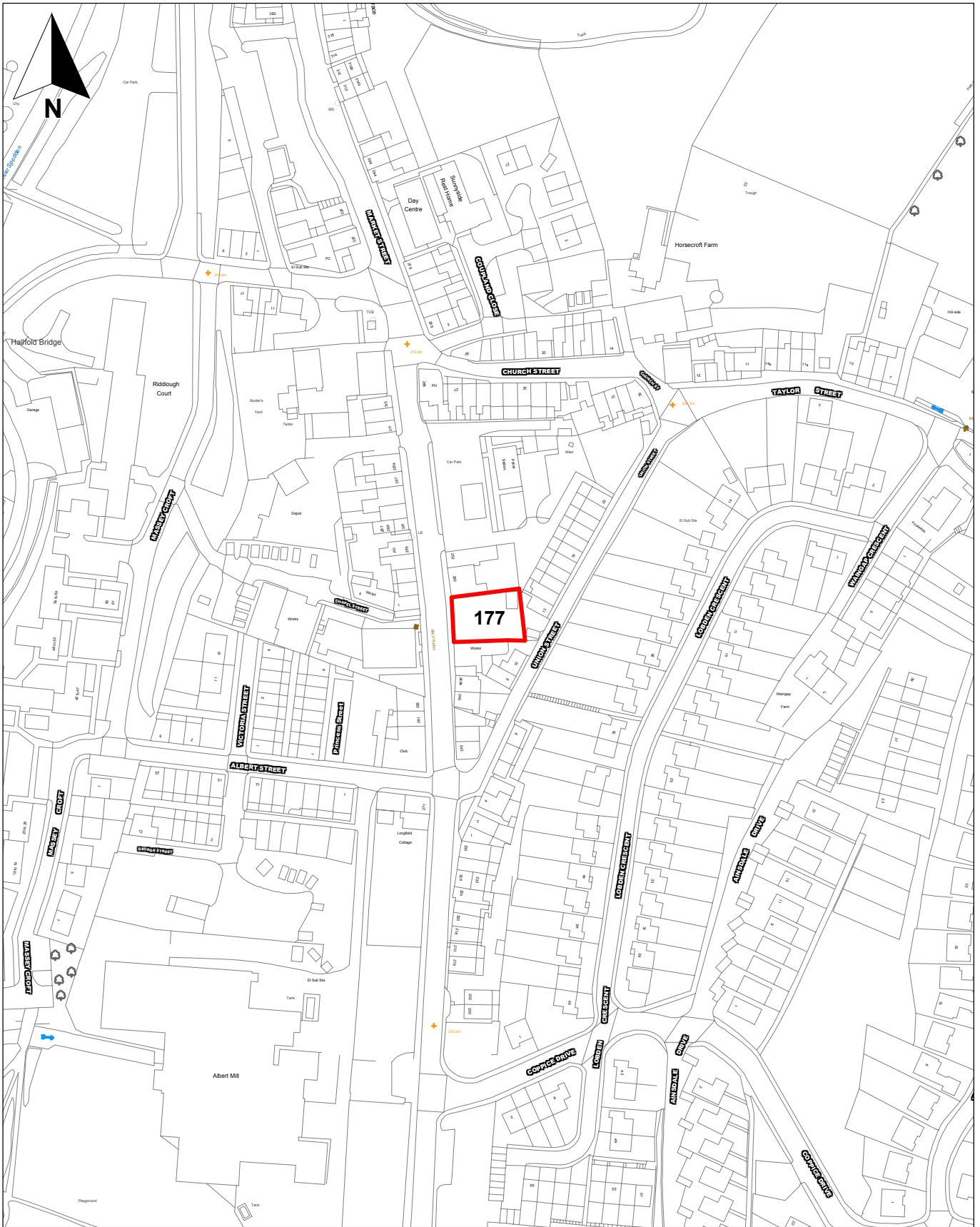
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June 2005
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Key



Site (Area = 0.05ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 177 - Land opposite Chapel Street,
Hallfold

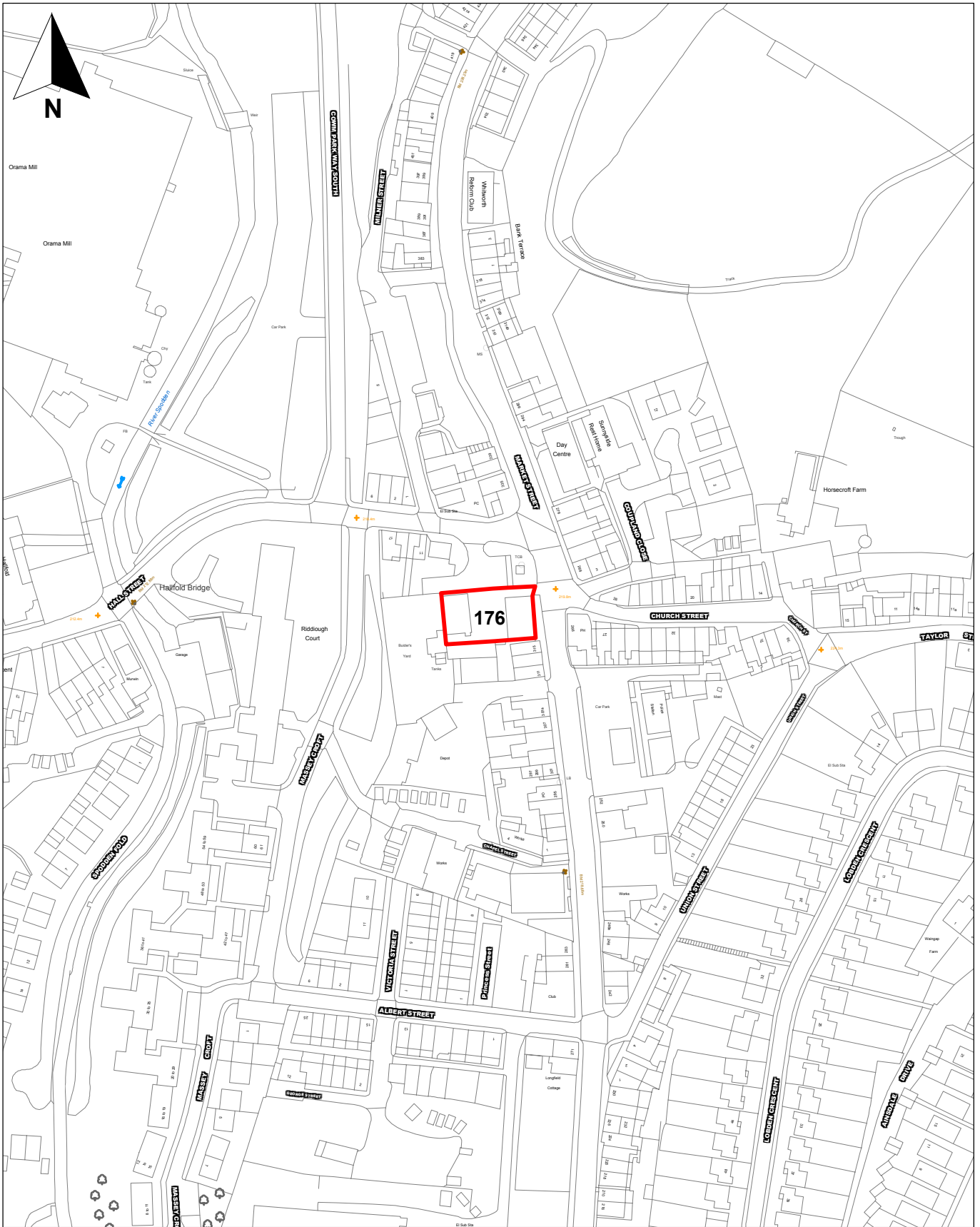


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Key



Site (Area = 0.07ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 176 - Elworth Garage, Hallfold**



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June 2005
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Key



Site (Area = 0.09ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 175 - Chapel Street, Halford**

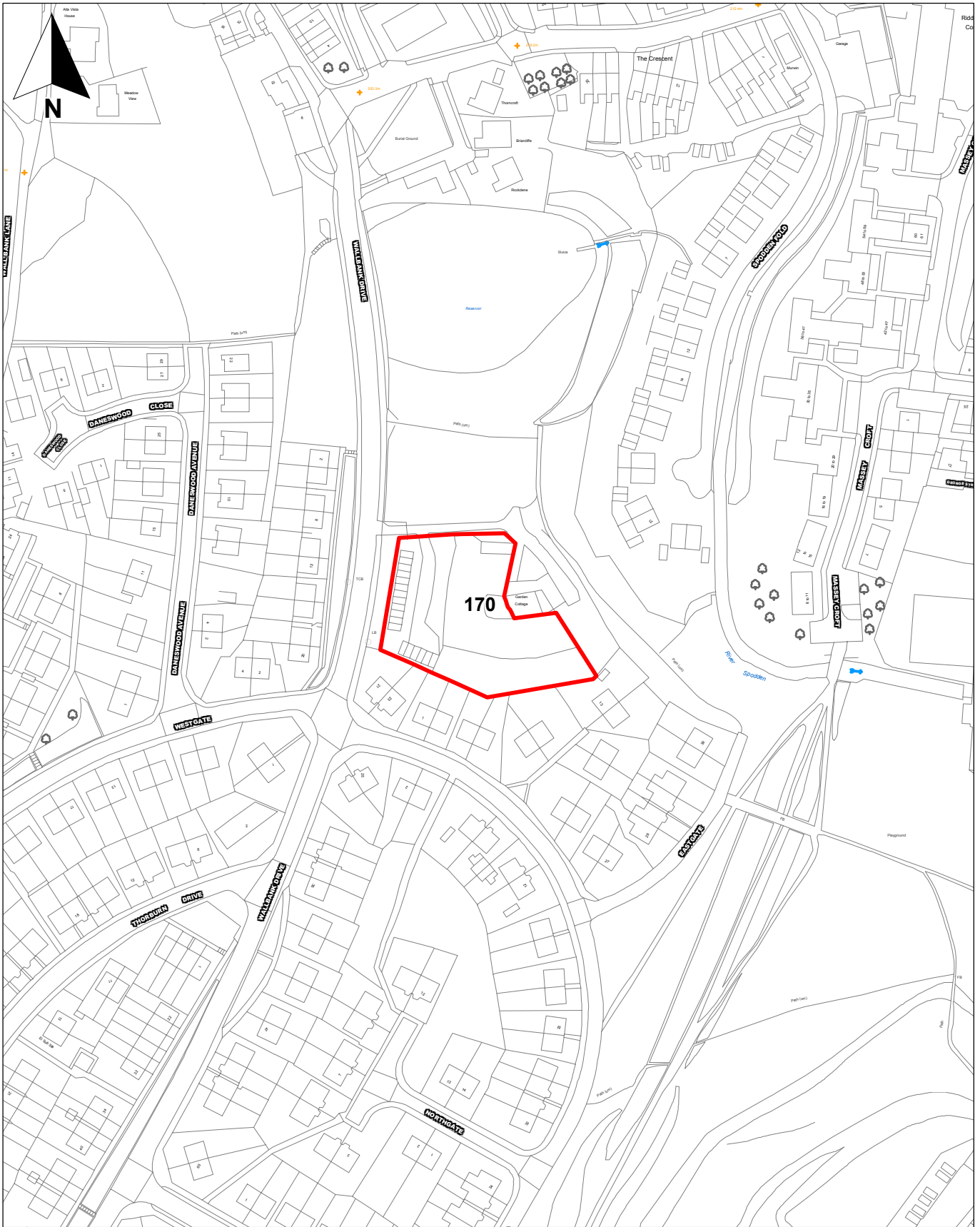


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June 2005
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Key



Site (Area = 0.31ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 170 - Wallbank Drive Caravan Site,
Wallbank Drive, Wallbank

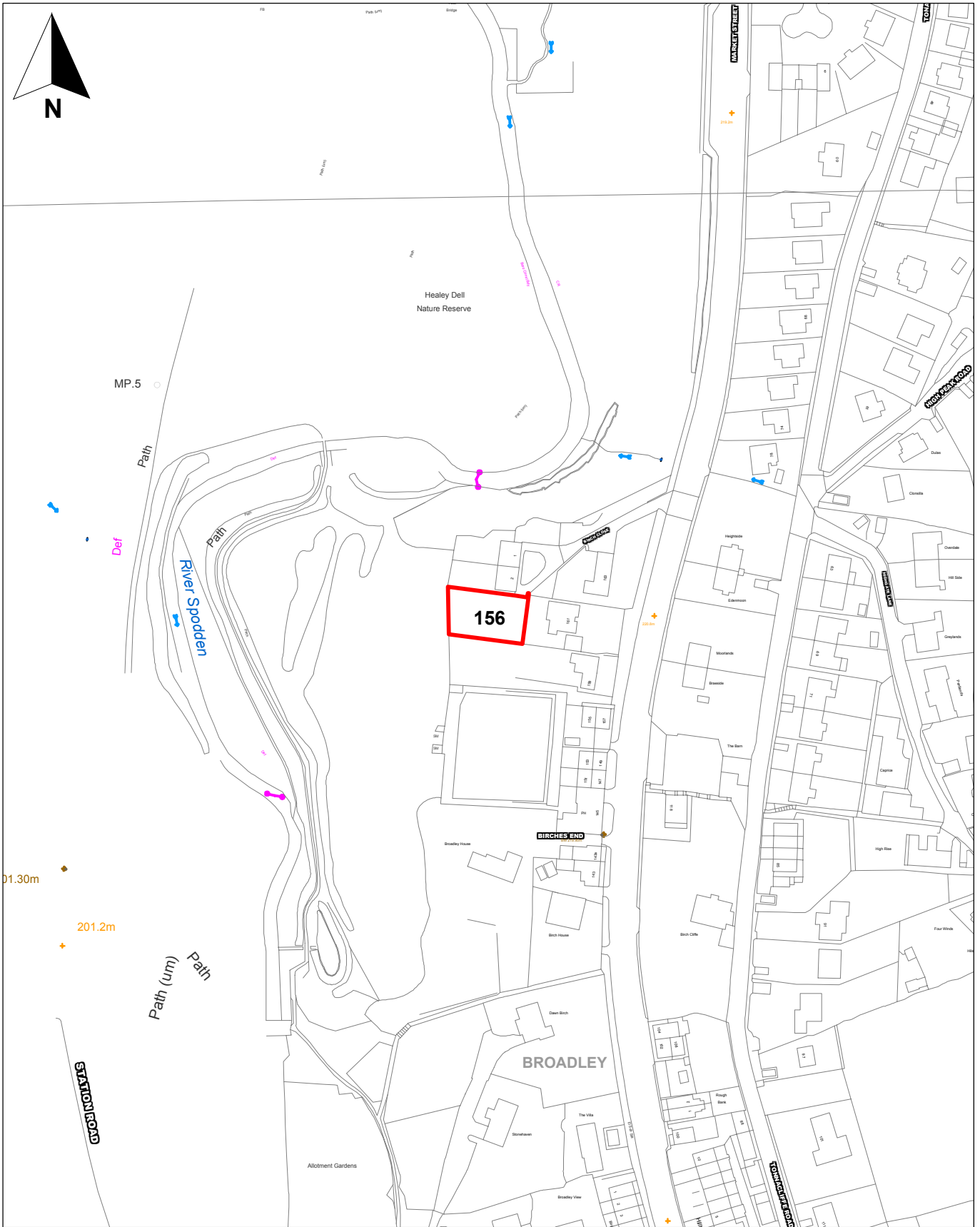


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Key



Site (Area = 0.05ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 156 - Birch Close, Broadley**

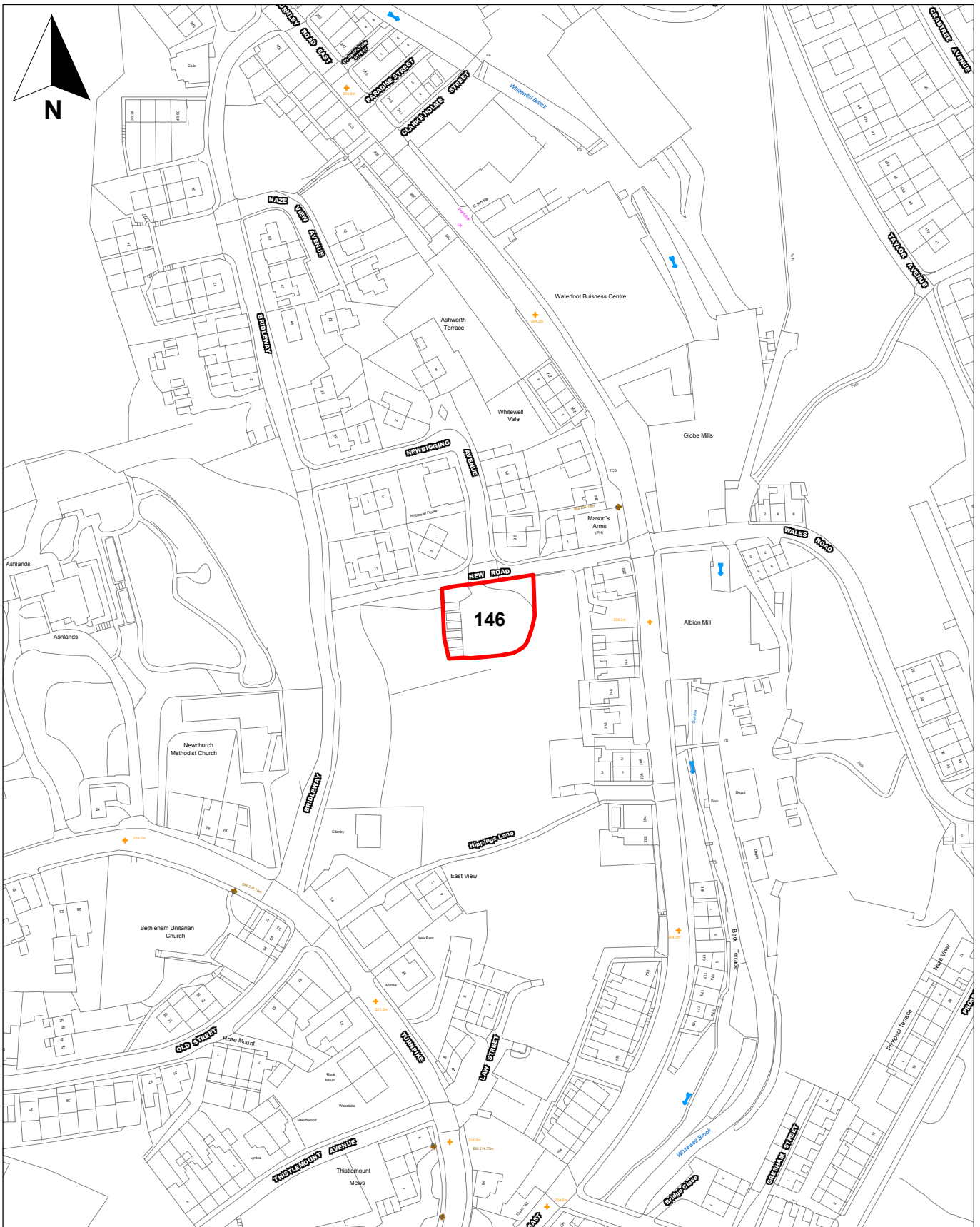


G:\MODEL\PROJECTS\lea-210\
14019\MapInfo\final_site_maps\site156


Scale 1:2,000 @ A4

June 2005
14019-S33 philj

Entec



Key

 Site (Area = 0.09ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 146 - Land South of New Road,
Newchurch**

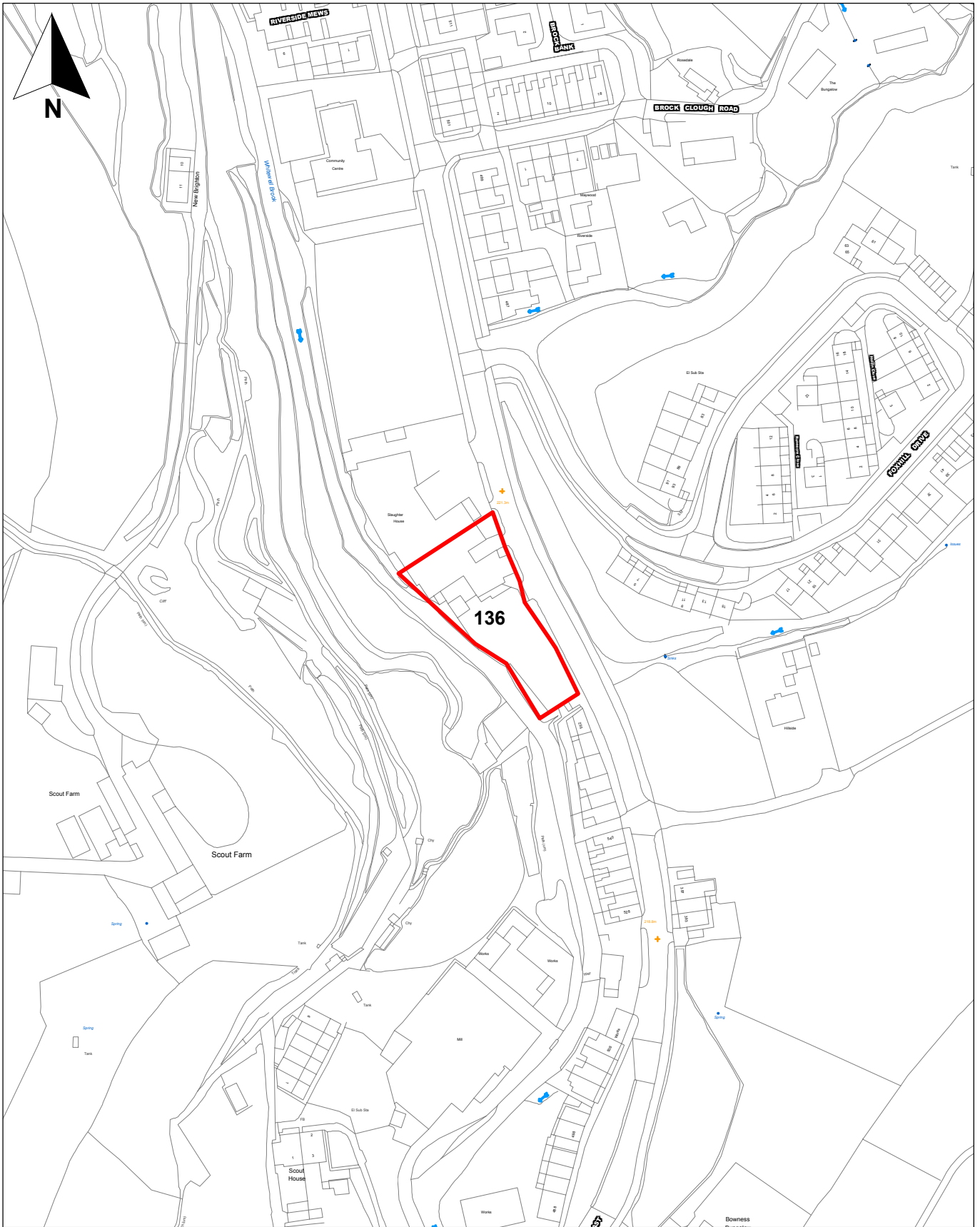


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14019\MapInfo\final_site_maps\site146

Scale 1:2,000 @ A4

June 2005
14019-S32 philj

Entec



Key



Site (Area = 0.2ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 136 - Land south of the Slaughter
House, Burnley Road East, Whitewell
Bottom

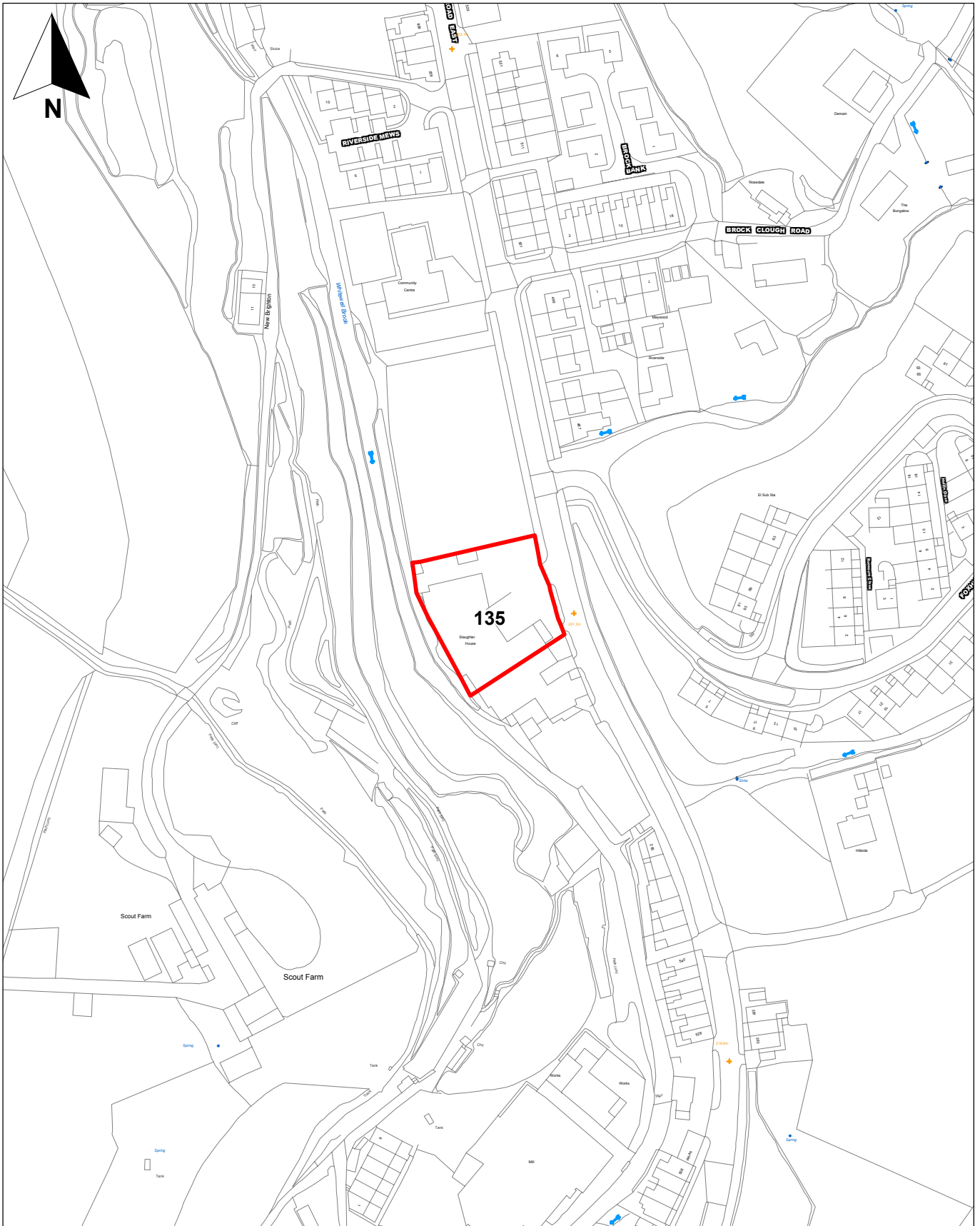


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Scale 1:2,000 @ A4

June 2005
14019-S31 philj

Entec



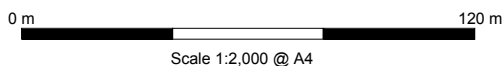
Key

 Site (Area = 0.21ha)

Rossendale Borough Council
Urban Potential Study

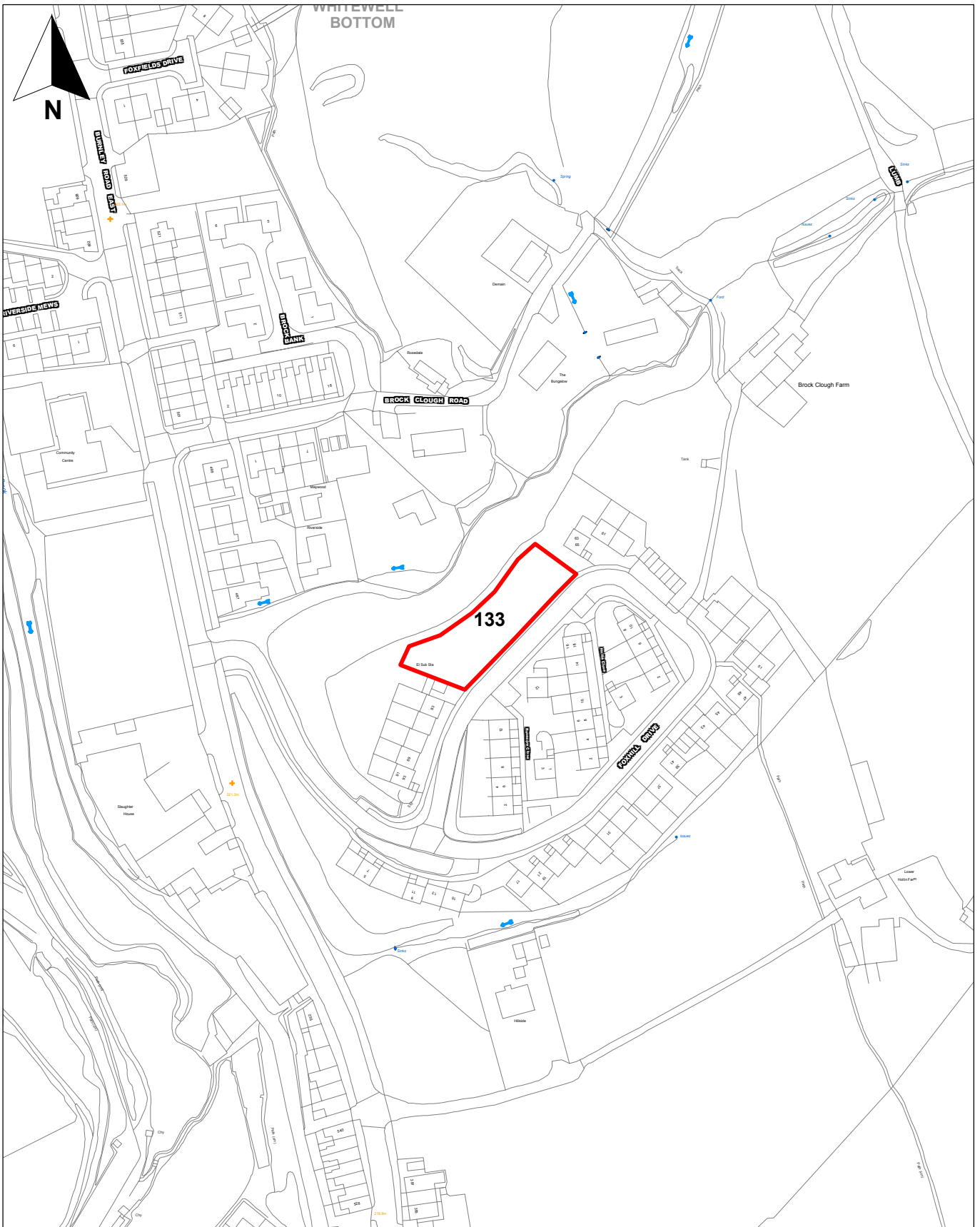
Constrained Capacity
Site 135 - Slaughter House off Burnley Road East, Whitewell Bottom

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14019\MapInfo\final_site_maps\site135




June 2005
14019-S30 philj

Entec



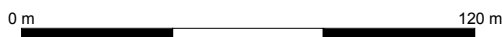
Key

 Site (Area = 0.12ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 133 - Land off Foxhill Drive,
Whitewell Bottom

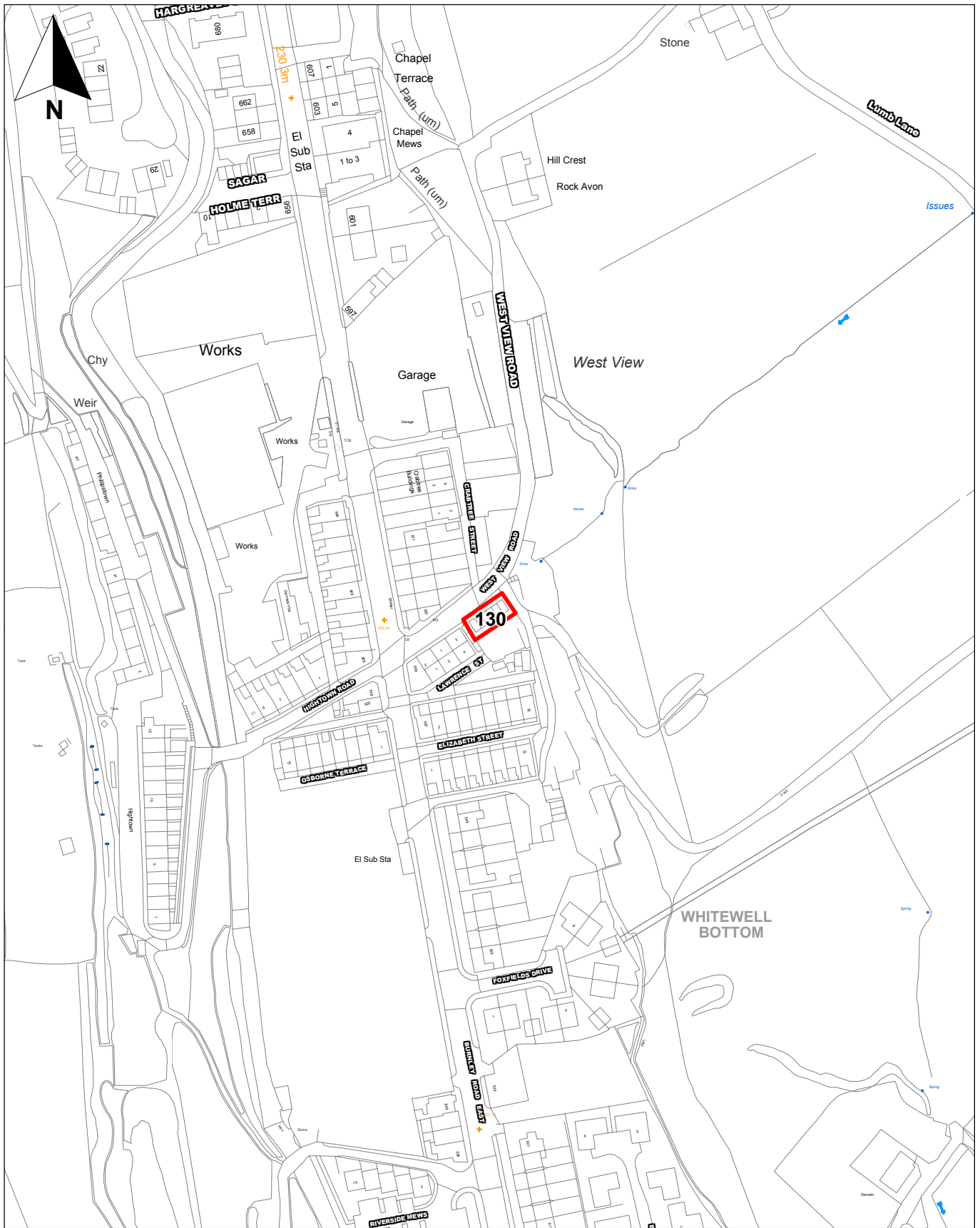
G:\MODEL\PROJECTS\lea-210\
14019\MapInfo\final_site_maps\site133



Scale 1:2,000 @ A4

June 2005
14019-S29 philj

Entec



Key



Site (Area = 0.015ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 130 - Residential garages on
West View Road, Whitewell Clough

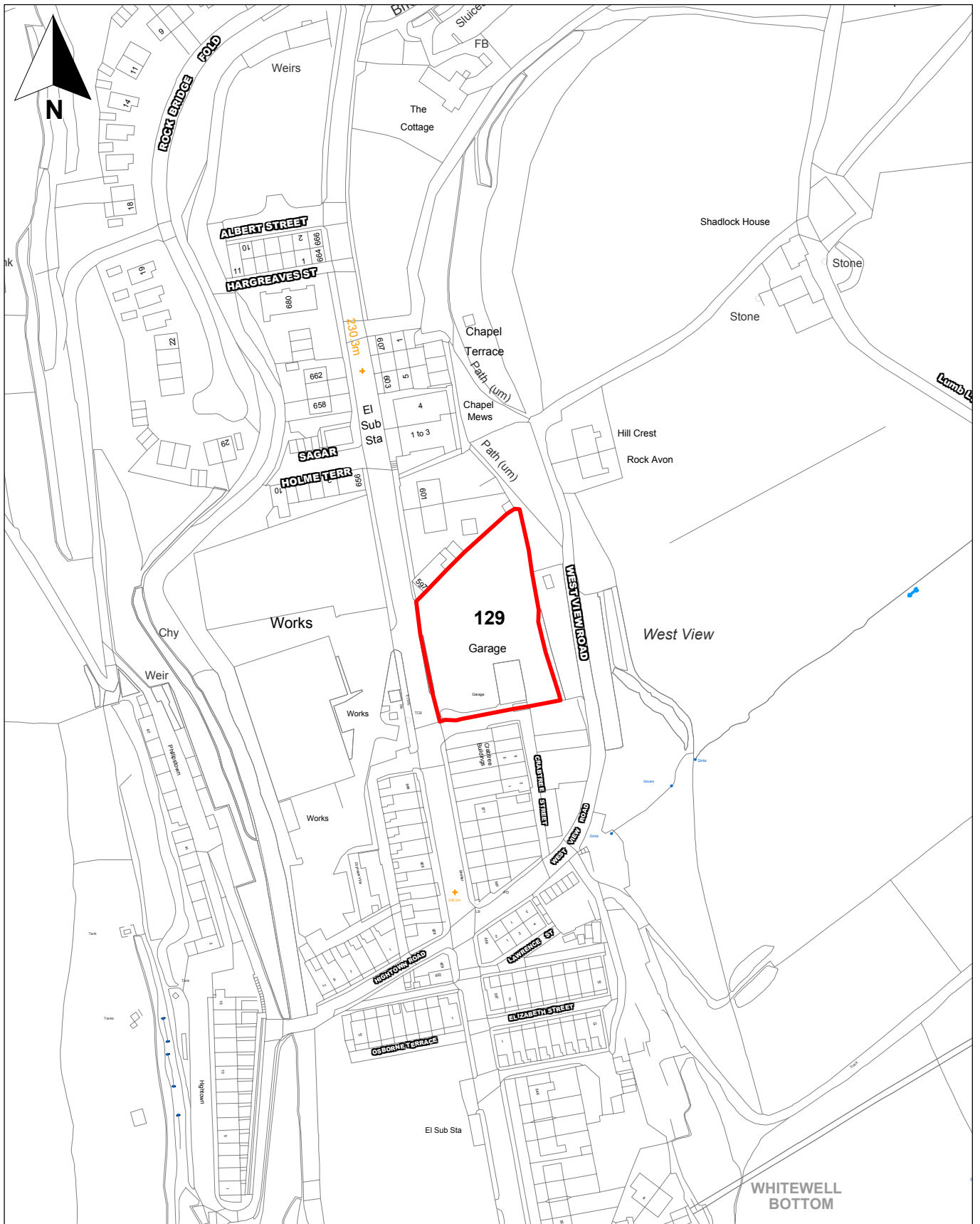


G:\MODEL\PROJECTS\lea-210\
14019\MapInfo\final_site_maps\site130


Scale 1:2,000 @ A4

June 2005
14019-S28 philj

Entec




Key

 Site (Area = 0.27ha)

Rossendale Borough Council
Urban Potential Study

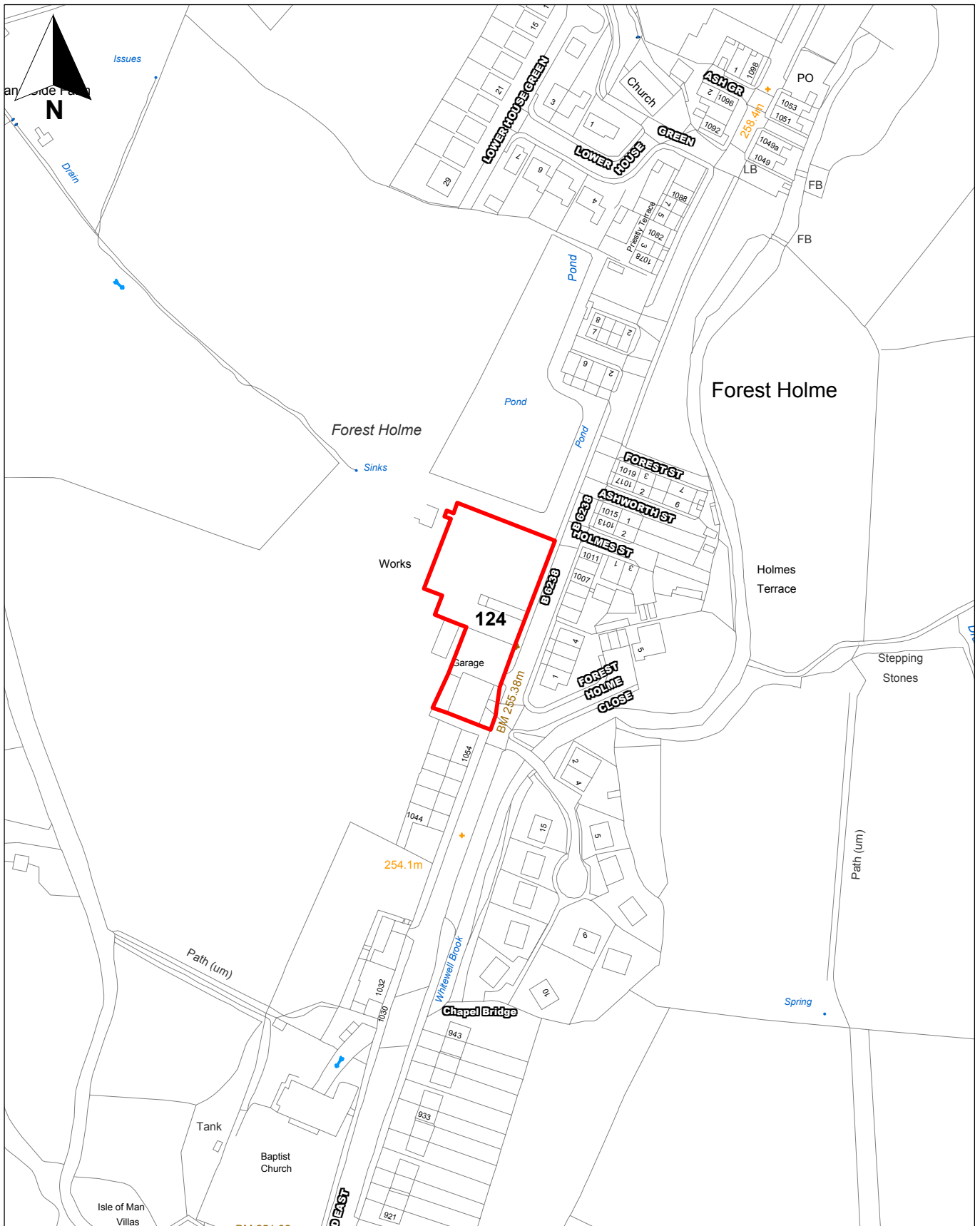
Constrained Capacity
Site 129 - Garage and hardstanding
between West View Road and Burnley
Road East, Whitewell Bottom

G:\MODEL\PROJECTS\lea-210\
14019\MapInfo\final_site_maps\site129


0 m  120 m
Scale 1:2,000 @ A4

June 2005
14019-S27 philj

Entec



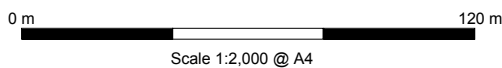
Key

 Site (Area = 0.22ha)

Rossendale Borough Council
Urban Potential Study

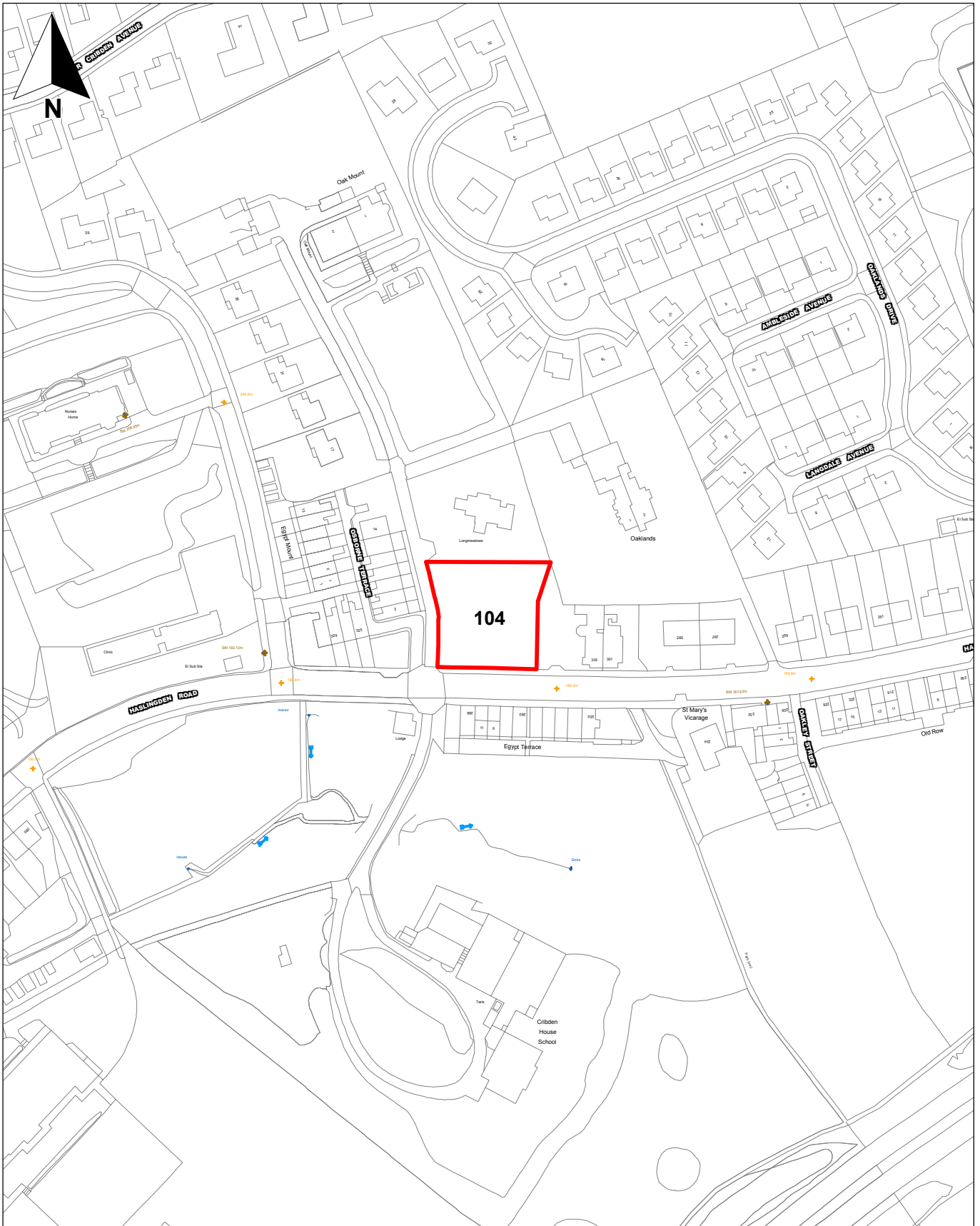
Constrained Capacity
Site 124 - Isle of Man Garage, Burnley Road East, Forest Holme

G:\MODEL\PROJECTS\lea-210\
14019\MapInfo\final_site_maps\site124



June 2005
14019-S26 philj

Entec



Key



Site (Area = 0.15ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 104 - Land Opposite Egypt
Terrace, Rawtenstall**

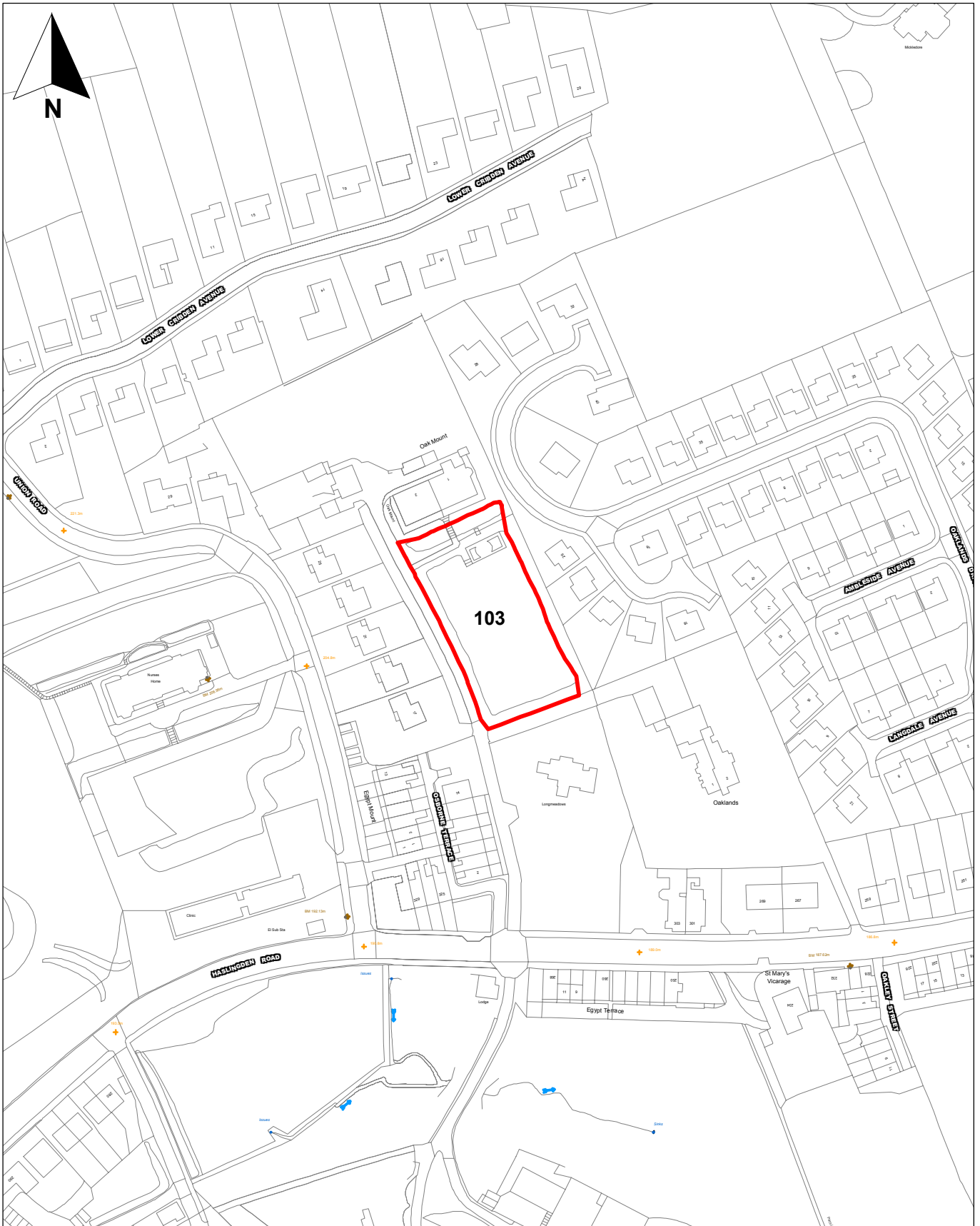


G:\MODEL\PROJECTS\lea-210\
14019\MapInfo\final_site_maps\site104


Scale 1:2,000 @ A4

June 2005
14019-S25 philj

Entec



Key

 Site (Area = 0.29ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 103 - Oak Mount Garden,
Rawtenstall**

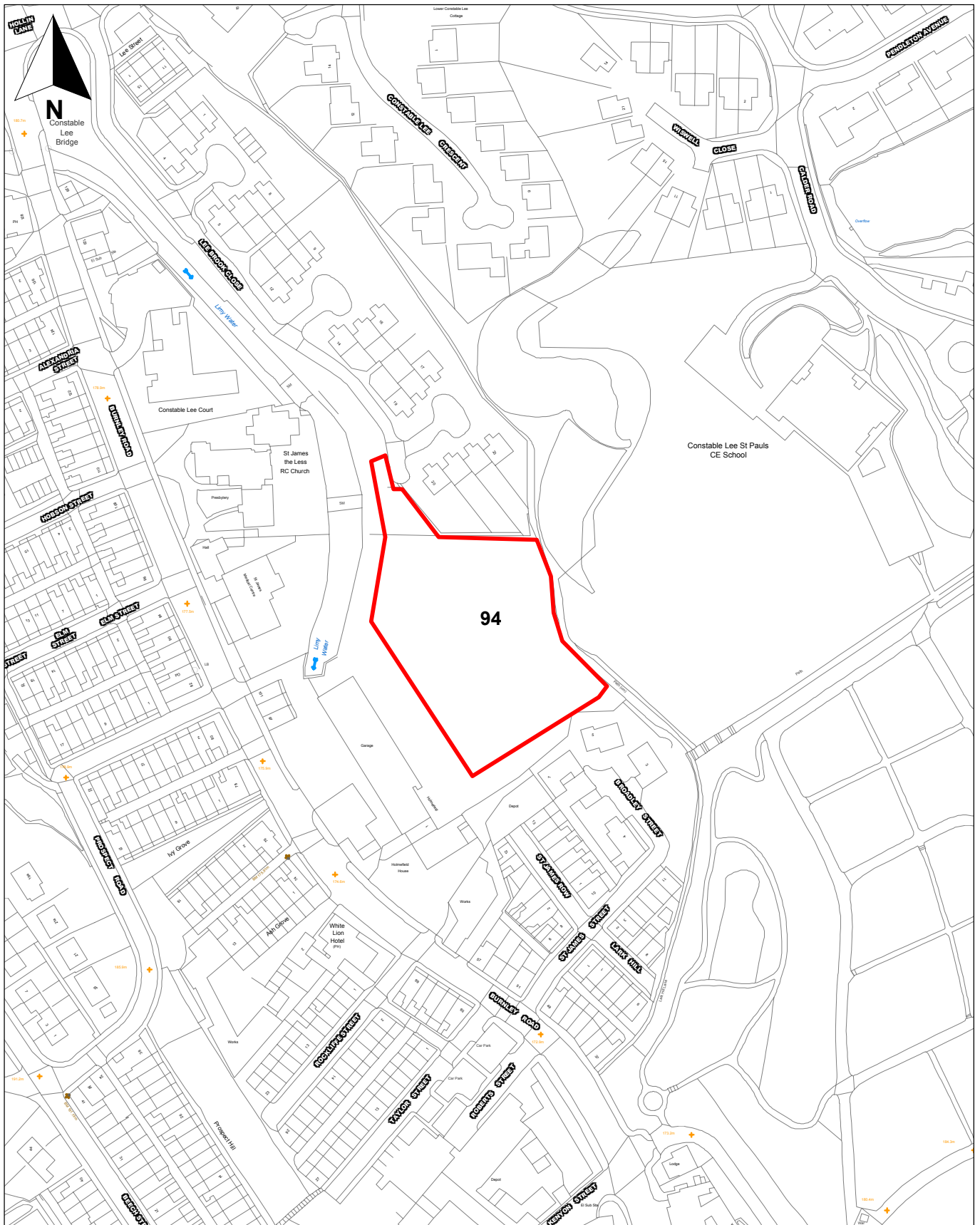


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14019\MapInfo\final_site_maps\site103


Scale 1:2,000 @ A4

June 2005
14019-S24 philj

Entec



Key

 Site (Area = 0.52ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 94 - Lee Brook Close, Rake Foot**

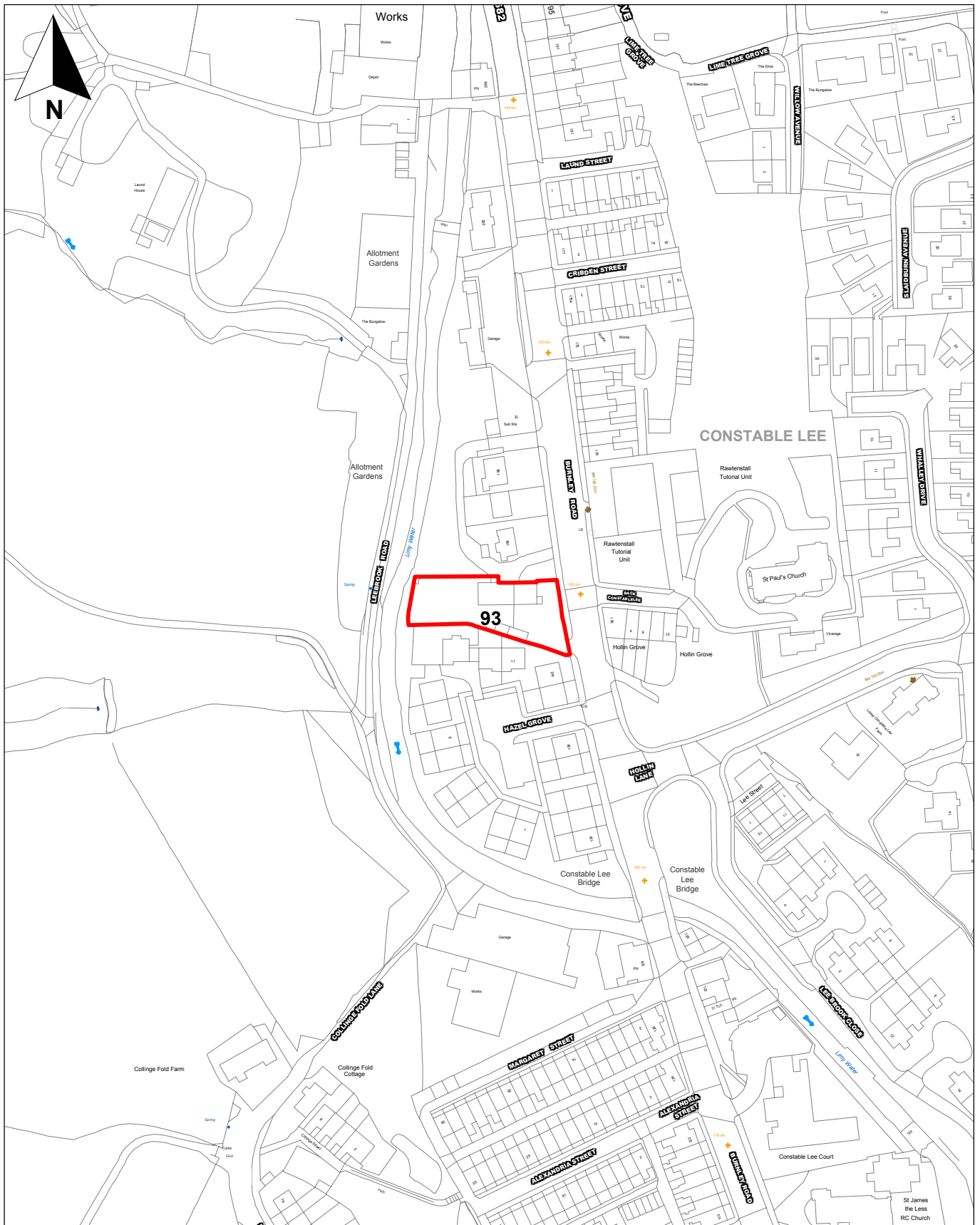


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14019\MapInfo\final_site_maps\site94


Scale 1:2,000 @ A4

June 2005
14019-S23 philj

Entec



Key

 Site (Area = 0.11ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 93 - Scrap Yard North of Hazel Grove, Rake Foot



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14019\MapInfo\final_site_maps\site93

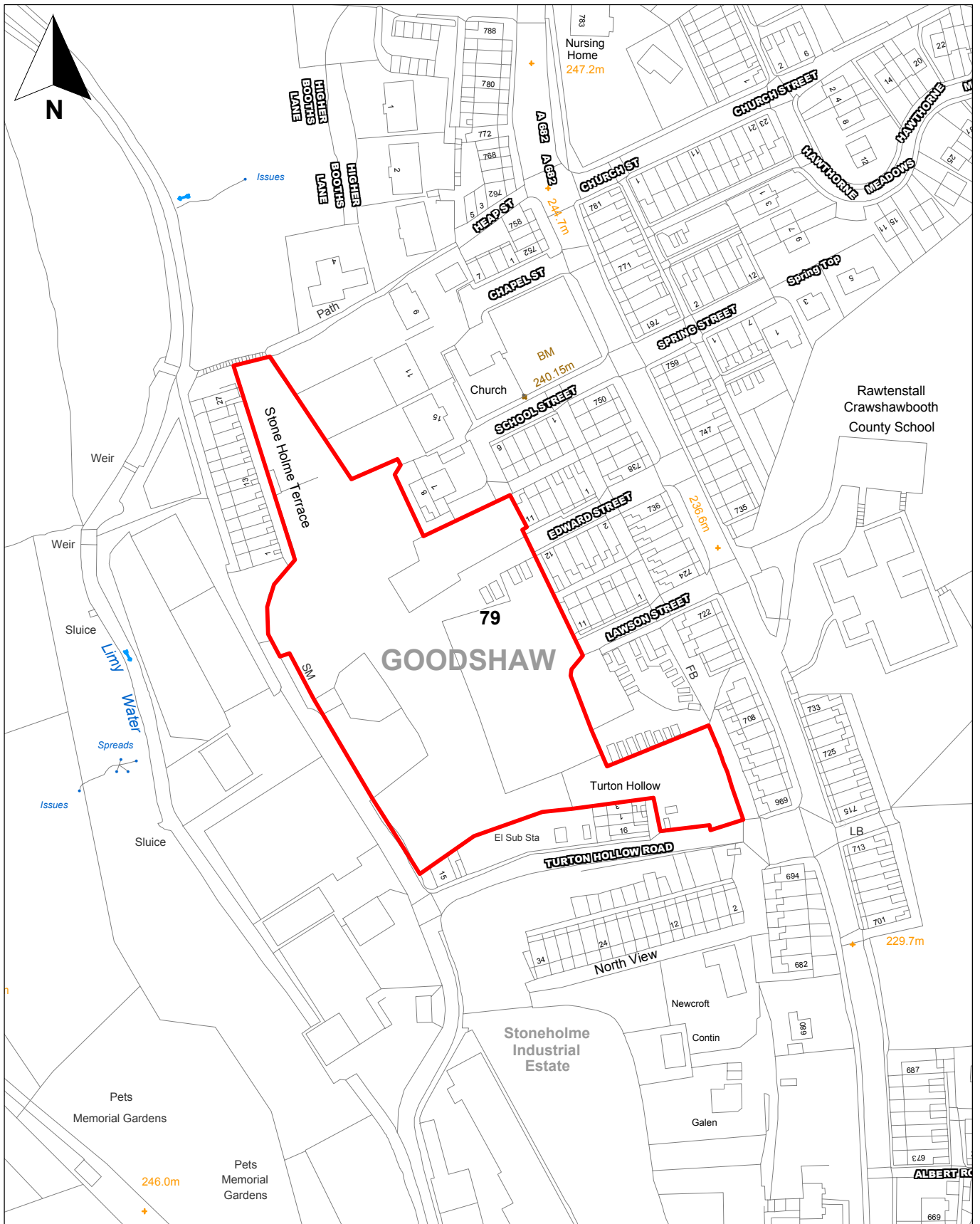
Scale 1:2,000 @ A4

June 2005
14019-S22 philj

Entec



<p>Key</p> <p> Site (Area = 0.49ha)</p> <p style="text-align: center;">0 m 120 m</p> <p style="text-align: center;">Scale 1:2,000 @ A4</p> <p>G:\MODEL\PROJECTS\lea-210\14019\MapInfo\final_site_maps\site86</p>	<p>Rossendale Borough Council Urban Potential Study</p> <p>Constrained Capacity Site 86 - Land to the Rear of Lyndale Scout Hut, Crawshawbooth</p> <p style="text-align: right;">June 2005 14019-S21 philj</p> <p style="text-align: right;">Entec</p>
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Key



Site (Area = 1.44ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 79 - Stoneholme Road / Turton
Hollow Road, Stoneholme Lane

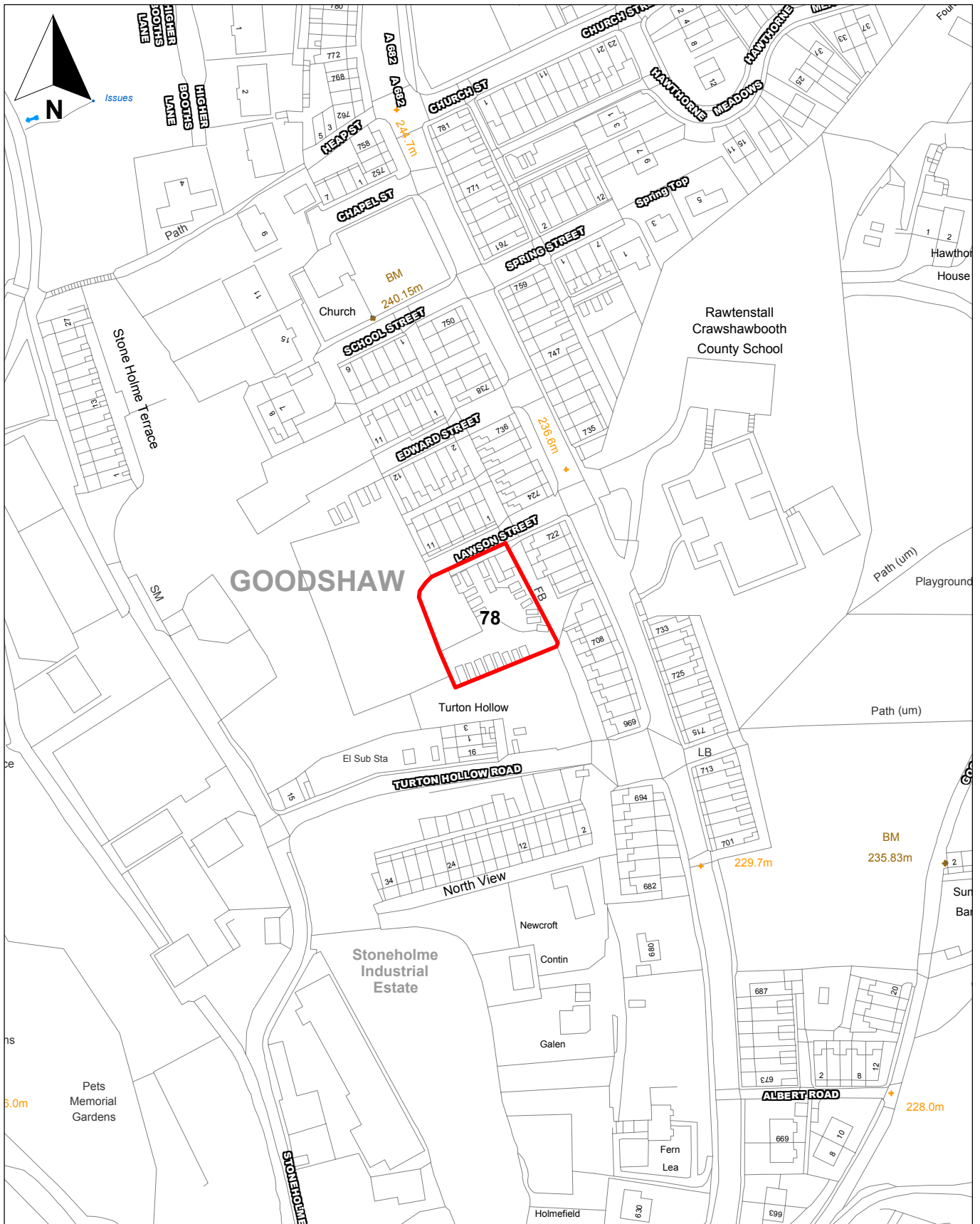


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Scale 1:2,000 @ A4

June 2005
14019-S20 philj

Entec



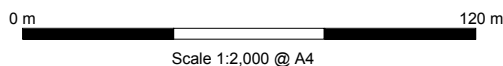
Key

 Site (Area = 0.17ha)

Rossendale Borough Council
Urban Potential Study

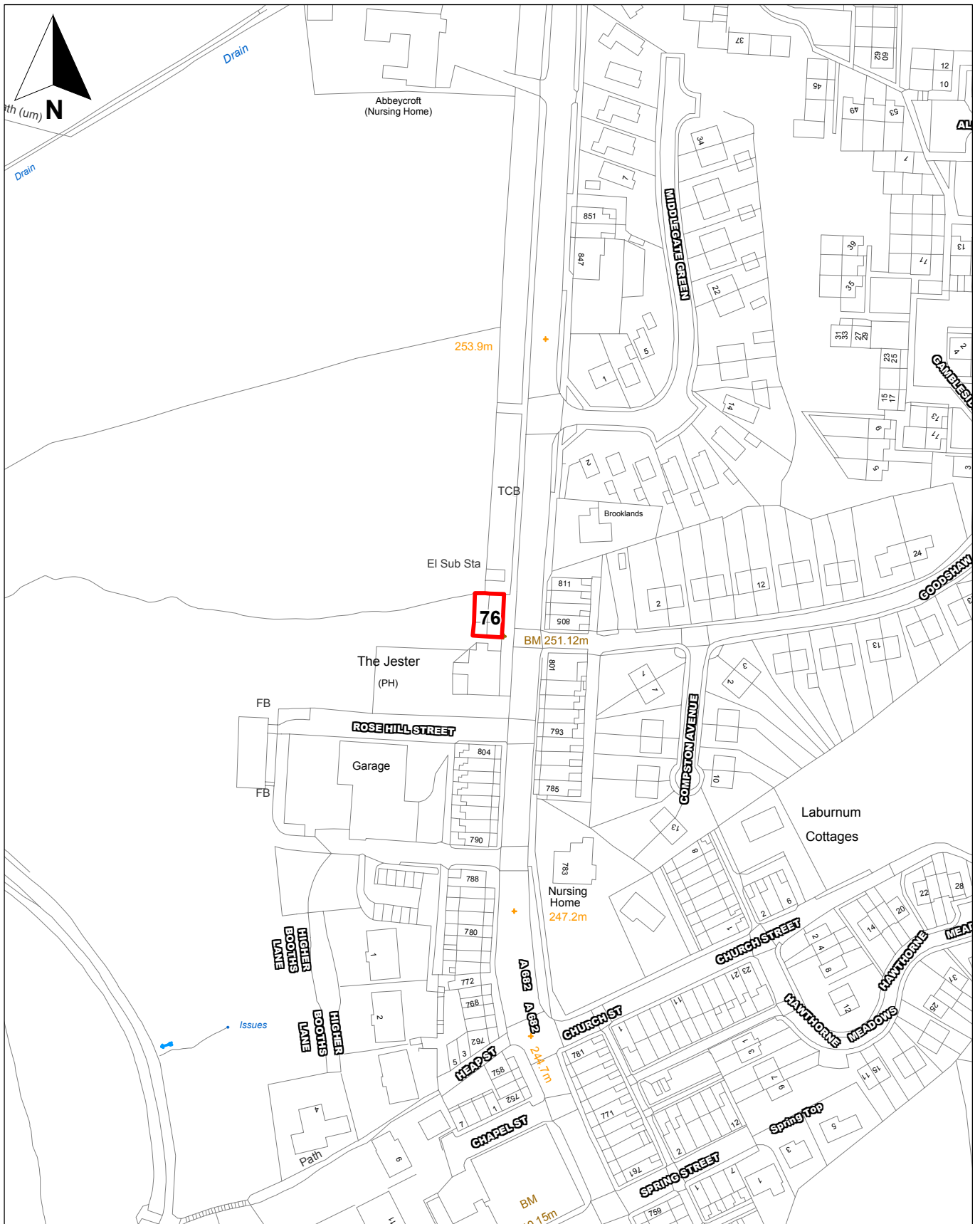
Constrained Capacity
Site 78 - Lawson Street Garages,
Goodshaw

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14019\MapInfo\final_site_maps\site78




June 2005
14019-S19 philj

Entec




Key

 Site (Area = 0.02ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 76 - Land Adjacent to the Jester
Inn, Burnley Road, Goodshaw Chapel

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14019\MapInfo\final_site_maps\site76

0 m  120 m
Scale 1:2,000 @ A4

June 2005
14019-S18 philj

Entec



Key



Site (Area = 0.29ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 71 - Goodshaw Lane, Goodshaw Chapel

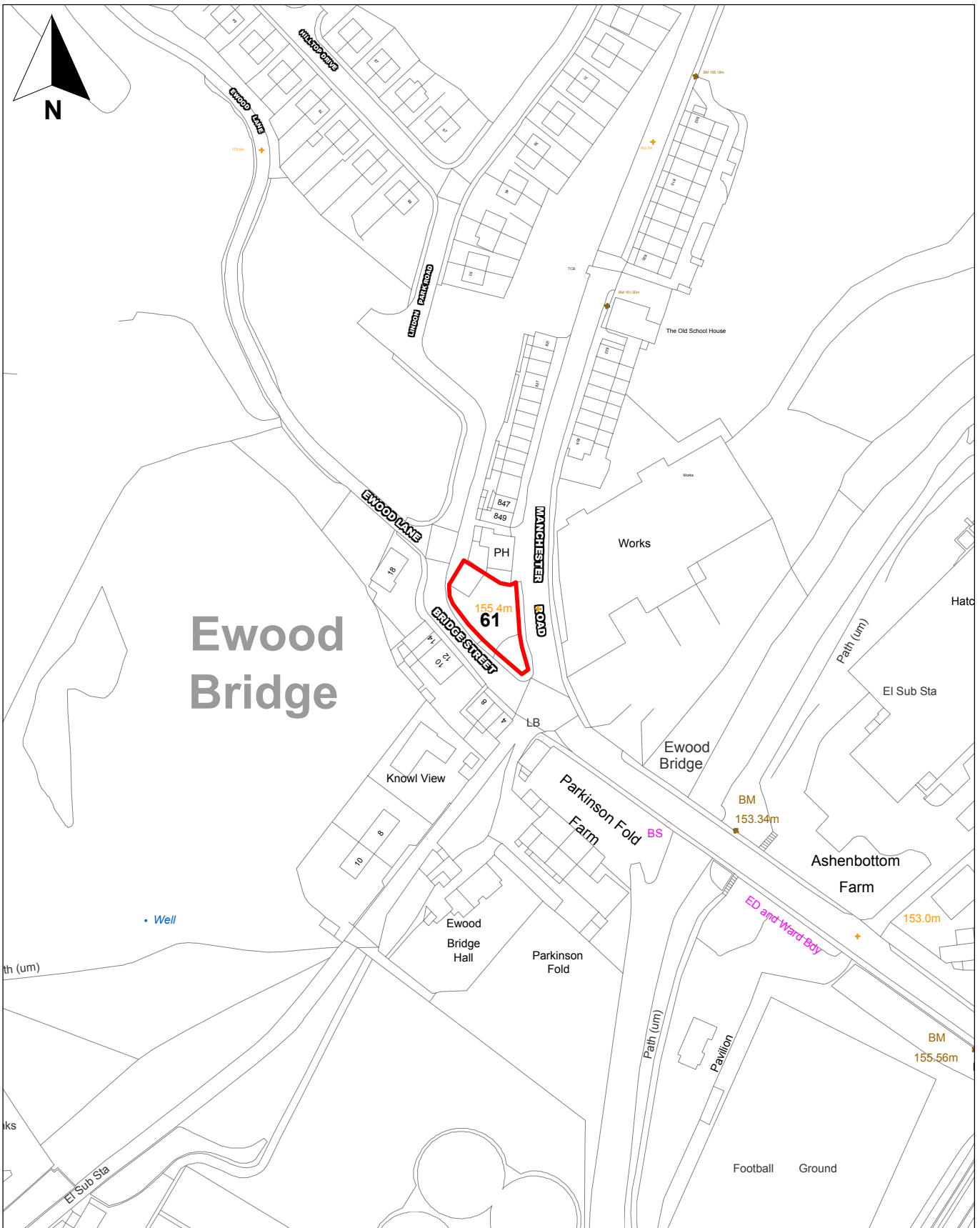


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14019\MapInfo\final_site_maps\site71


Scale 1:2,000 @ A4

June 2005
14019-S17 philj

Entec



Key

 Site (Area = 0.06ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 61 - Manchester Road / Bridge
Street, Ewood Bridge**

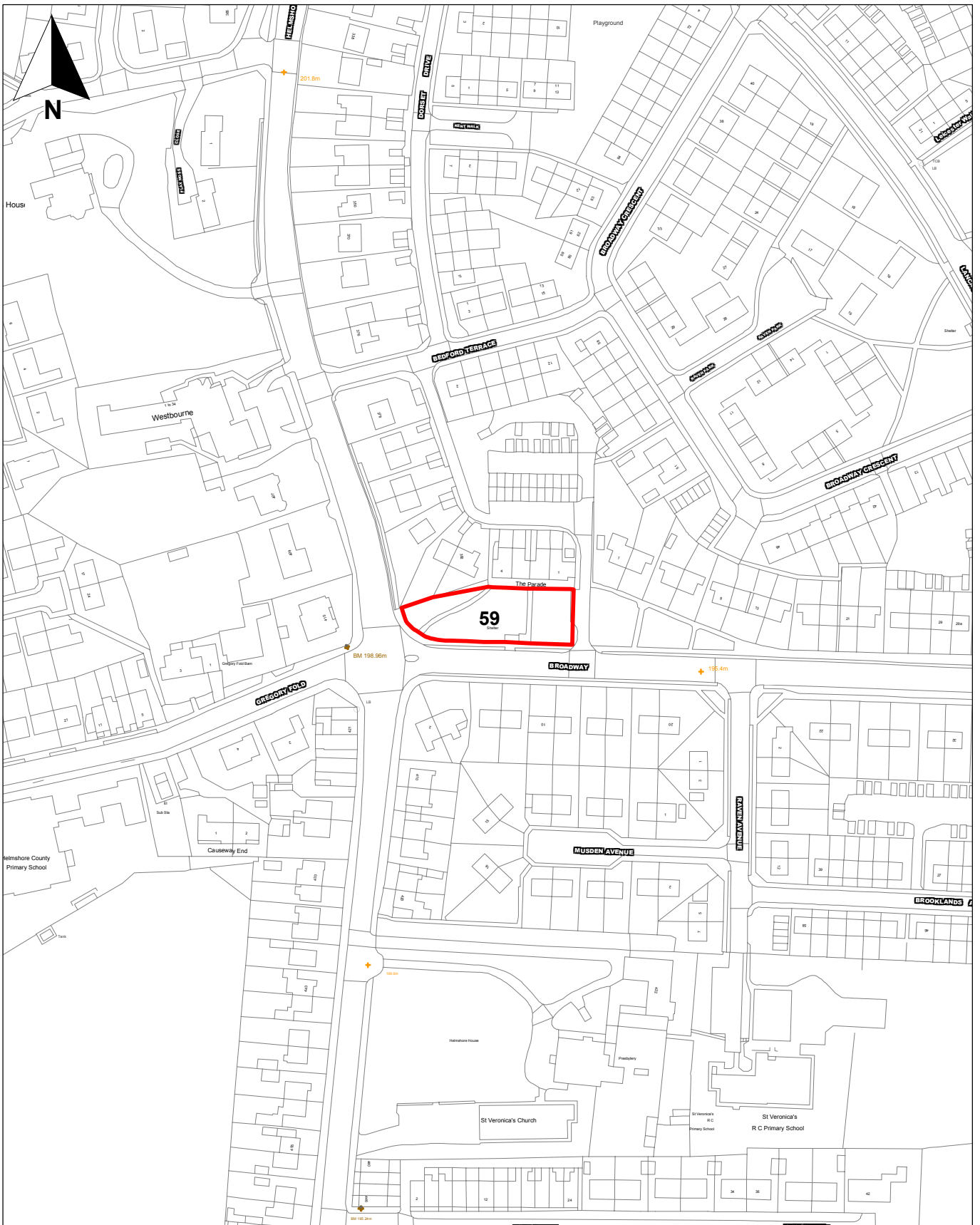


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14019\MapInfo\final_site_maps\site61


Scale 1:2,000 @ A4

June 2005
14019-S16 philj

Entec




Key

 Site (Area = 0.11ha)

Rossendale Borough Council
Urban Potential Study

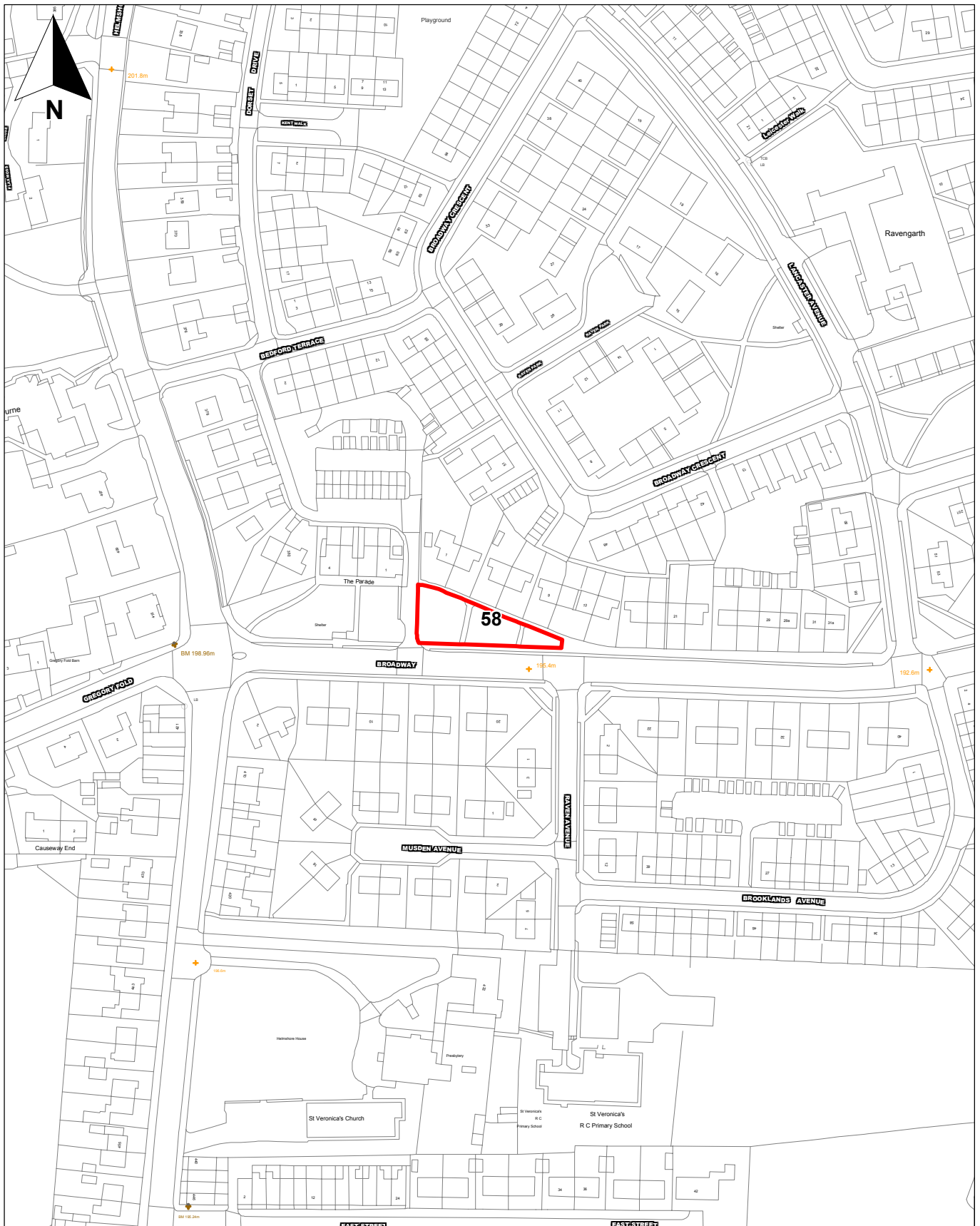
**Constrained Capacity
Site 59 - Broadway (West), Haslingden**

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14019\MapInfo\final_site_maps\site59


0 m  120 m
Scale 1:2,000 @ A4

June 2005
14019-S15 philj

Entec

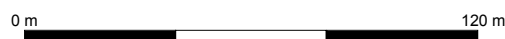


Key

 Site (Area = 0.07ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 58 - Broadway (East), Haslingden**

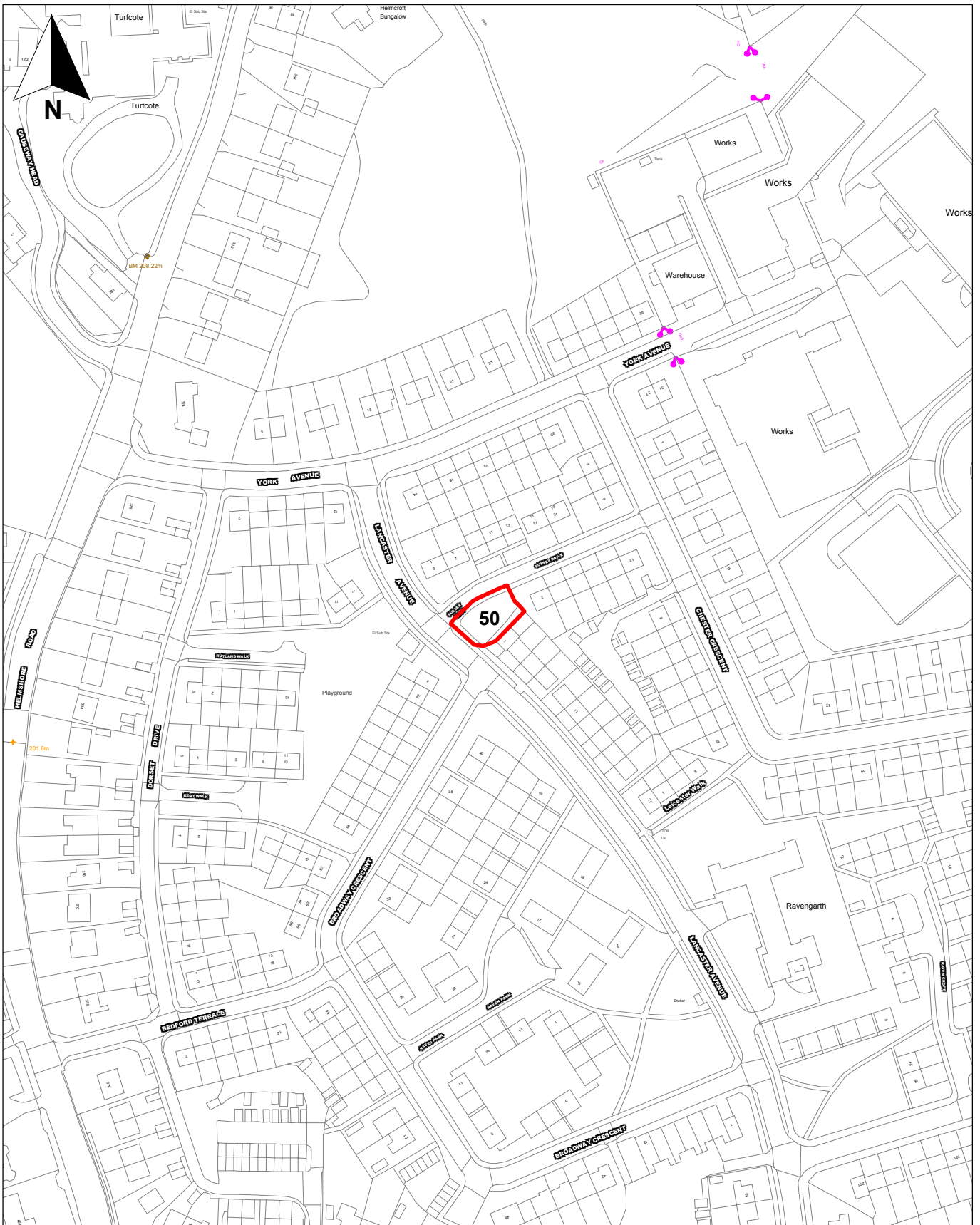


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14019\MapInfo\final_site_maps\site58


Scale 1:2,000 @ A4

June 2005
14019-S14 philj

Entec



Key

 Site (Area = 0.03ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 50 - Sussex Street, Helmcraft**

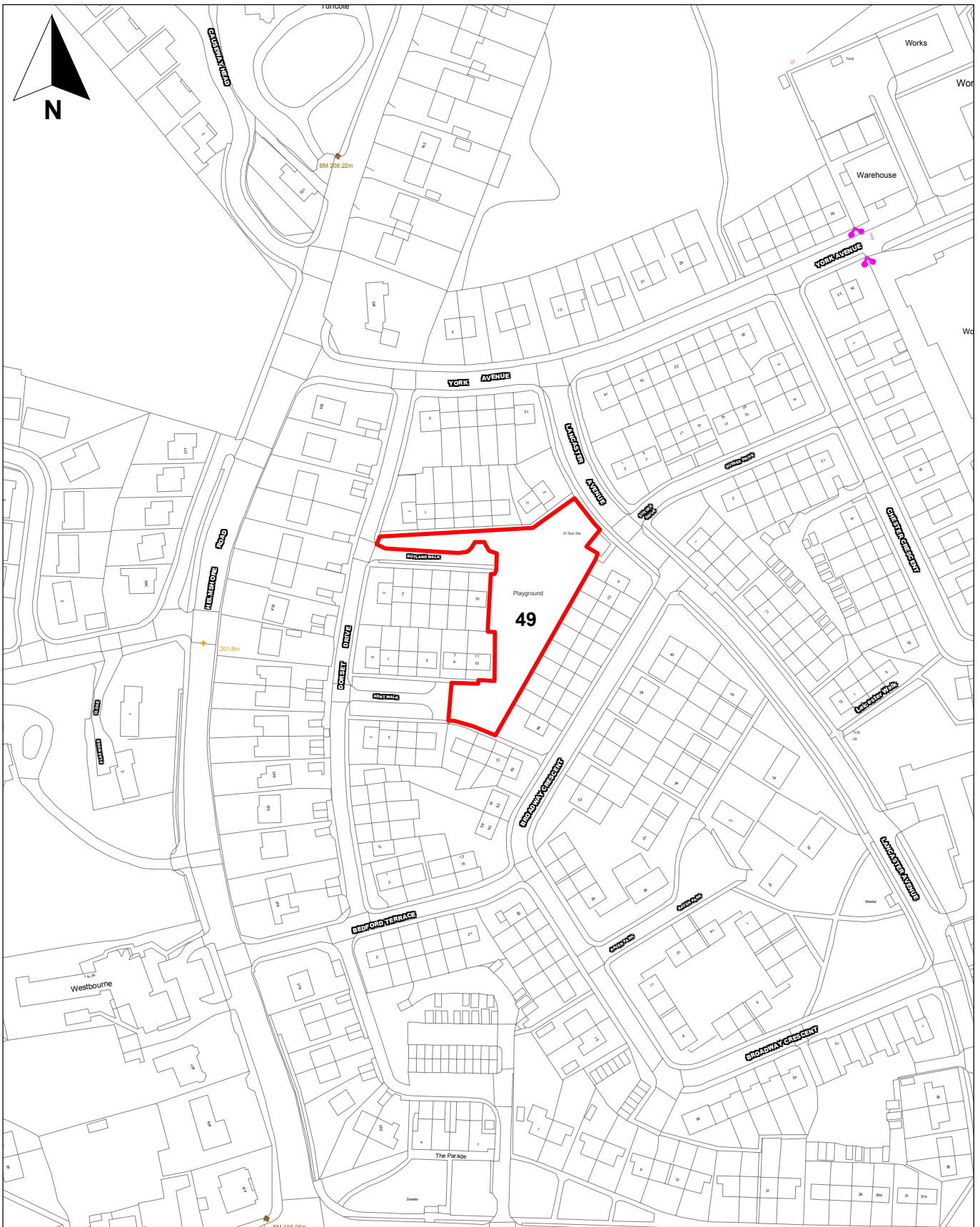


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14019\MapInfo\final_site_maps\site50


Scale 1:2,000 @ A4

June 2005
14019-S13 philj

Entec



Key

 Site (Area = 0.23ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 49 - Lancaster Avenue,
Helmshore**

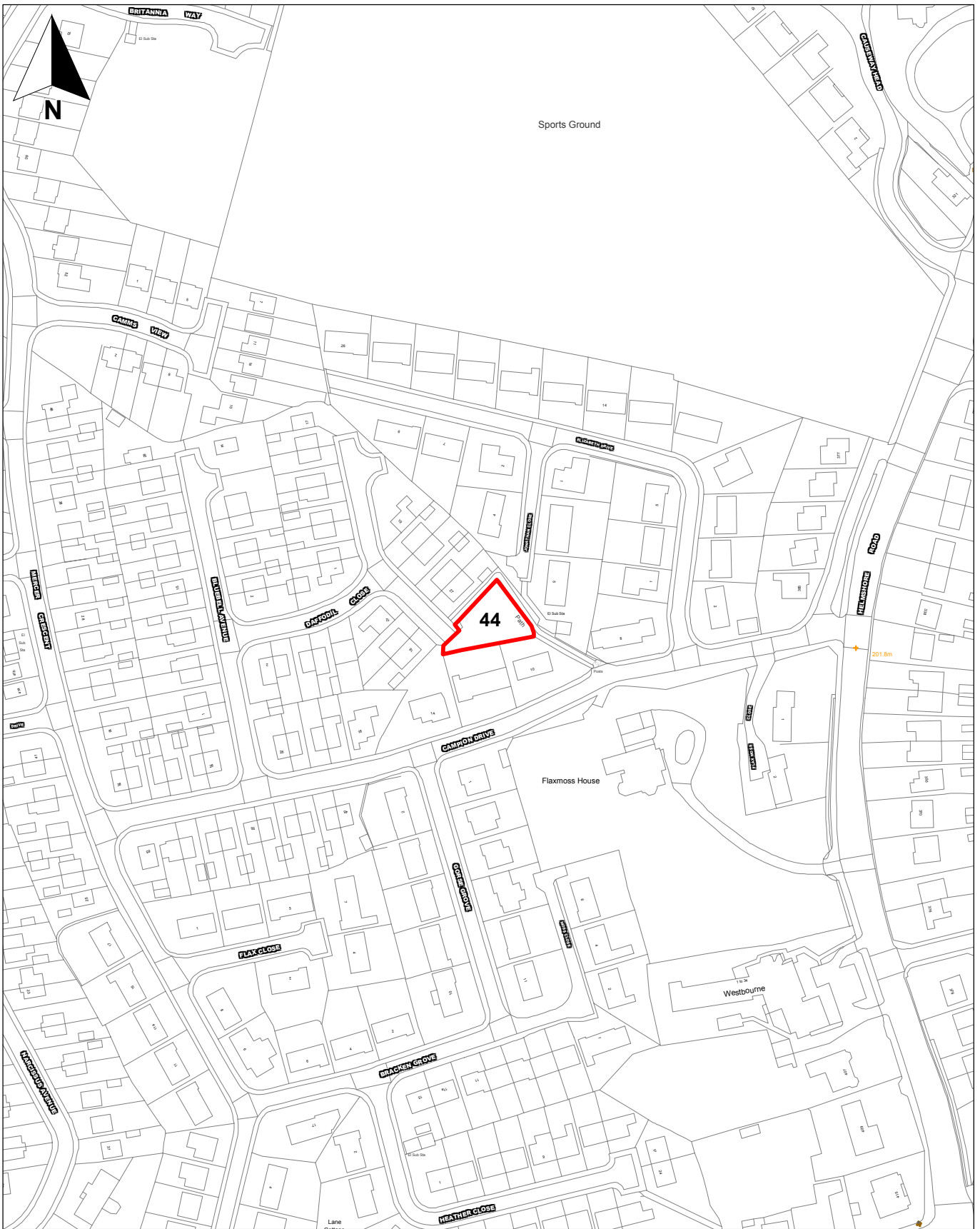
G:\MODEL\PROJECTS\lea-210\
14019\MapInfo\final_site_maps\site49

0 m  120 m

Scale 1:2,000 @ A4

June 2005
14019-S12 philj

Entec



Key



Site (Area = 0.05ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 44 - Daffodil Close, Flax Moss



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14019\MapInfo\final_site_maps\site44

Scale 1:2,000 @ A4

June 2005
14019-S11 philj

Entec




FLAX MOSS

Sp

Fla

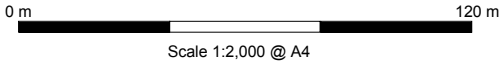
Key

 Site (Area = 0.04ha)

Rossendale Borough Council
Urban Potential Study

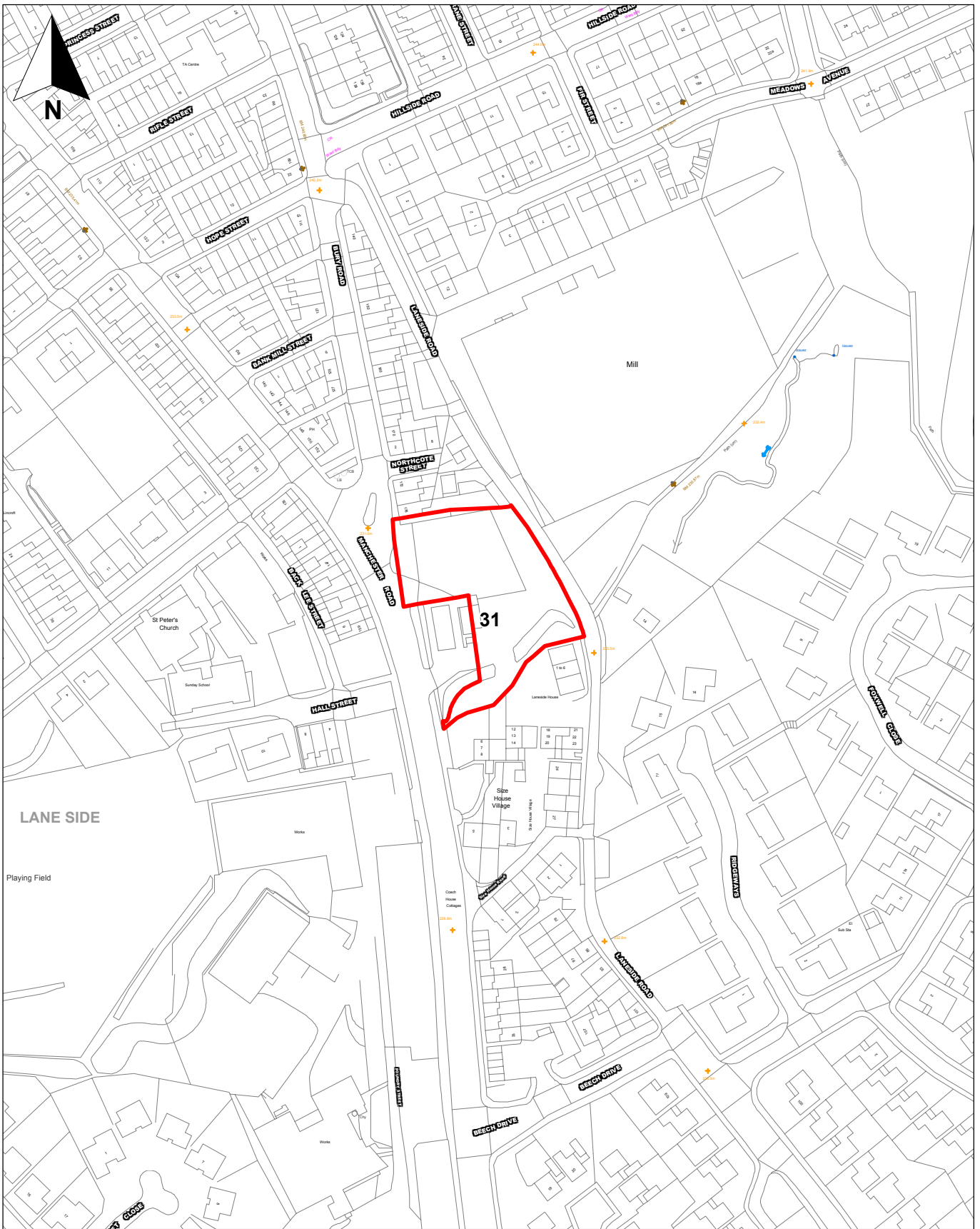
**Constrained Capacity
Site 43 - Camms View, Flax Moss**

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14019\MapInfo\final_site_maps\site43



June 2005
14019-S10 philj





Key



Site (Area = 0.29ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 31 - Land to the rear of Manchester Road Service Station, Haslingden

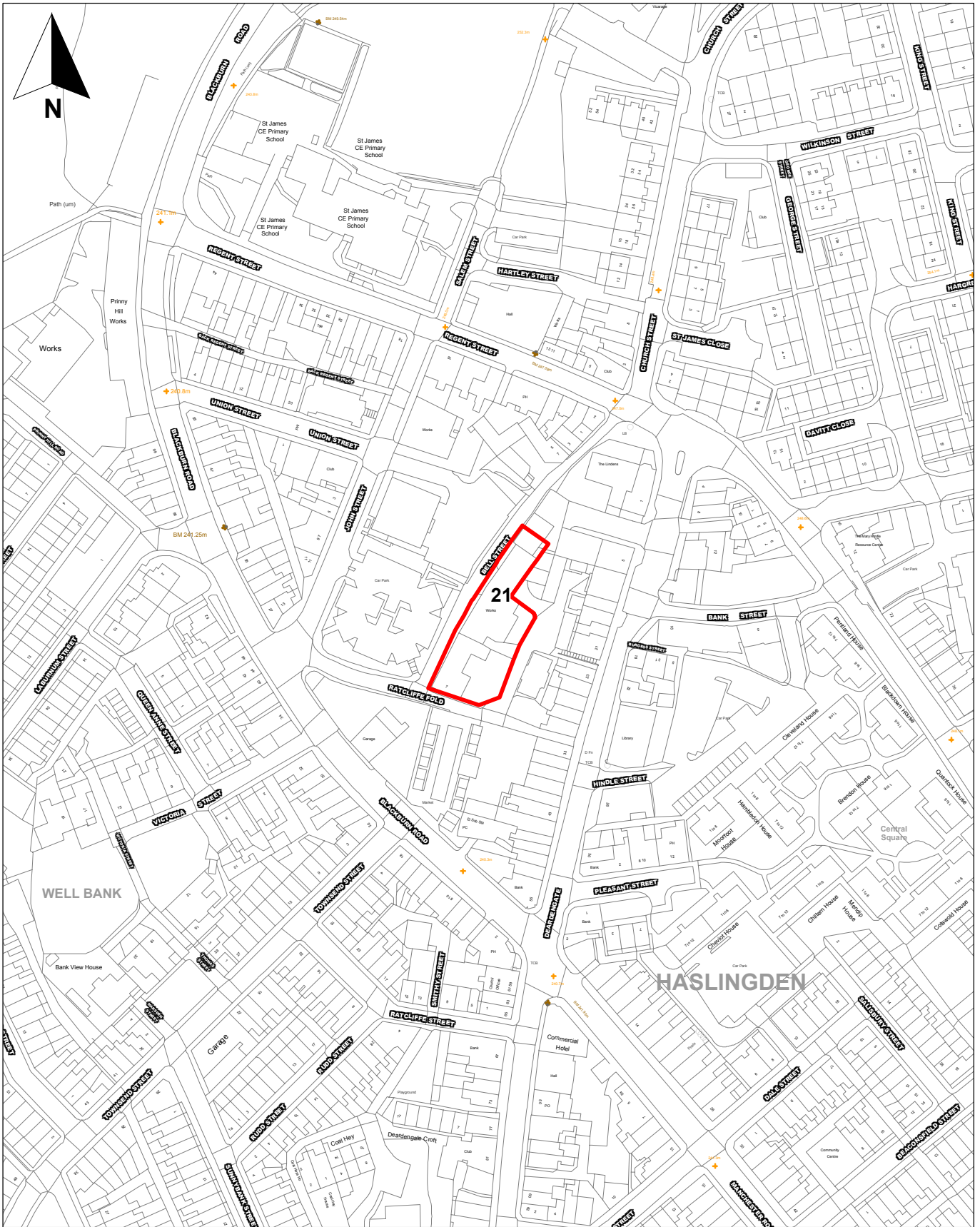


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14019\MapInfo\final_site_maps\site31

Scale 1:2,000 @ A4

June 2005
14019-S07 philj

Entec



Key



Site (Area = 0.13ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 21 - Bell Street, Haslingden**

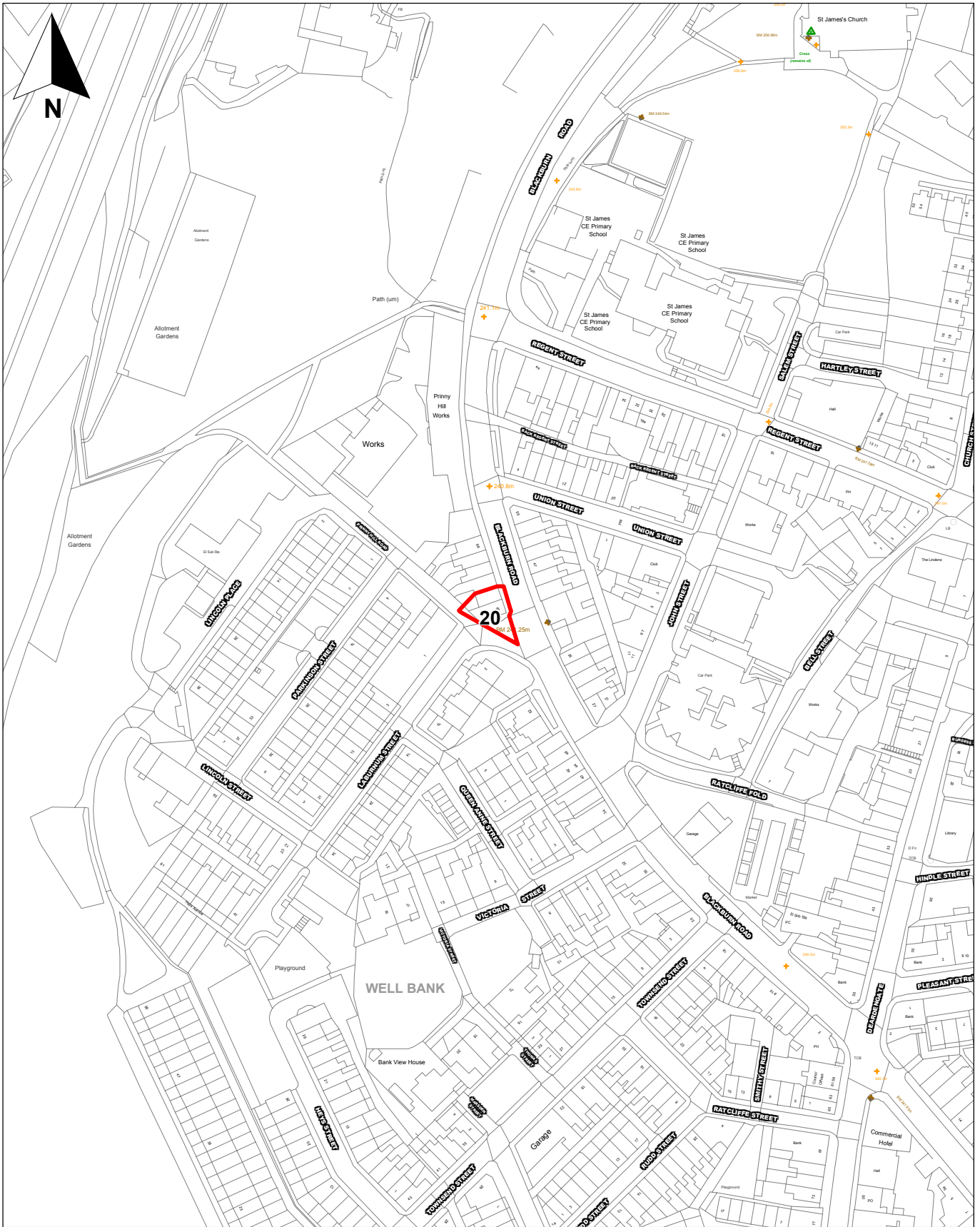


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14019\MapInfo\final_site_maps\site21

Scale 1:2,000 @ A4

June 2005
14019-S06 philj

Entec



Key



Site (Area = 0.02ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 20 - 54-60 Blackburn Road,
Haslingden

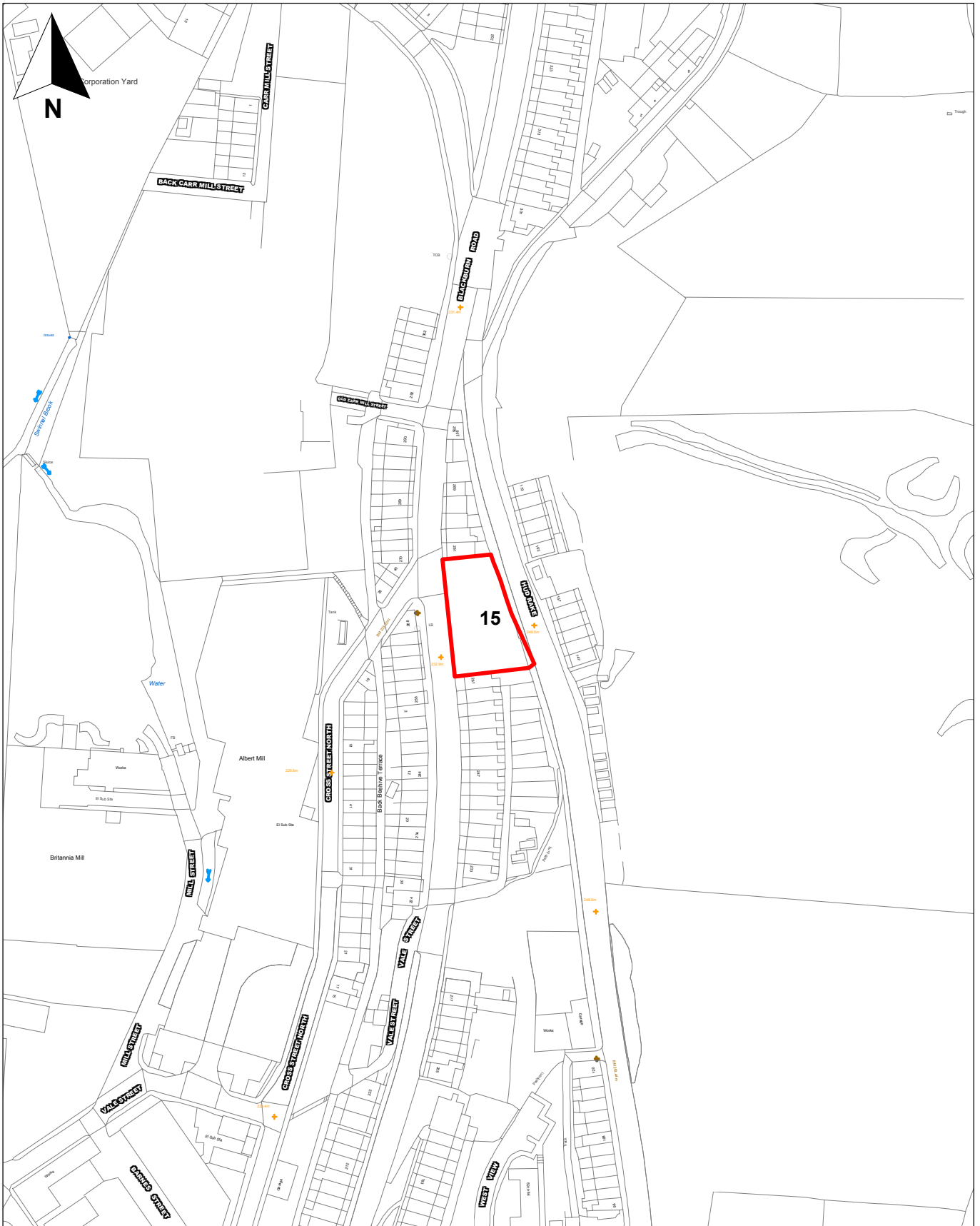


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14019\MapInfo\final_site_maps\site20

Scale 1:2,000 @ A4

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14019-S05 philj

Entec



Key

 Site (Area = 0.1ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 15 - Land between 281 and 261
Blackburn Road, Haslingden

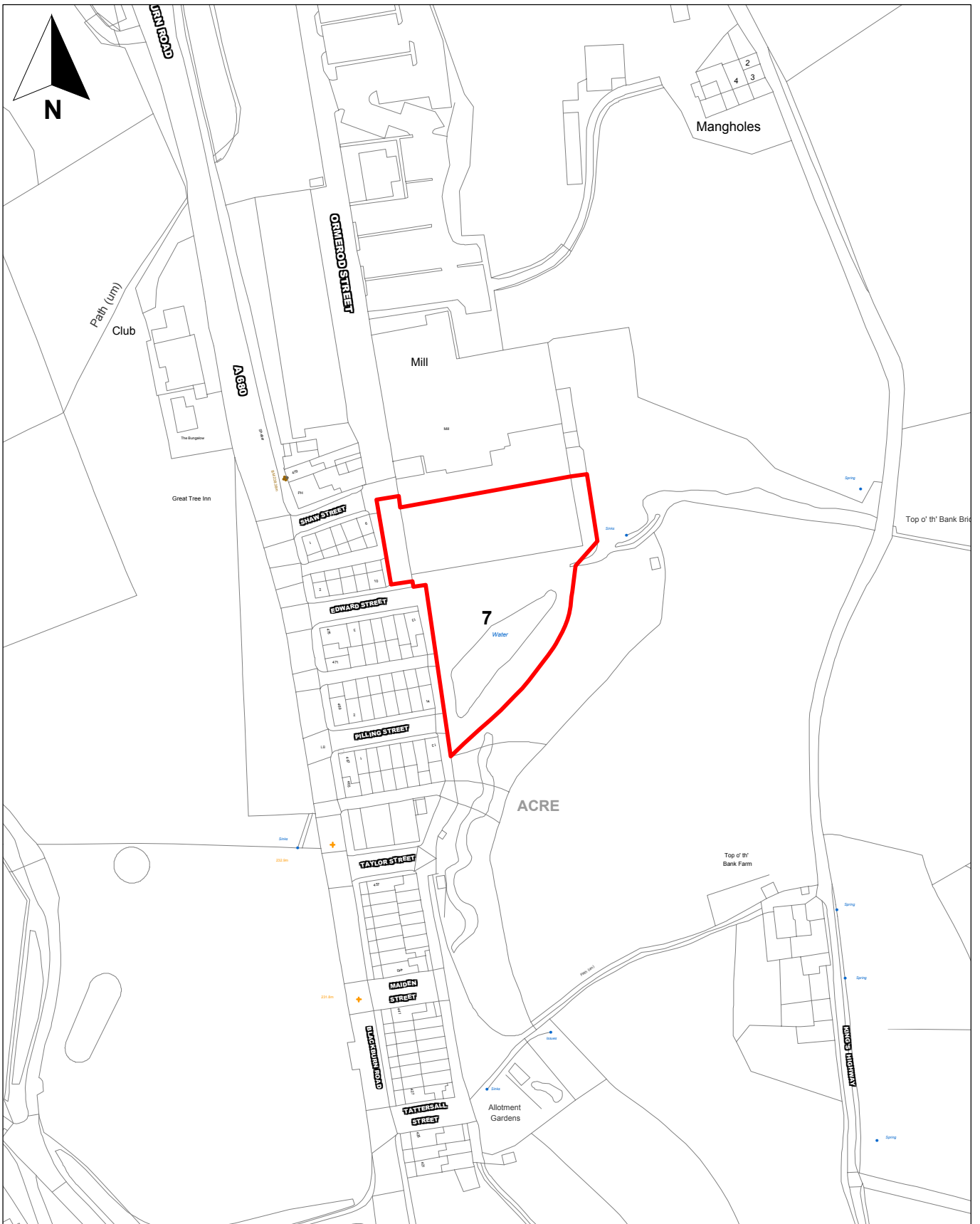


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14019\MapInfo\final_site_maps\site15

Scale 1:2,000 @ A4

June 2005
14019-S04 philj

Entec



Key



Site (Area = 0.48ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 7 - Edward Street, Acre**

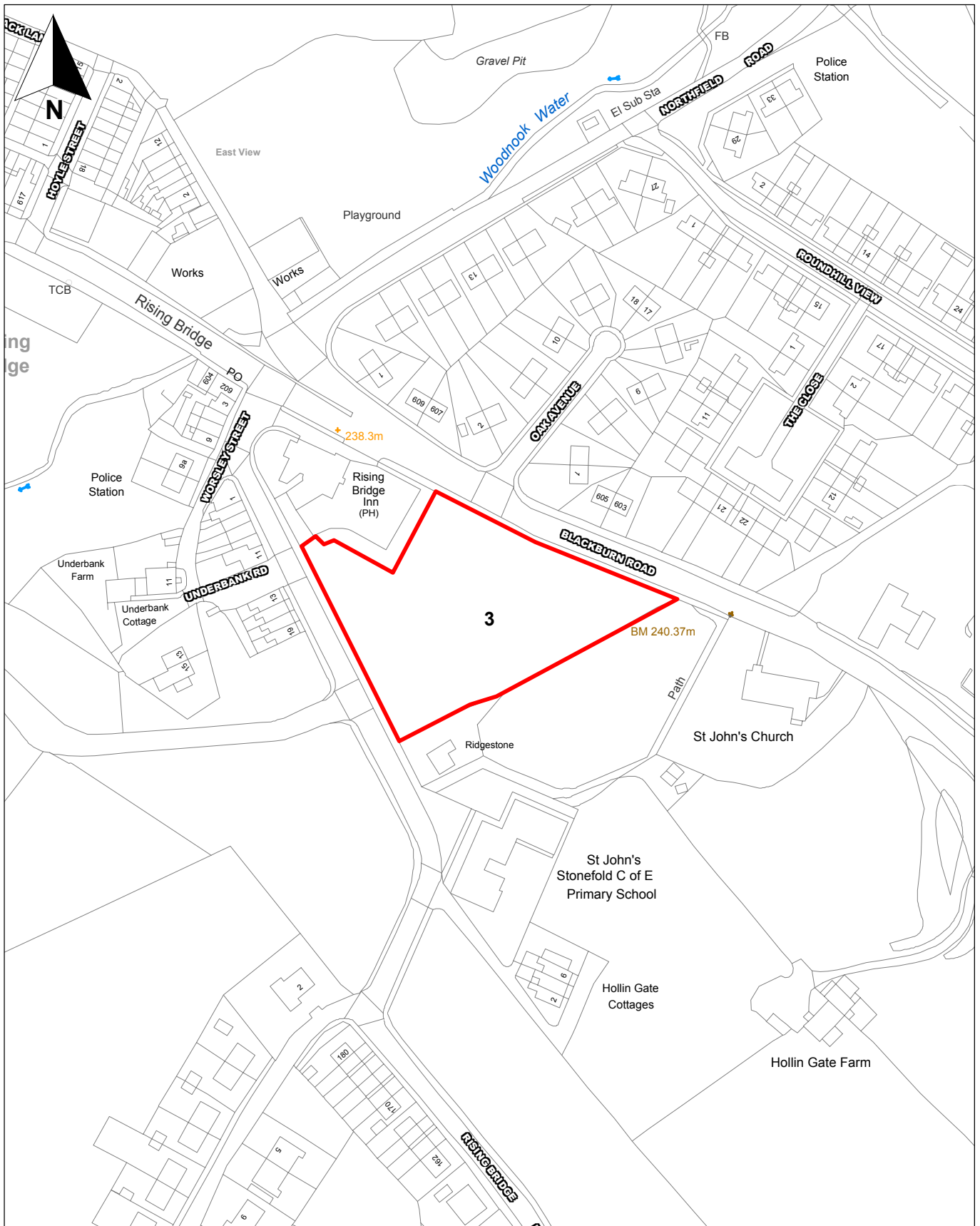


Scale 1:2,000 @ A4


June 2005
14019-S03 philj

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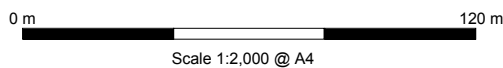


Key

 Site (Area = 0.61ha)

Rossendale Borough Council
Urban Potential Study

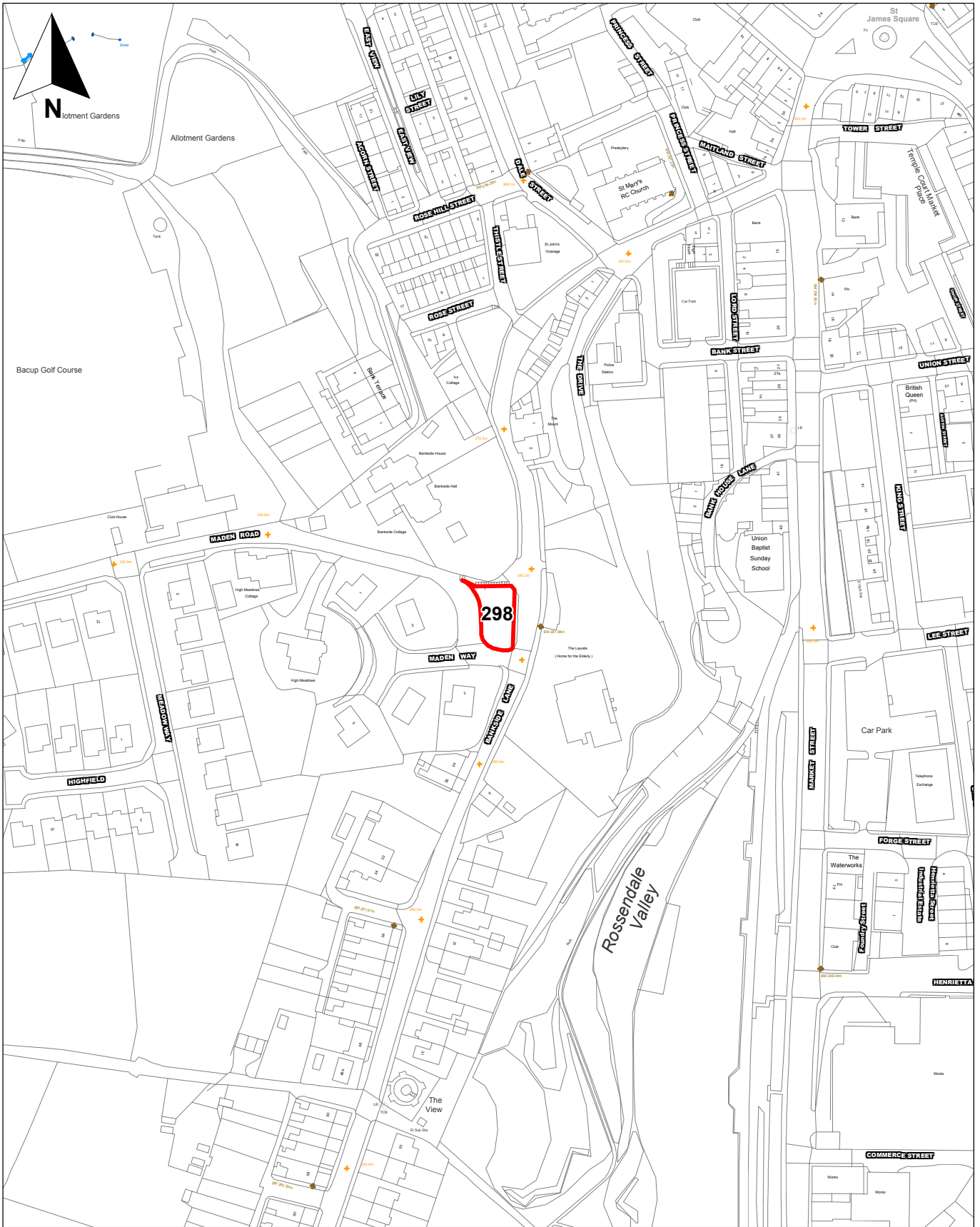
Constrained Capacity
Site 3 - Land Adjacent to Rising Bridge Inn, Blackburn Road, Rising Bridge



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14019\MapInfo\final_site_maps\site3

June 2005
14019-S02 philj

Entec



Key



Site (Area = 0.03ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 298 - Maden Close, Bacup**

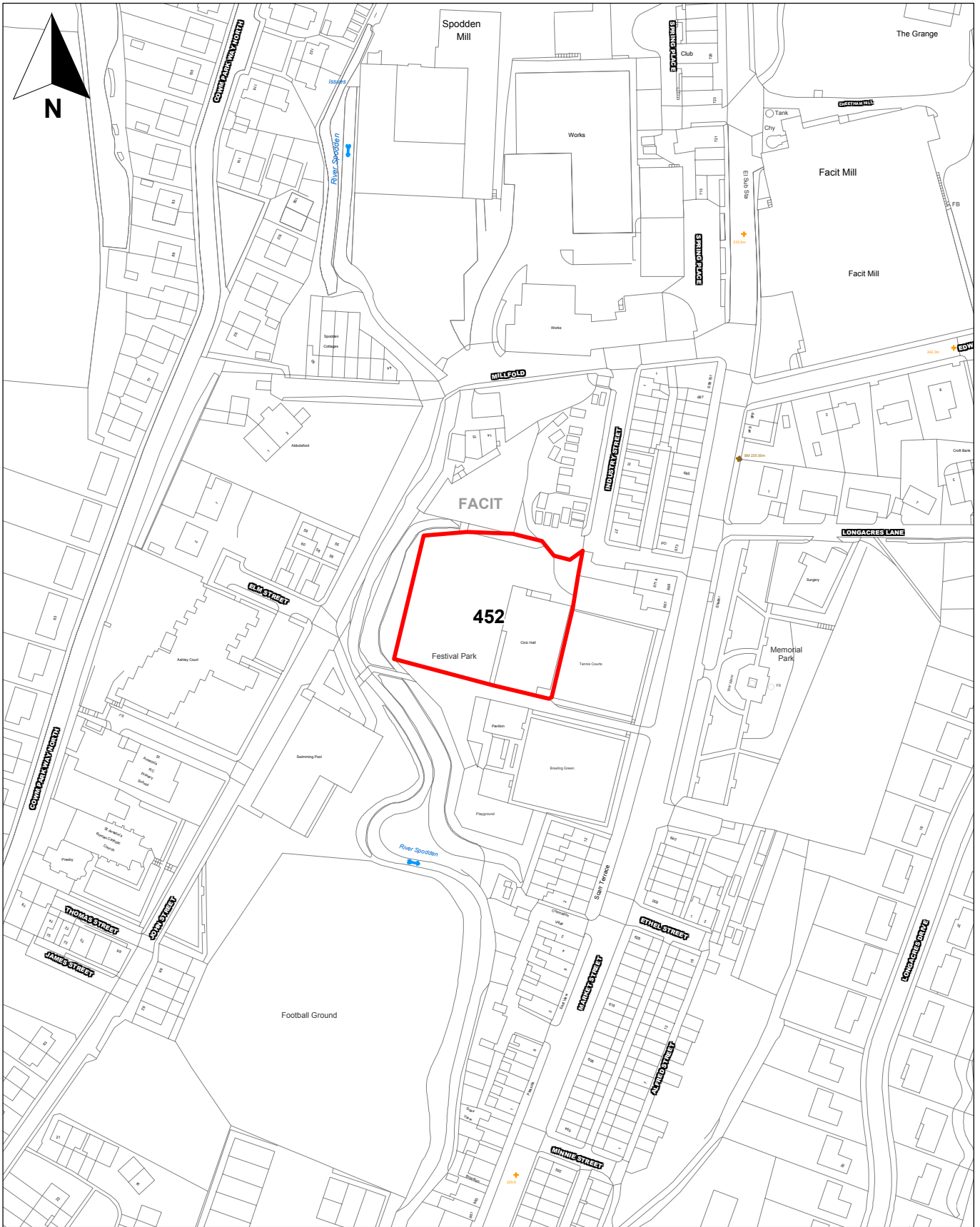


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Scale 1:2,000 @ A4

June 2005
14019-S62 philj

Entec



Key



Site (Area = 0.32ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 452 - Former Civic Building, Facit**

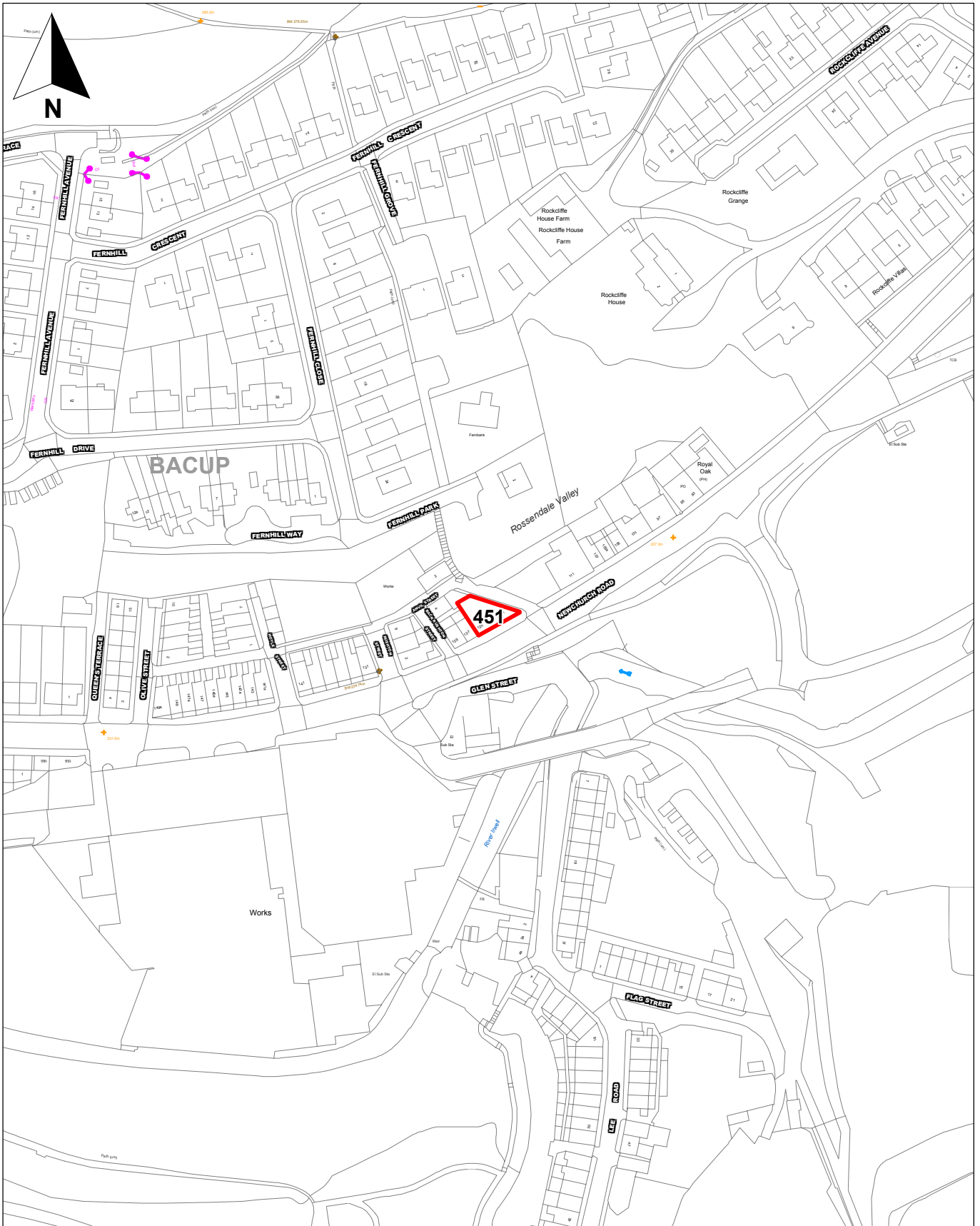


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Scale 1:2,000 @ A4

June 2005
14019-S91 philj

Entec



Key



Site (Area = 0.017ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 451 - 121-125 Newchurch Road,
Bacup**

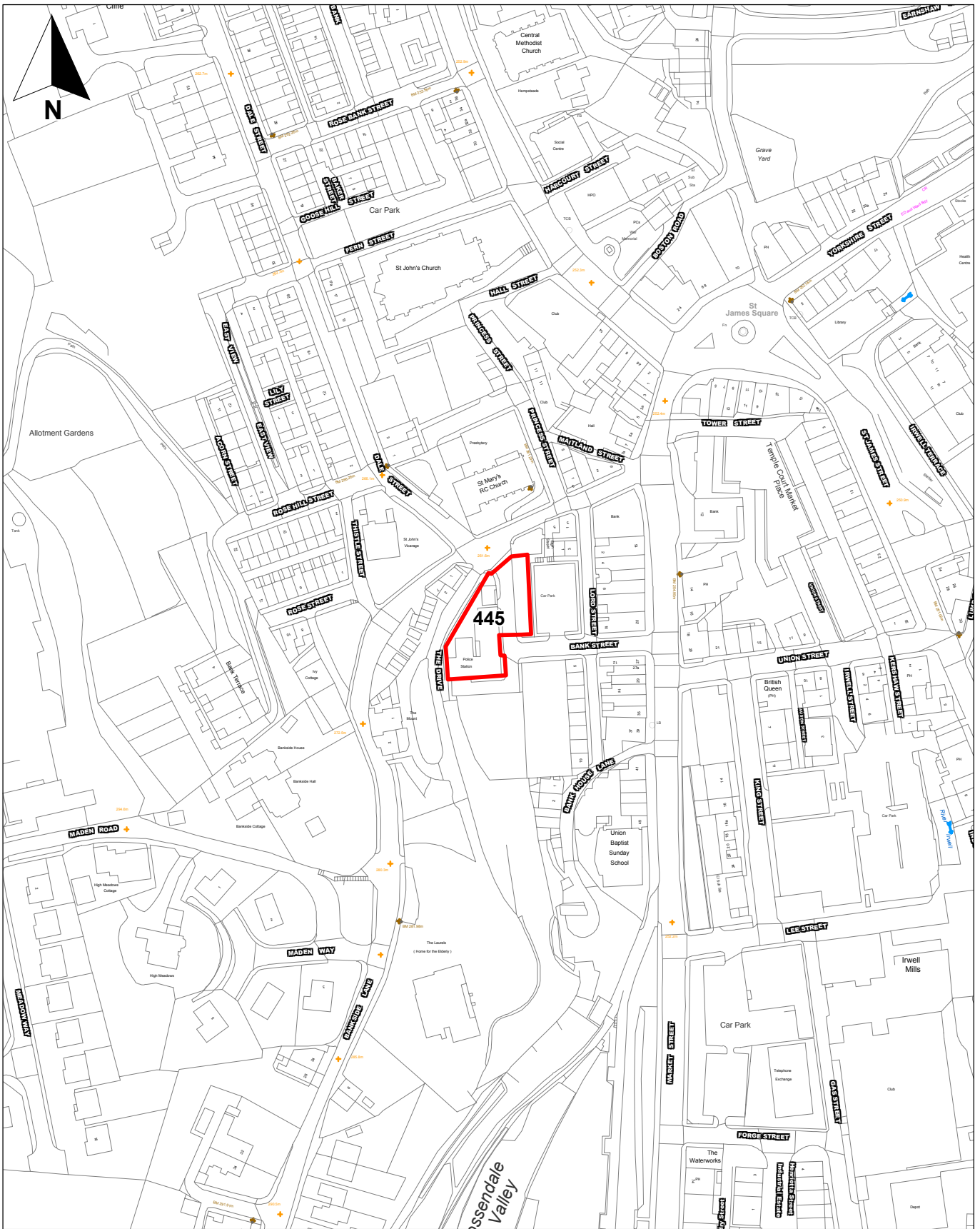
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14019\MapInfo\final_site_maps\site451



Scale 1:2,000 @ A4

June 2005
14019-S90 philj





Key



Site (Area = 0.08ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 445 - Bacup Police Station, Bank Street, Bacup

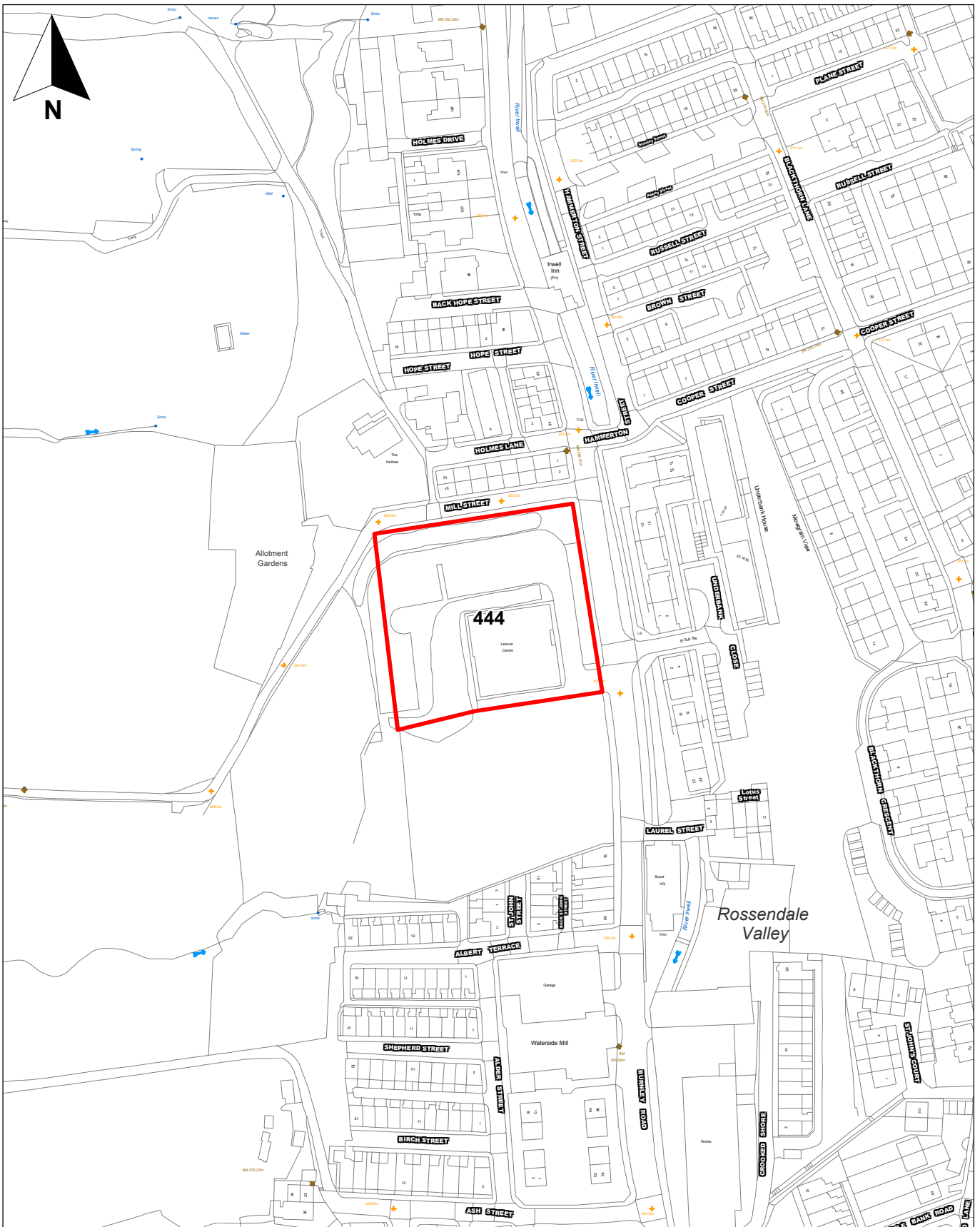


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Scale 1:2,000 @ A4

June 2005
14019-S89 philj

Entec



Key

 Site (Area = 0.5ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 444 - Bacup Leisure Centre, Bacup**

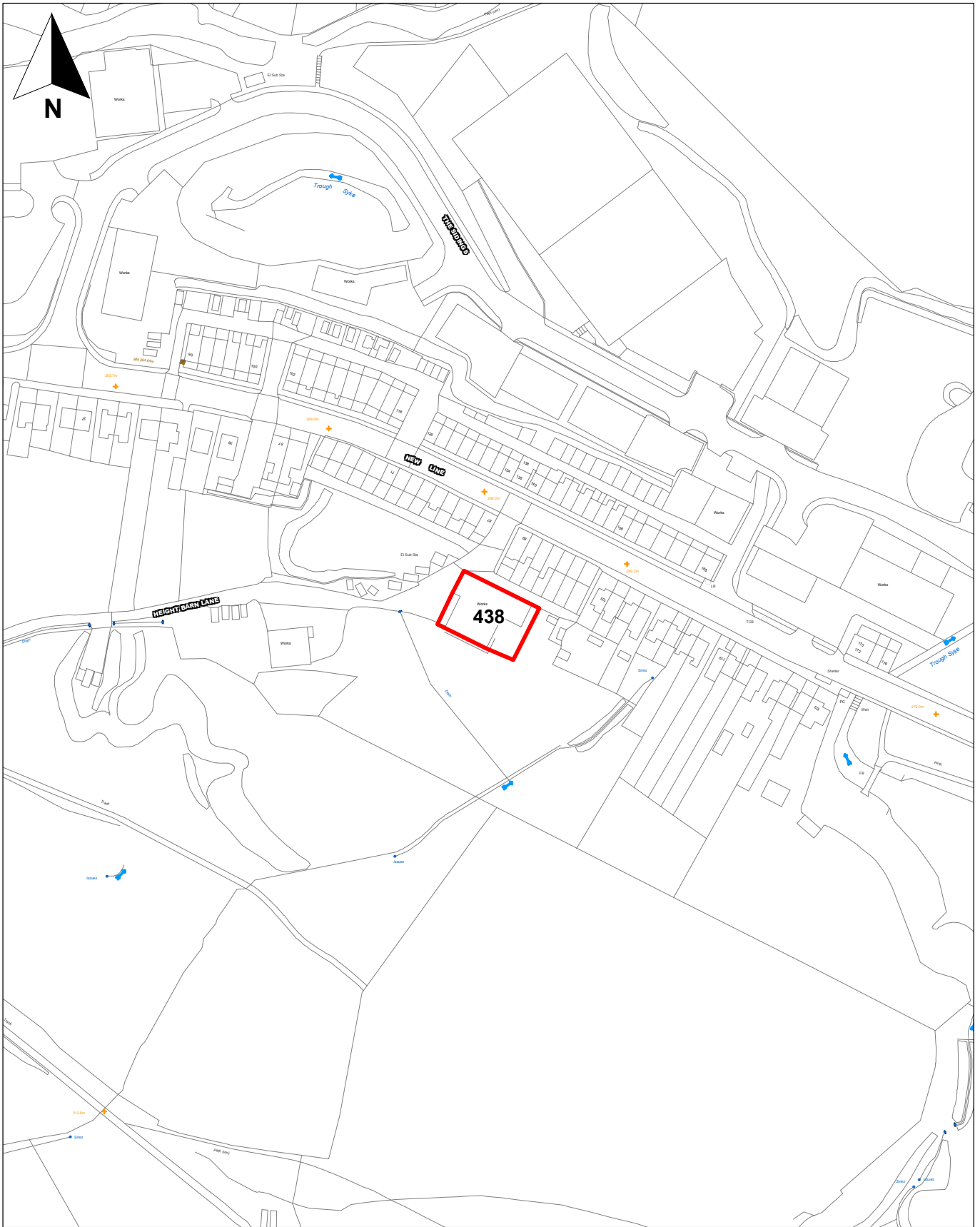


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Scale 1:2,000 @ A4

June 2005
14019-S88 philj

Entec



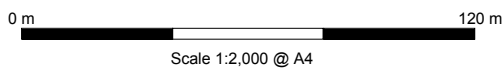
Key

 Site (Area = 0.07ha)

Rossendale Borough Council
Urban Potential Study

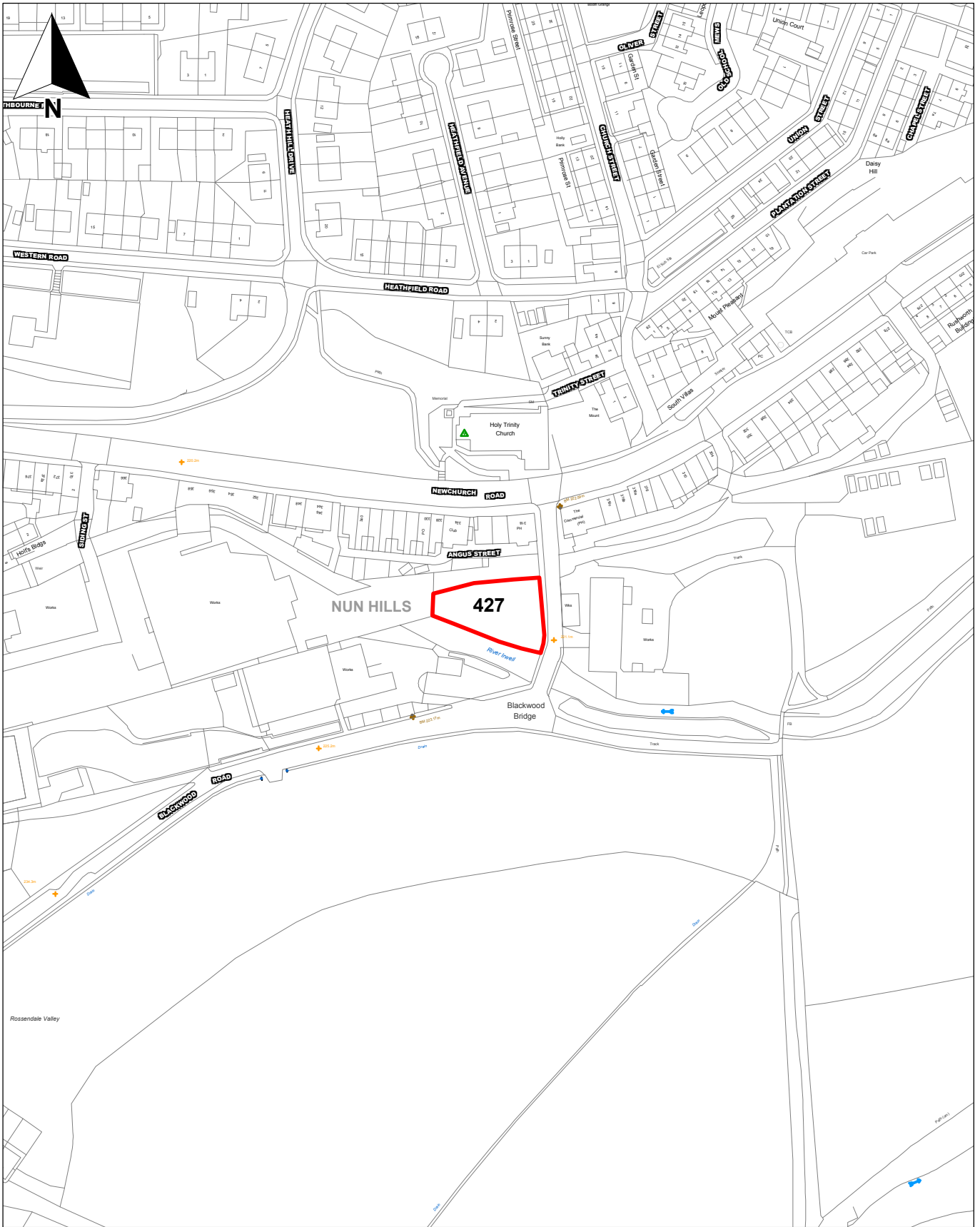
Constrained Capacity
Site 438 - Land to the Rear of 67 New Line, Rockcliffe

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14019\MapInfo\final_site_maps\site438




June 2005
14019-S87 philj

Entec



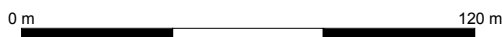
Key

 Site (Area = 0.08ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 427 - South of Angus Street,
Blackwood Road, Nun Hills (2)

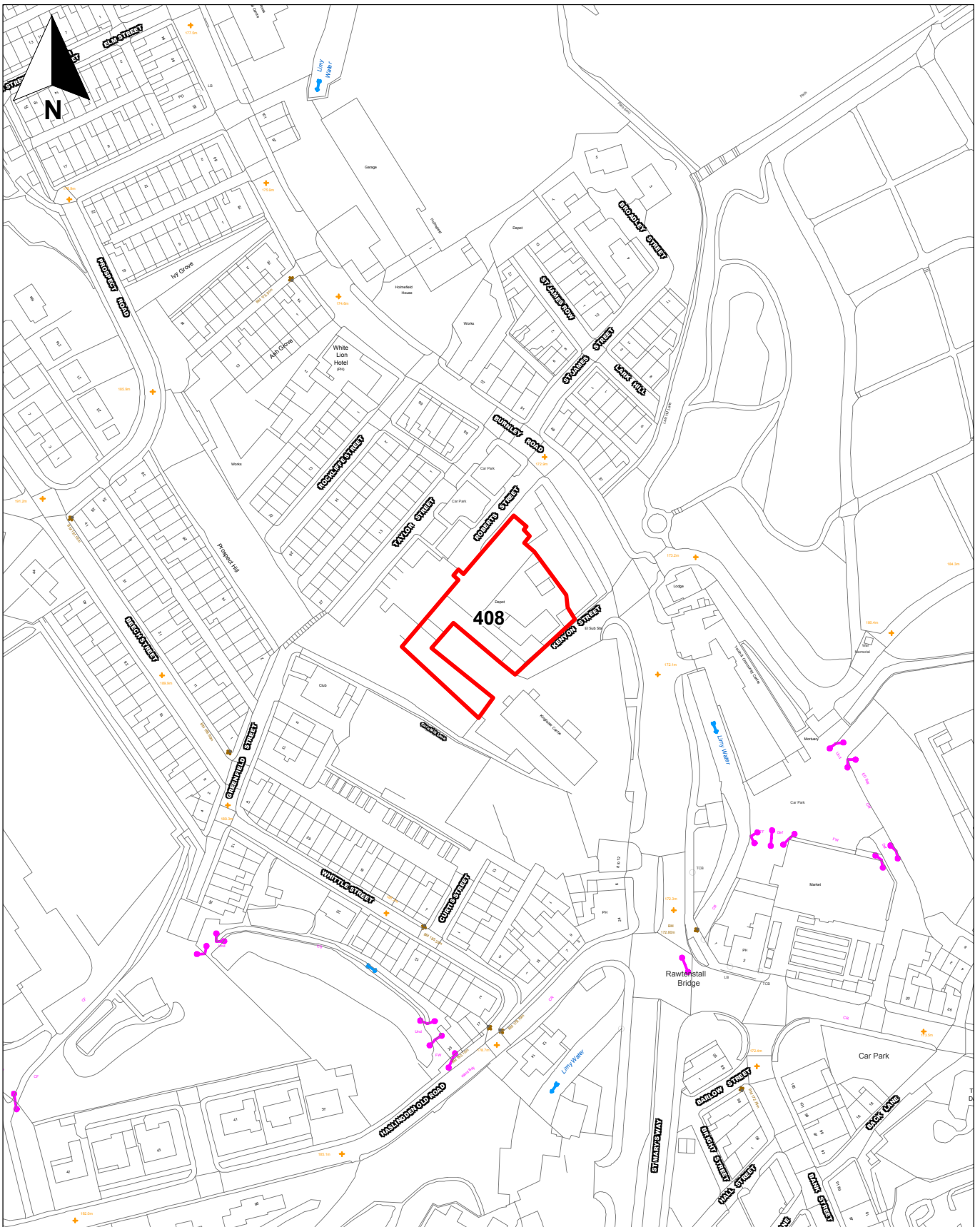
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14019\MapInfo\final_site_maps\site427



Scale 1:2,000 @ A4

June 2005
14019-S86 philj

Entec



Key

 Site (Area = 0.2ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 408 - Roberts Street Depot,
Rawtenstall**

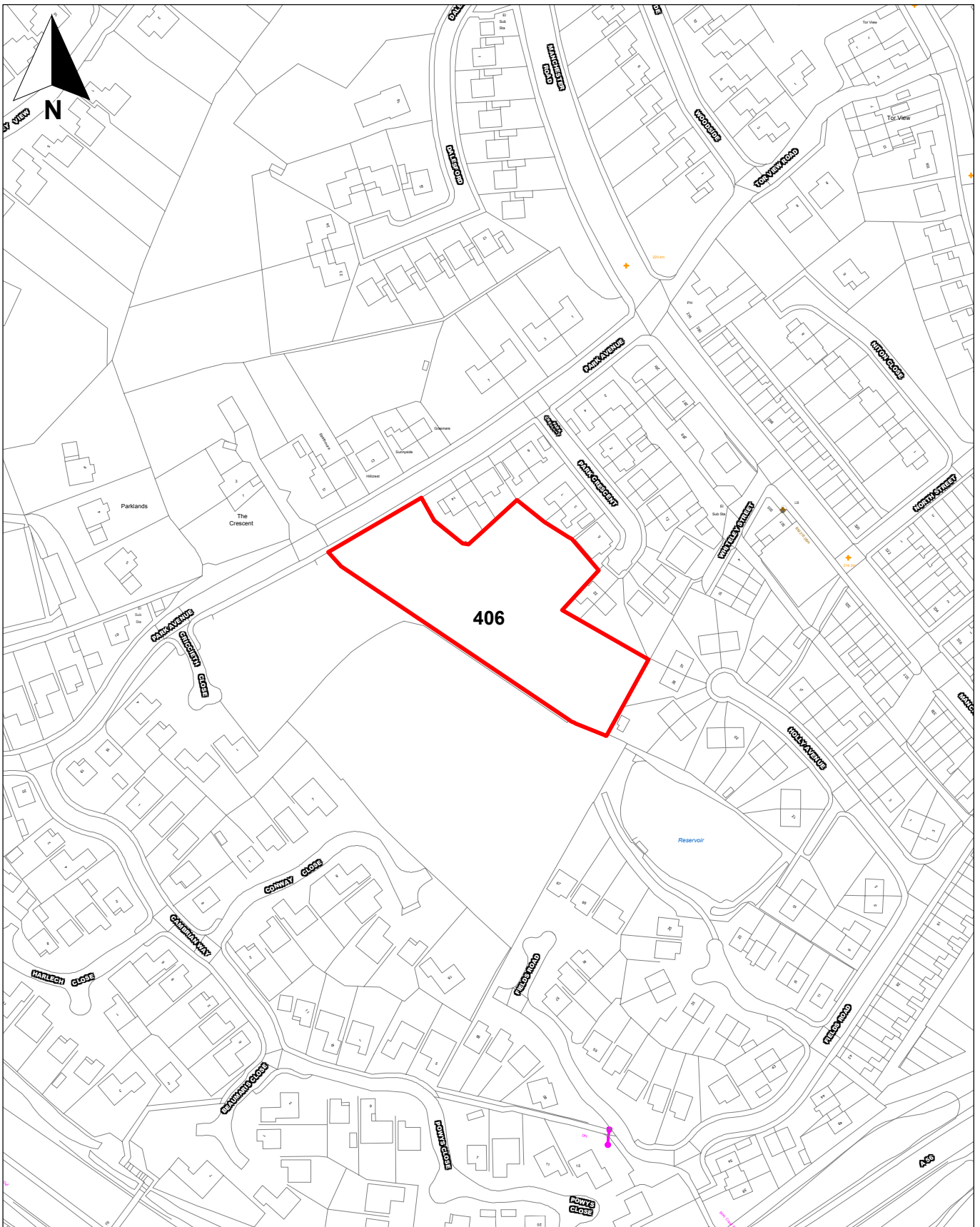
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14019\MapInfo\final_site_maps\site408



Scale 1:2,000 @ A4

June 2005
14019-S85 philj

Entec



Key

 Site (Area = 0.5ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 406 - Vacant Land off Park Avenue, Haslingden

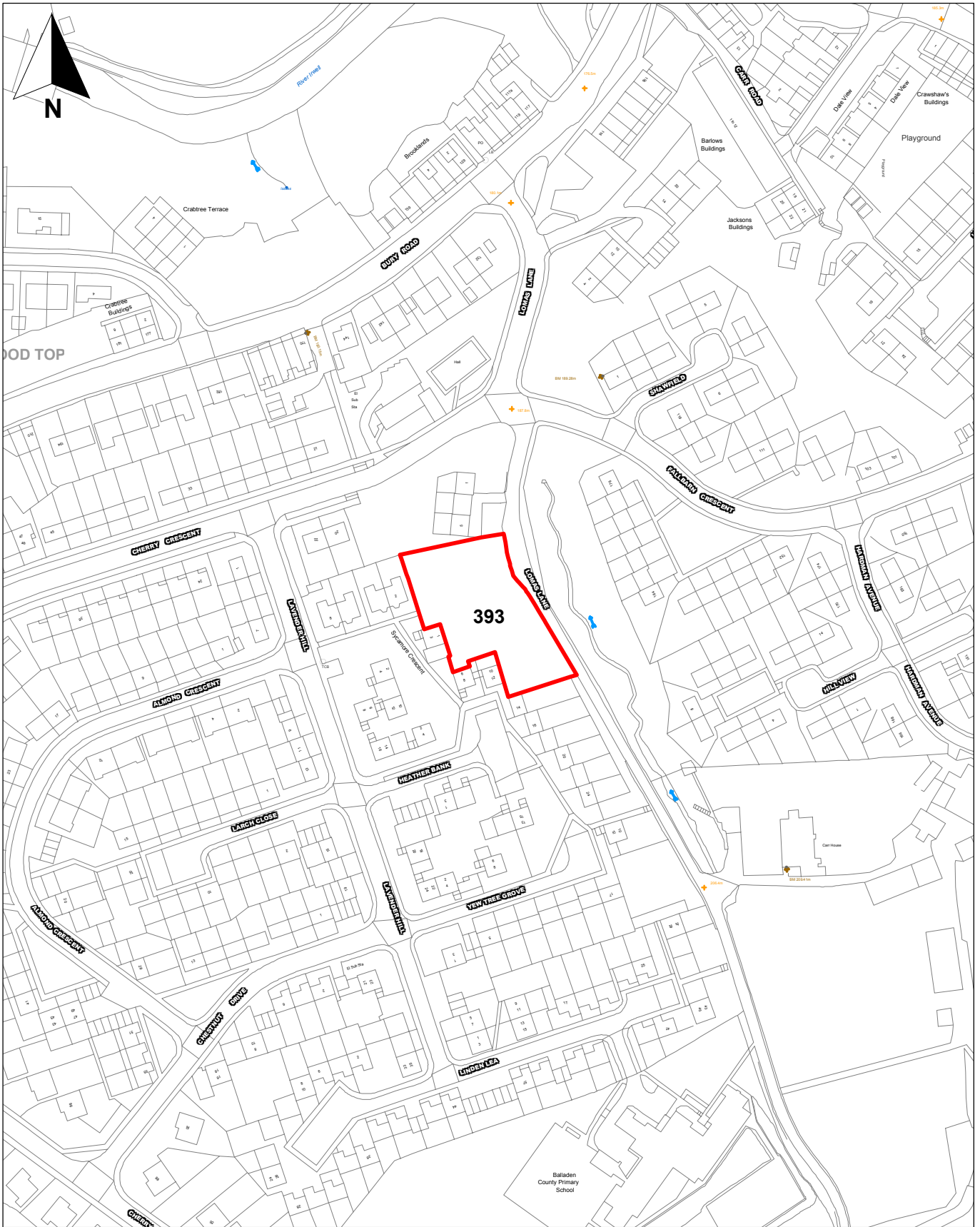


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Scale 1:2,000 @ A4

June 2005
14019-S83 philj

Entec




Key

 Site (Area = 0.2ha)

Rossendale Borough Council
Urban Potential Study

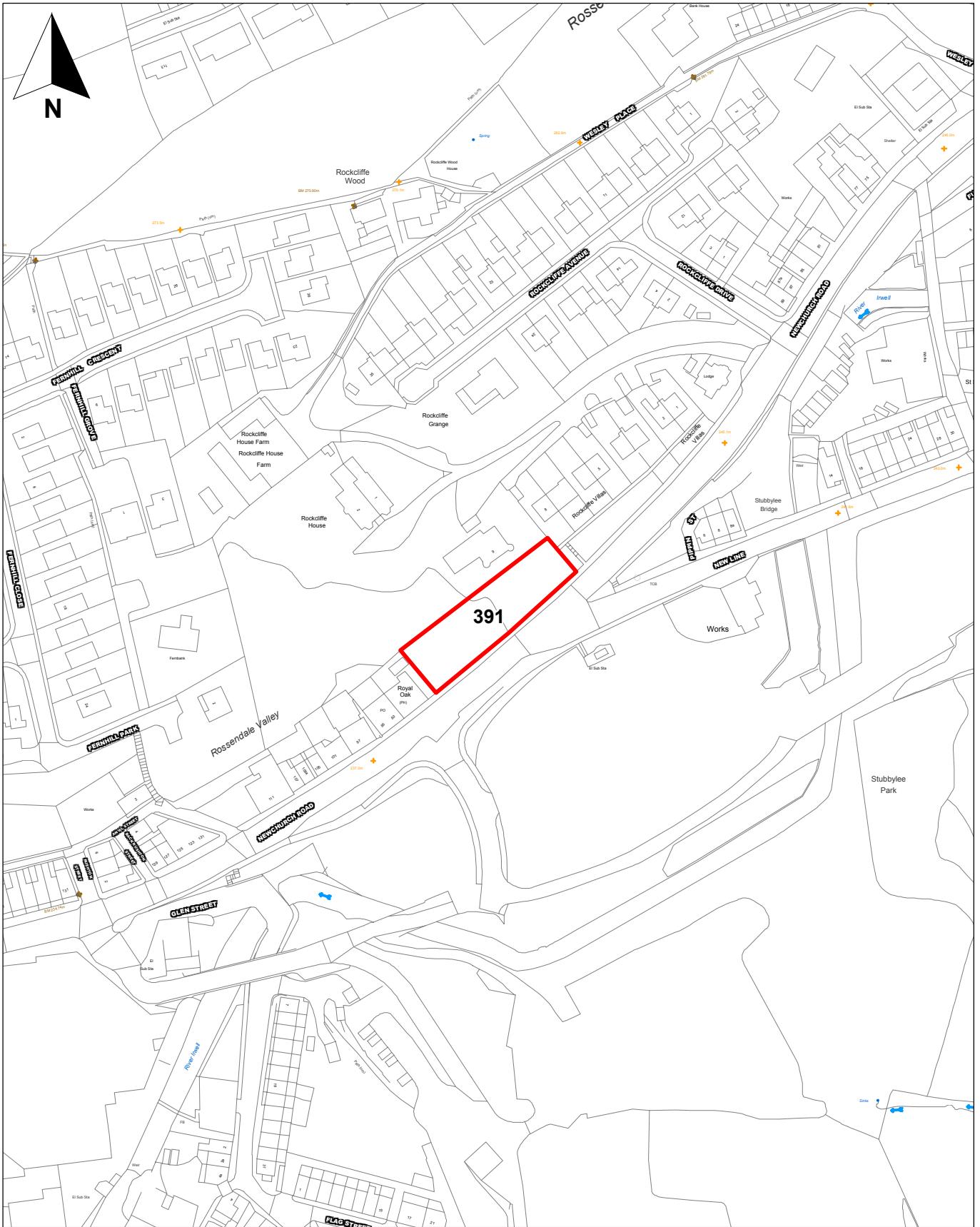
Constrained Capacity
Site 393 - Lomas Lane, Rawtenstall
(Map 21)

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Scale 1:2,000 @ A4

June 2005
14019-S82 philj

Entec



Key

 Site (Area = 0.1ha)

Rosedale Borough Council
Urban Potential Study

**Constrained Capacity
Site 391 - Land Opposite Futures
Business Park**

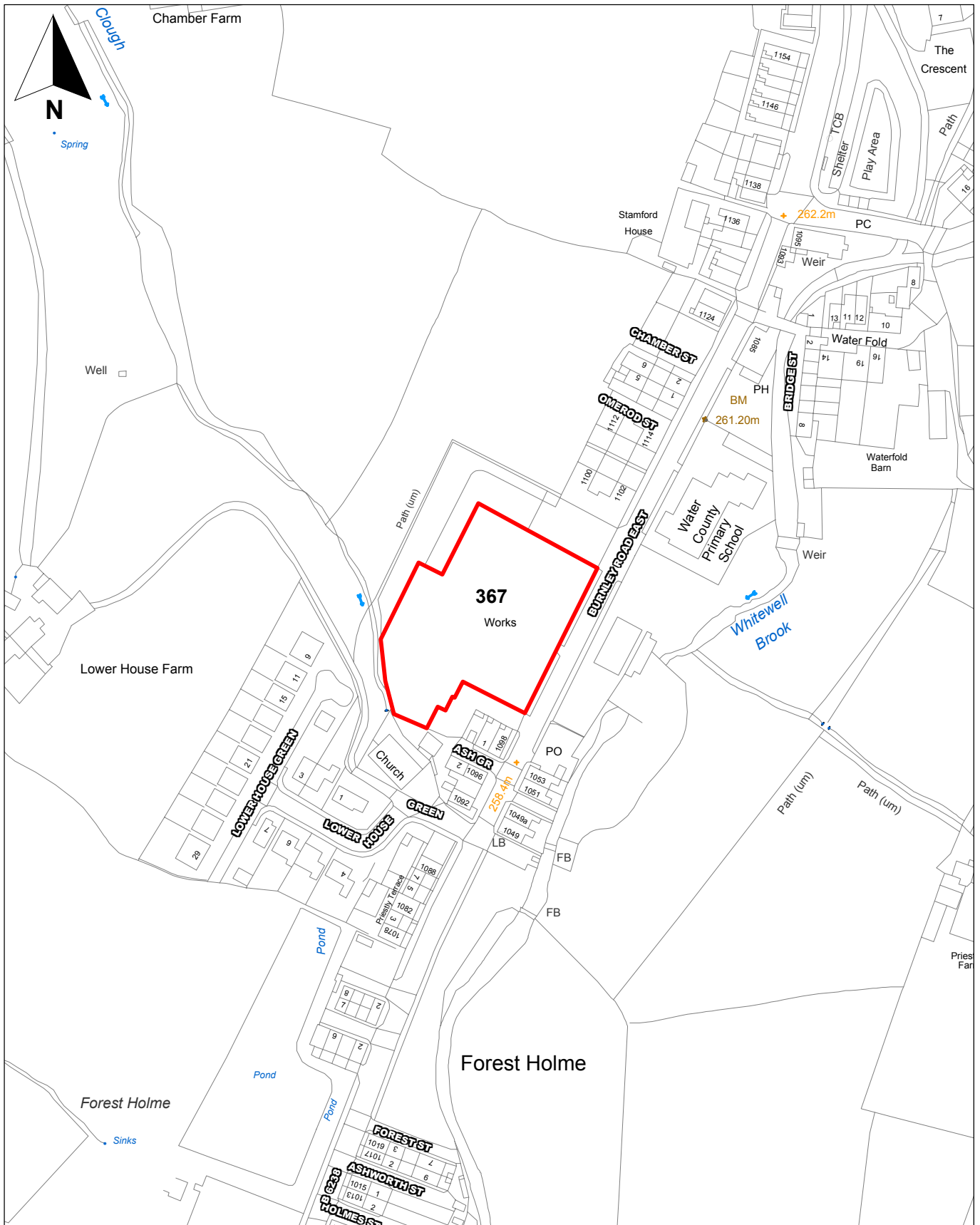
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June 2005
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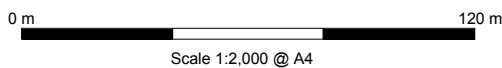
Key

 Site (Area = 0.4ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 367 - Ormerod Street Works, Water**

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June 2005
14019-S80 philj

Entec



Key



Site (Area = 0.8ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 366 - Land to the Rear of
Rossendale Motorsales**

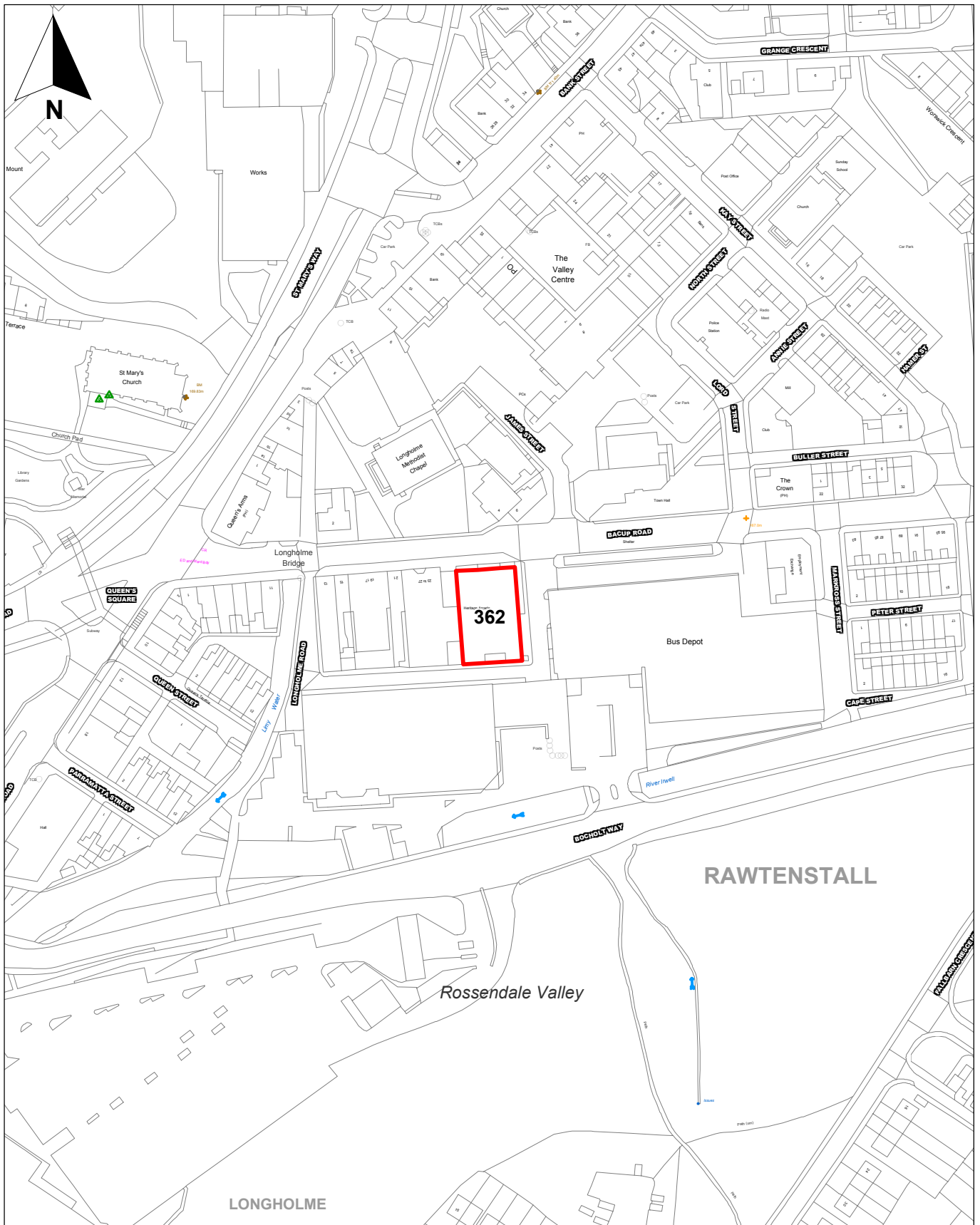


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June 2005
14019-S79 philj

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Key

 Site (Area = 0.07ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 362 - Heritage Arcade, Rawtenstall**

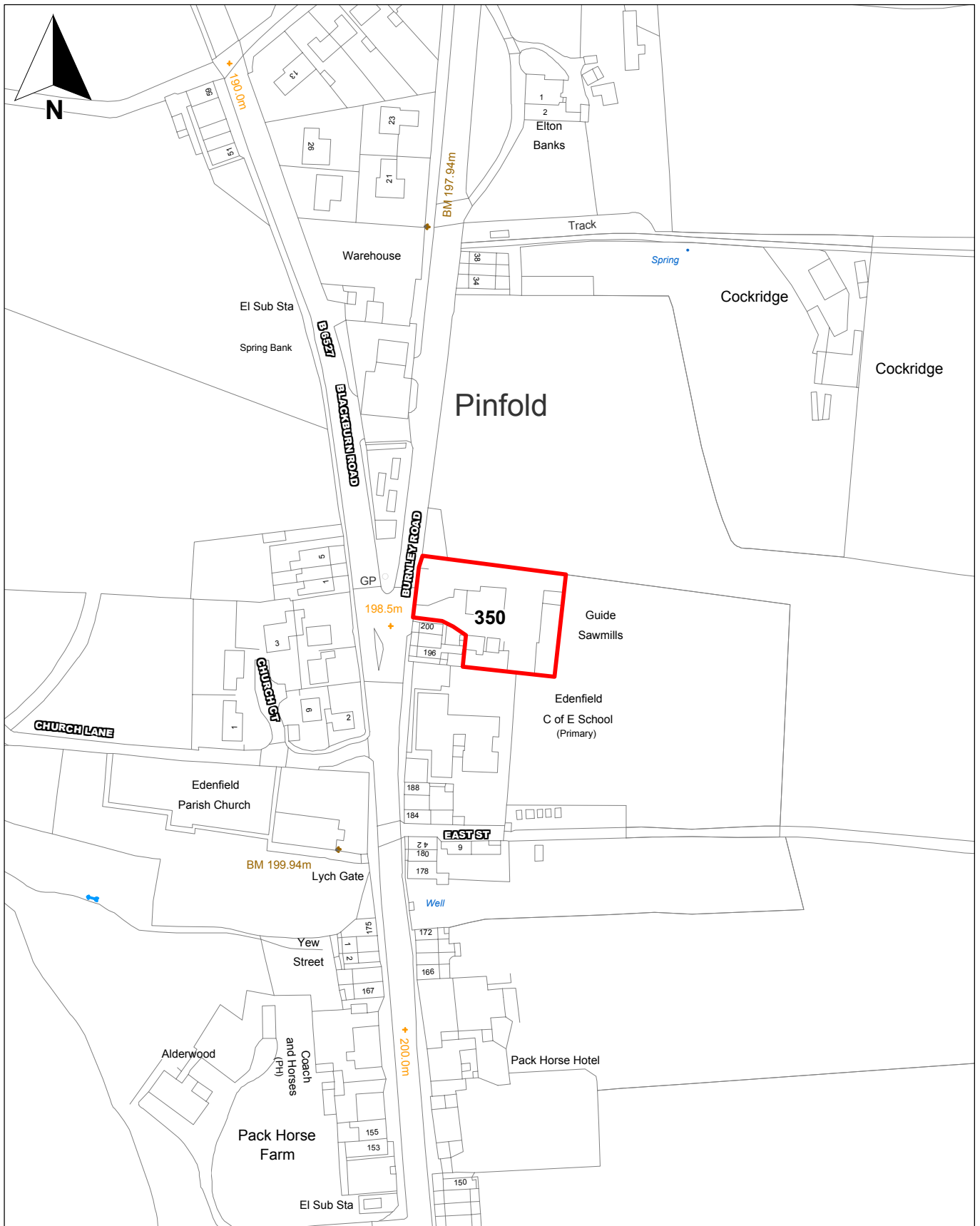
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June 2005
14019-S78 philj

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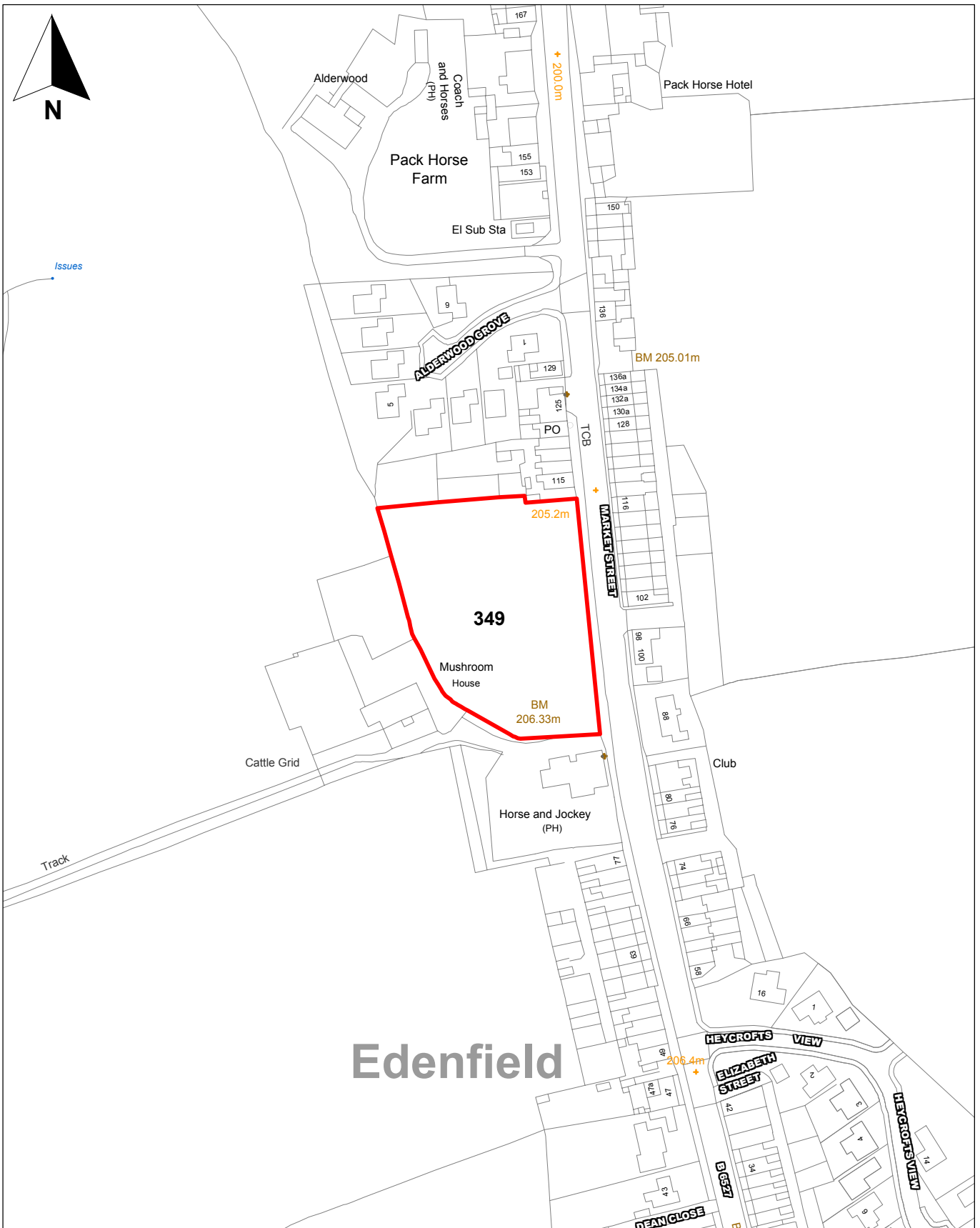


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Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 350 - Land North of Edenfield
School, Pinfold**

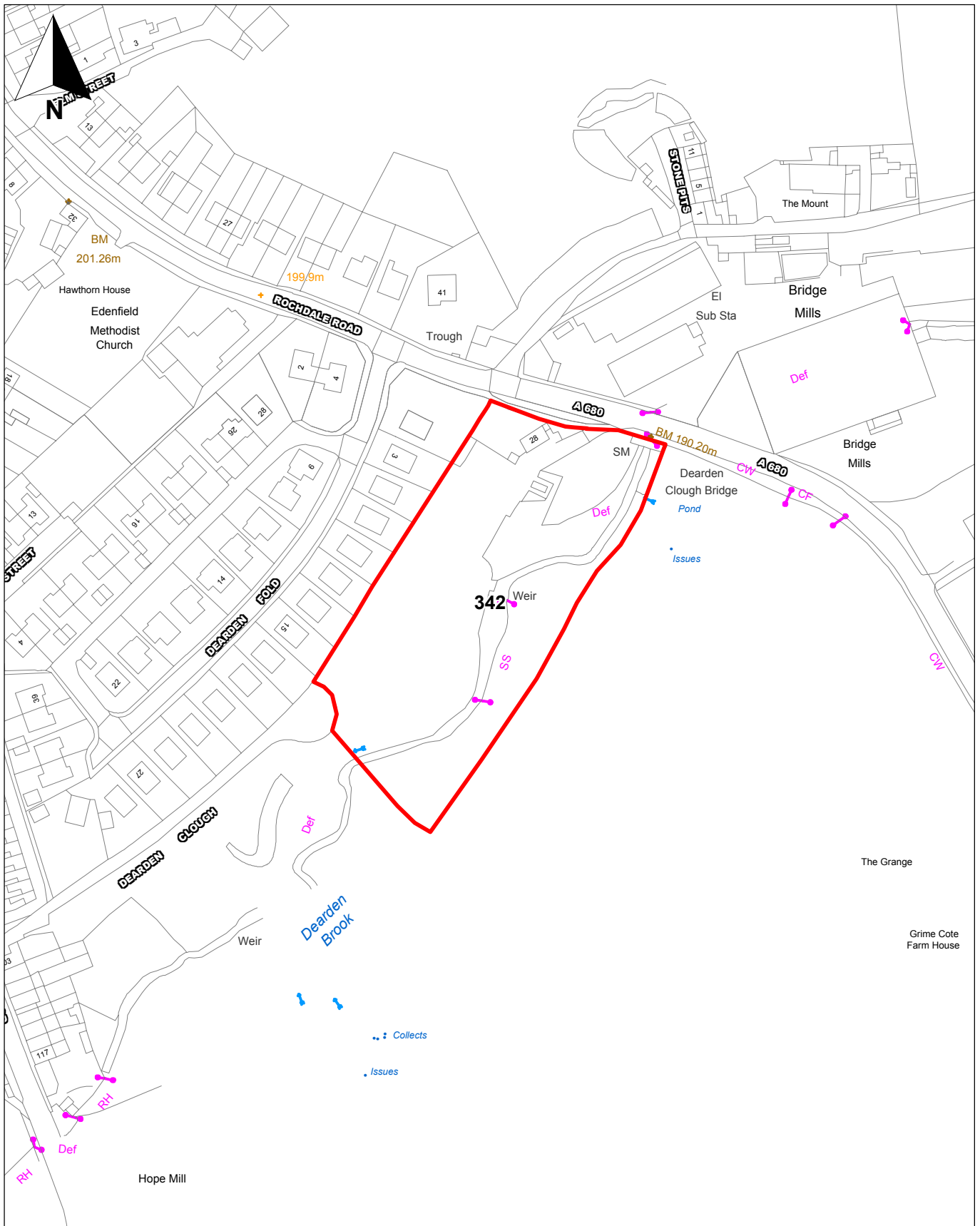


Key

 Site (Area = 0.55ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 349 - Mushroom House, Market Street, Edenfield



Key



Site (Area = 1.05ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 342 - Rear of Dearden Road,
Edenfield

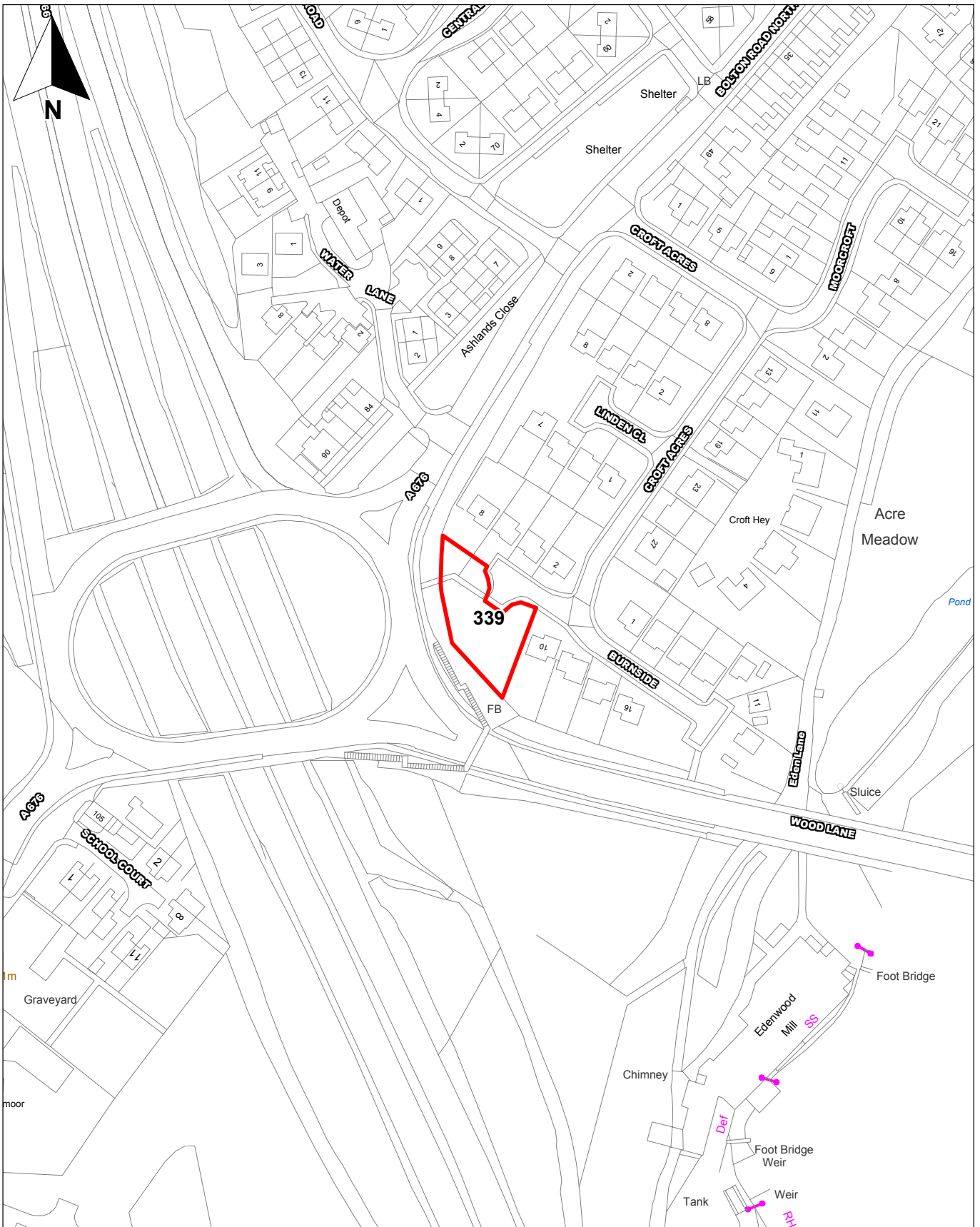
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June 2005
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Key

 Site (Area = 0.1ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 339 - 10 Burnside, Edenside

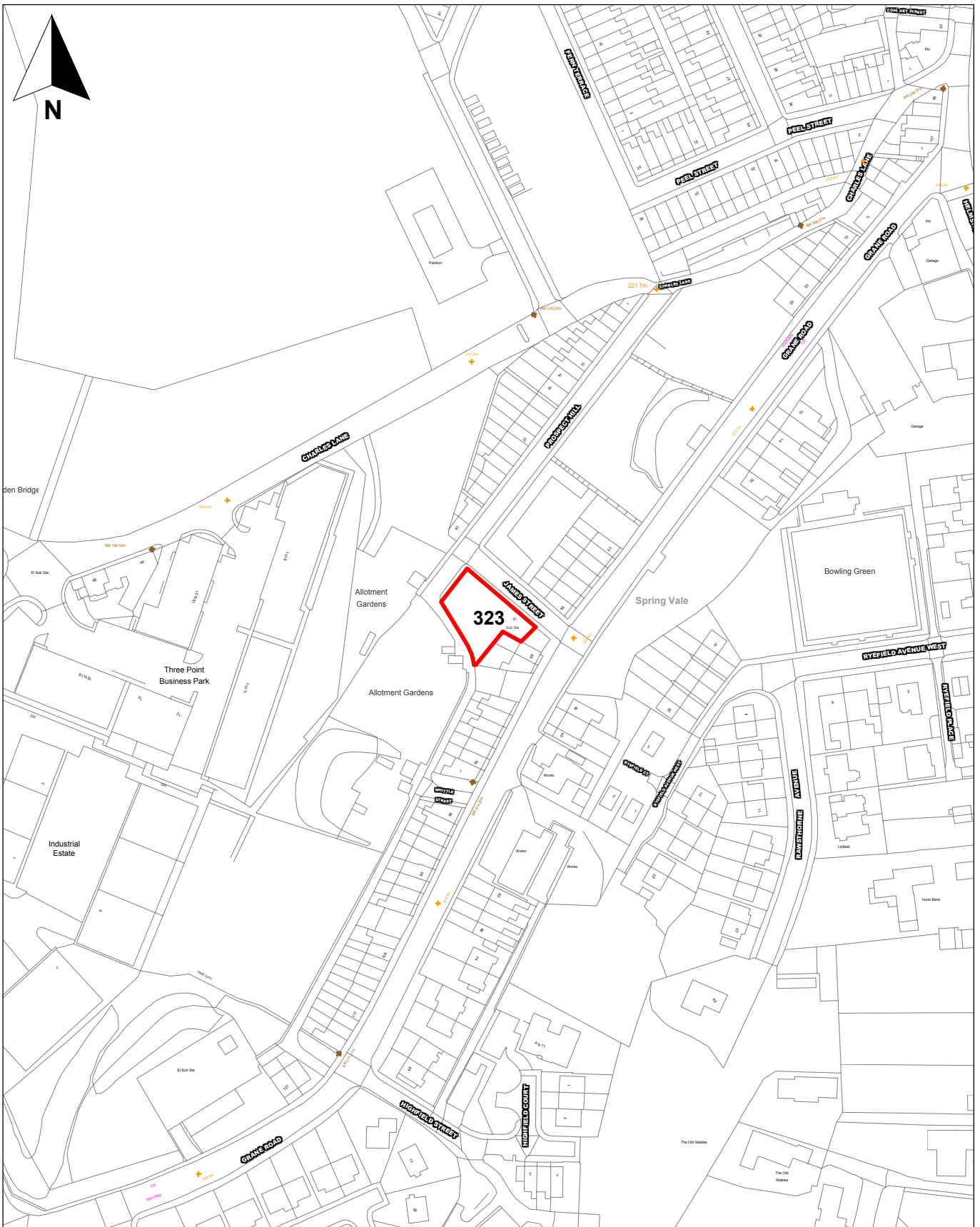


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June 2005
14019-S73 phlj

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Key



Site (Area = 0.06ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 323 - James Street, Haslingden

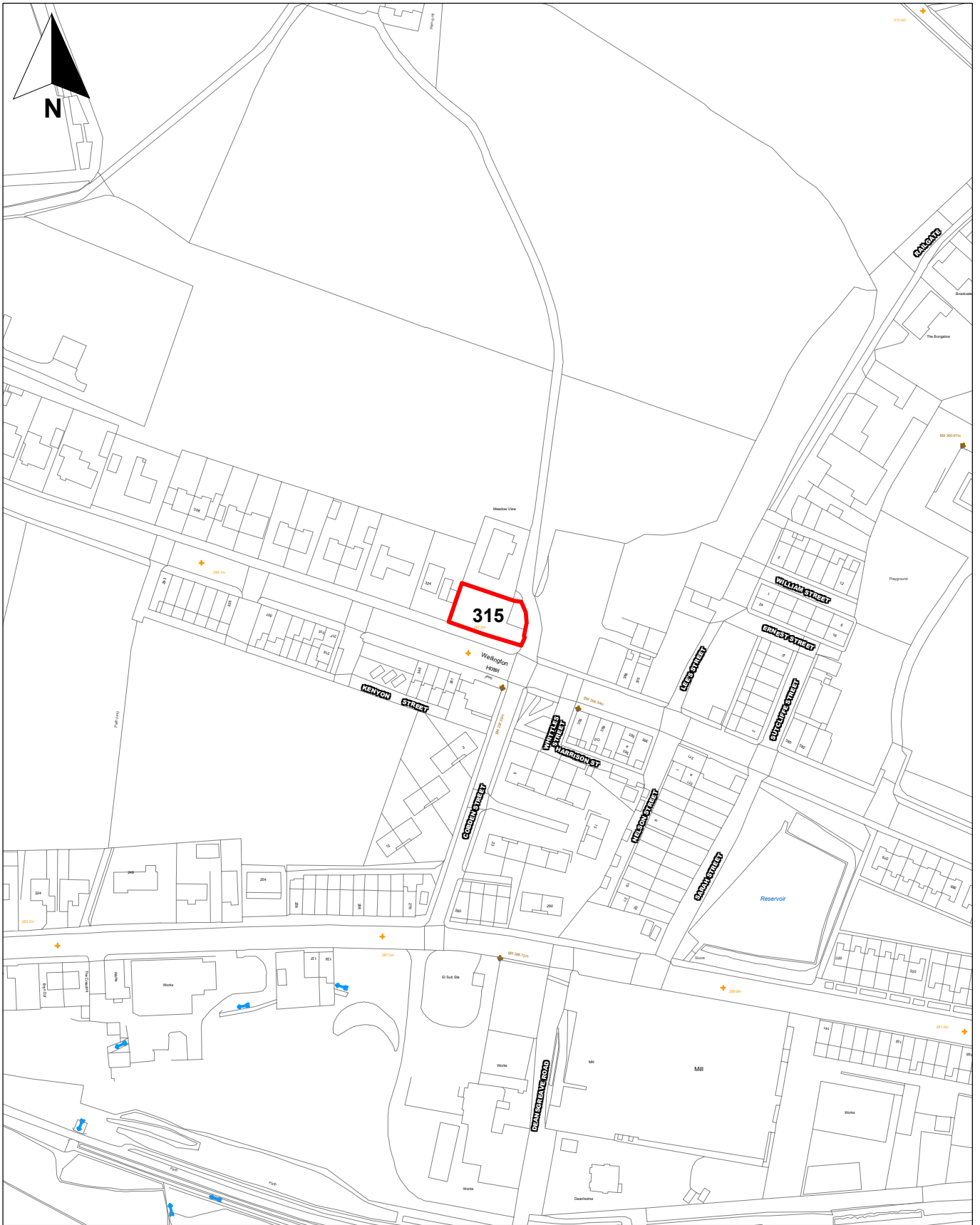


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June 2005
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Key

 Site (Area = 0.04ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 315 - Land Adjacent to 324
Rochdale Road, Britannia**

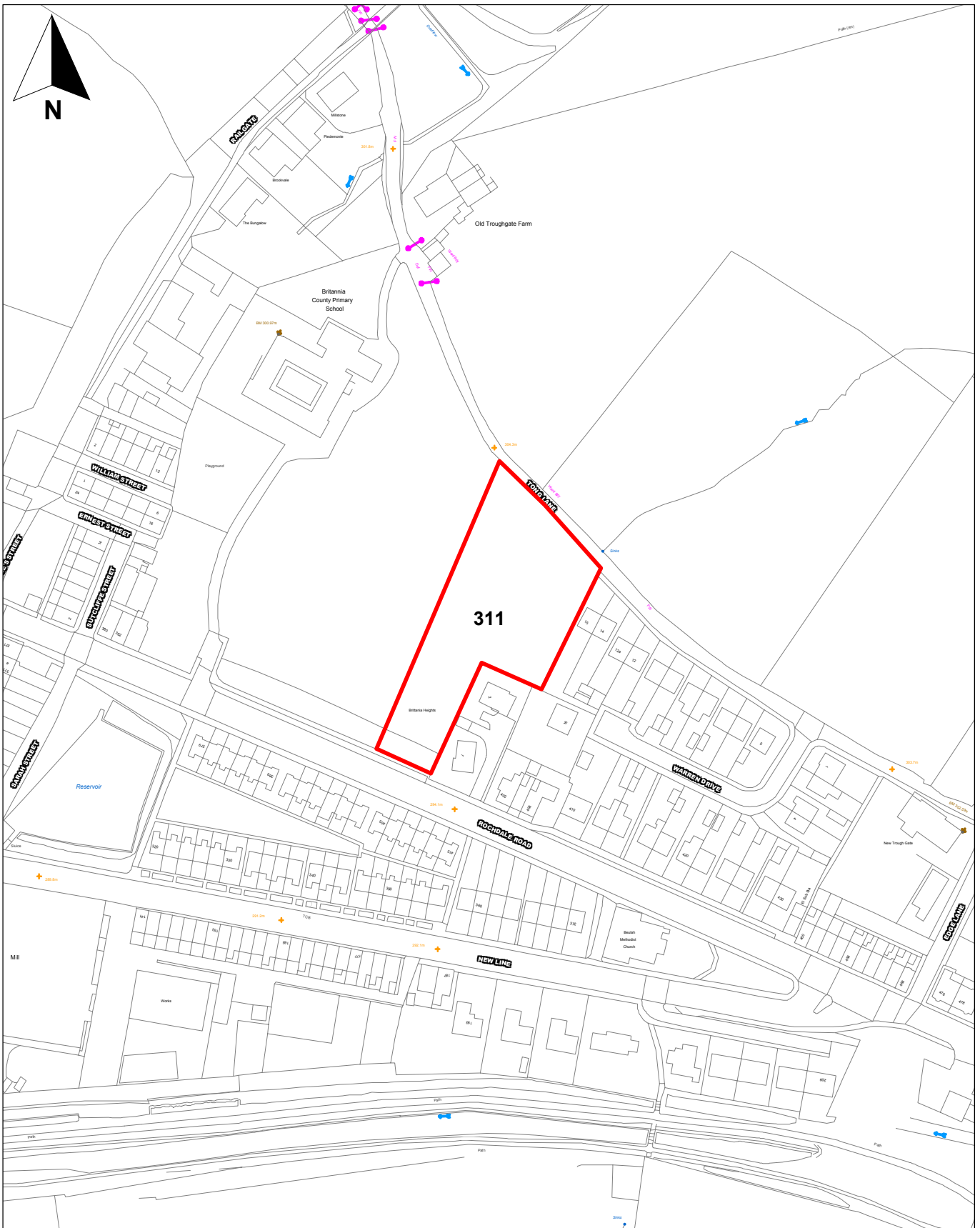
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Scale 1:2,000 @ A4

June 2005
14019-S71 philj

Entec



Key

 Site (Area = 0.4ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 311 - West of Warren Drive,
Britannia**

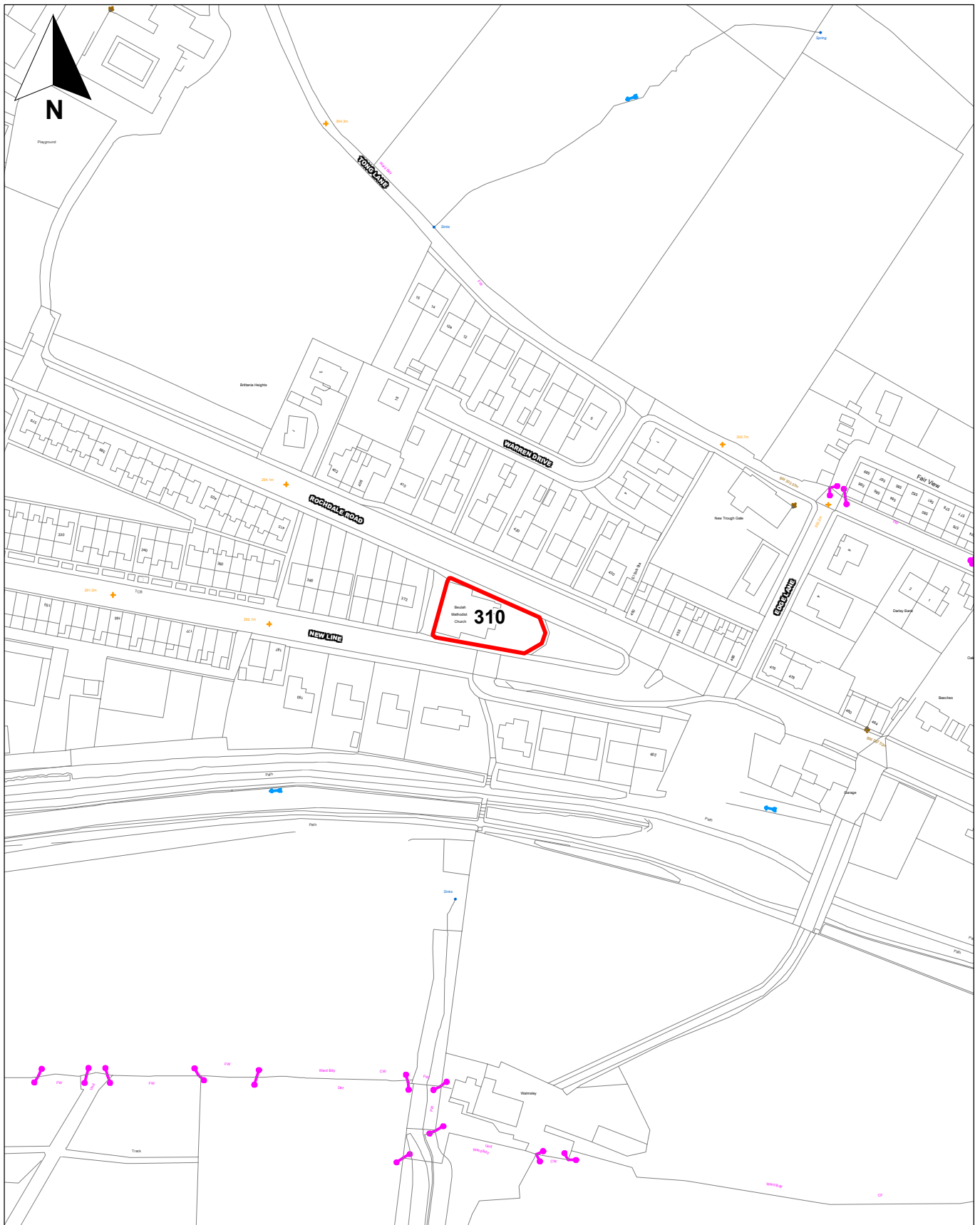


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Scale 1:2,000 @ A4

June 2005
14019-S70 phij

Entec



Key

 Site (Area = 0.07ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 310 - Beulah Methodist Church at the Junction of Rochdale Road and New Line, Britannia

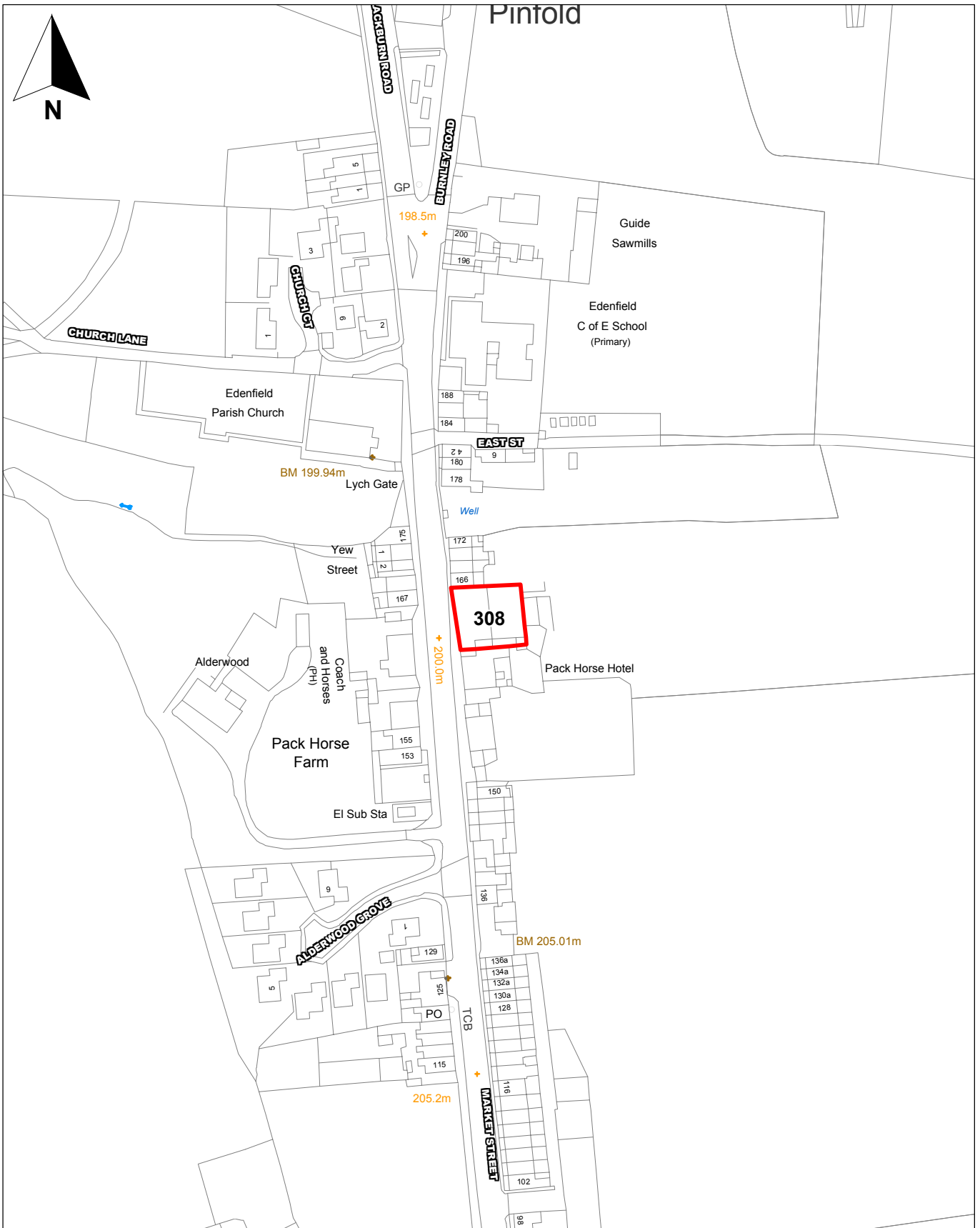


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Scale 1:2,000 @ A4

June 2005
14019-S69 philj

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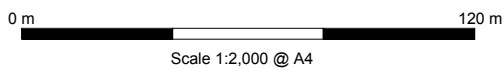
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 Site (Area = 0.06ha)

Rossendale Borough Council
Urban Potential Study

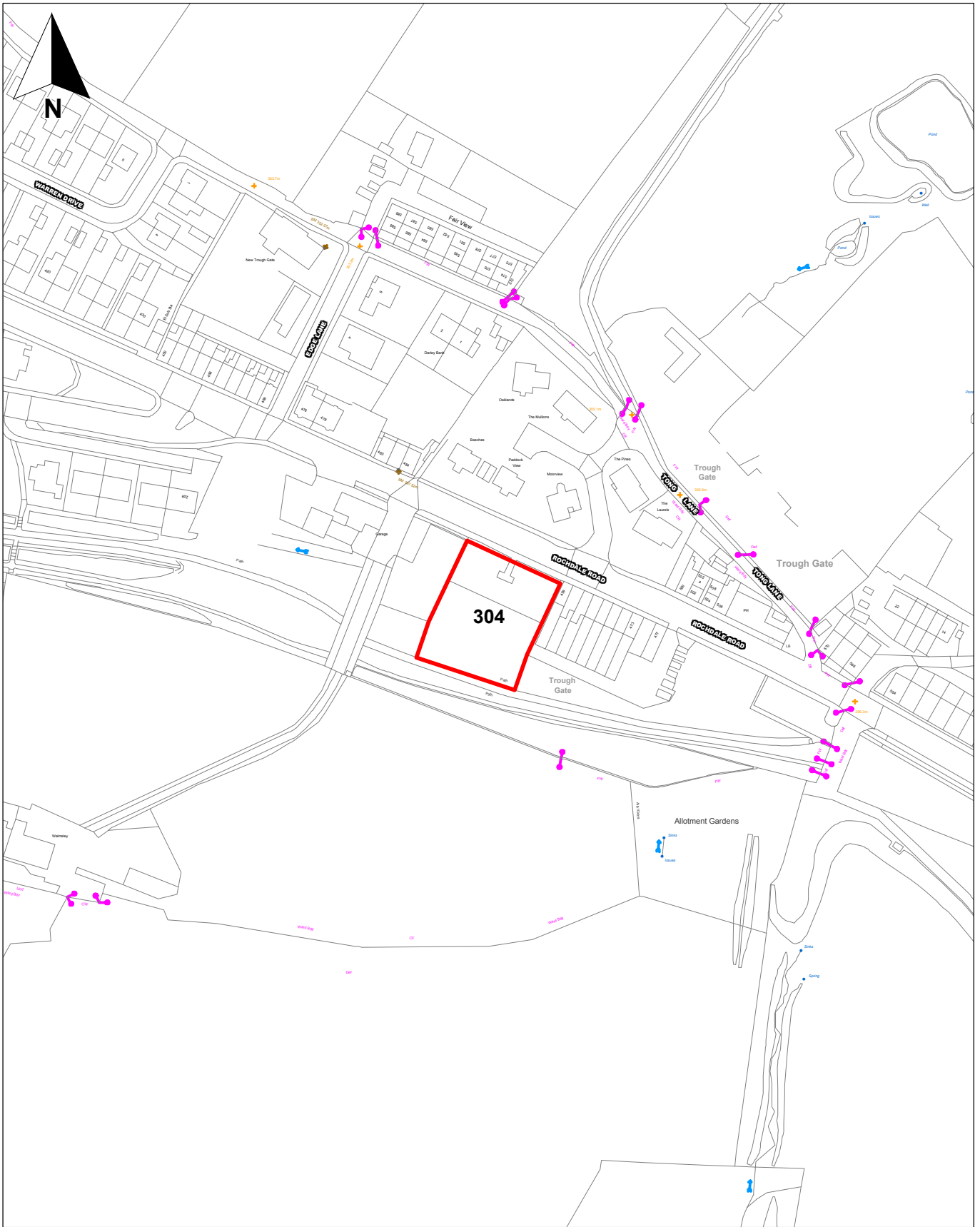
**Constrained Capacity
Site 308 - Adjacent to Park House
Hotel, Pinfold**

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14019\MapInfo\final_site_maps\site308



June 2005
14019-S68 philj

Entec



Key



Site (Area = 0.17ha)

Rossendale Borough Council
Urban Potential Study

Constrained Capacity
Site 304 - Land Opposite Moor View,
Rochdale Road, Britannia

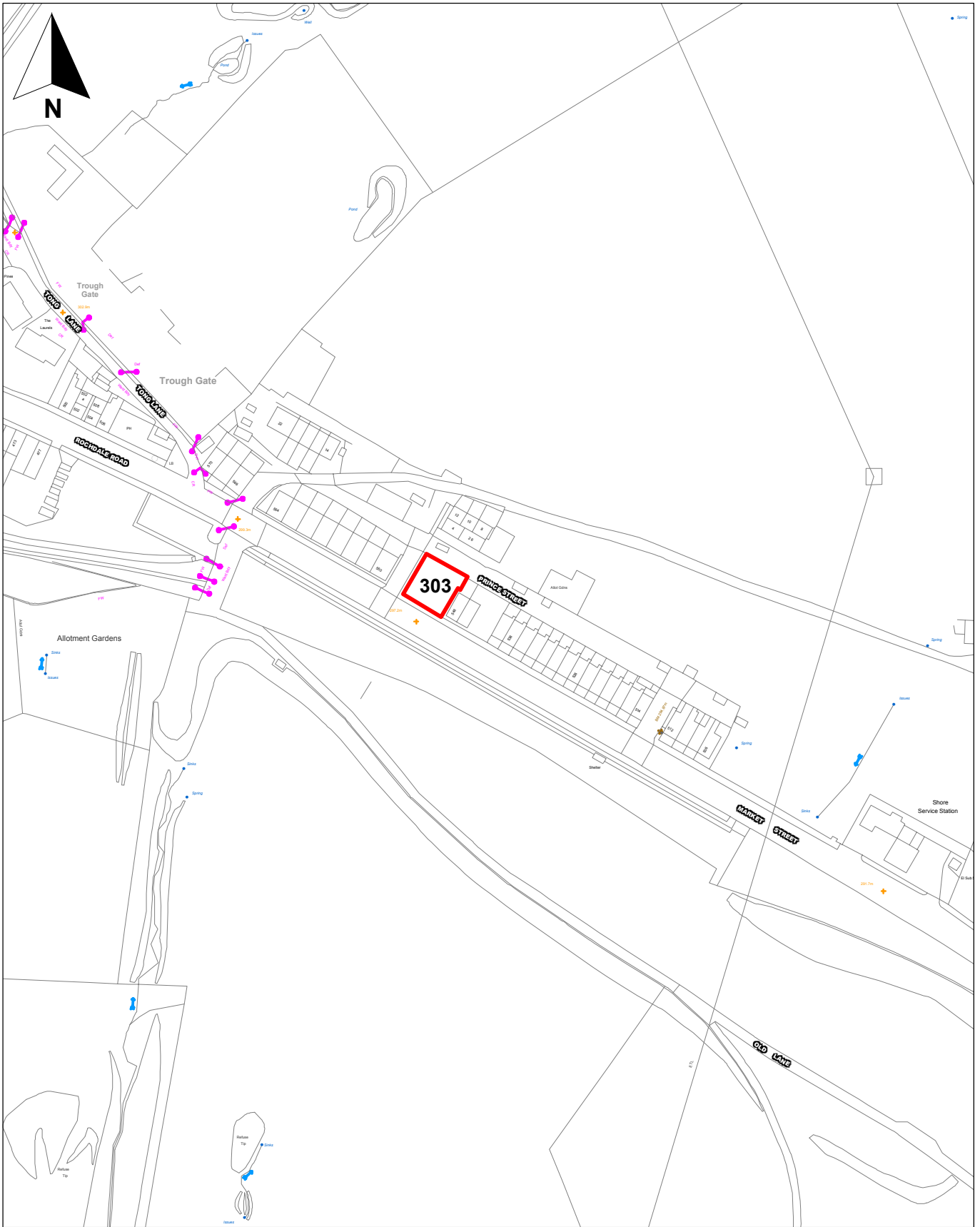
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Scale 1:2,000 @ A4

June 2005
14019-S67 philj

Entec




Key

 Site (Area = 0.03ha)

Rossendale Borough Council
Urban Potential Study

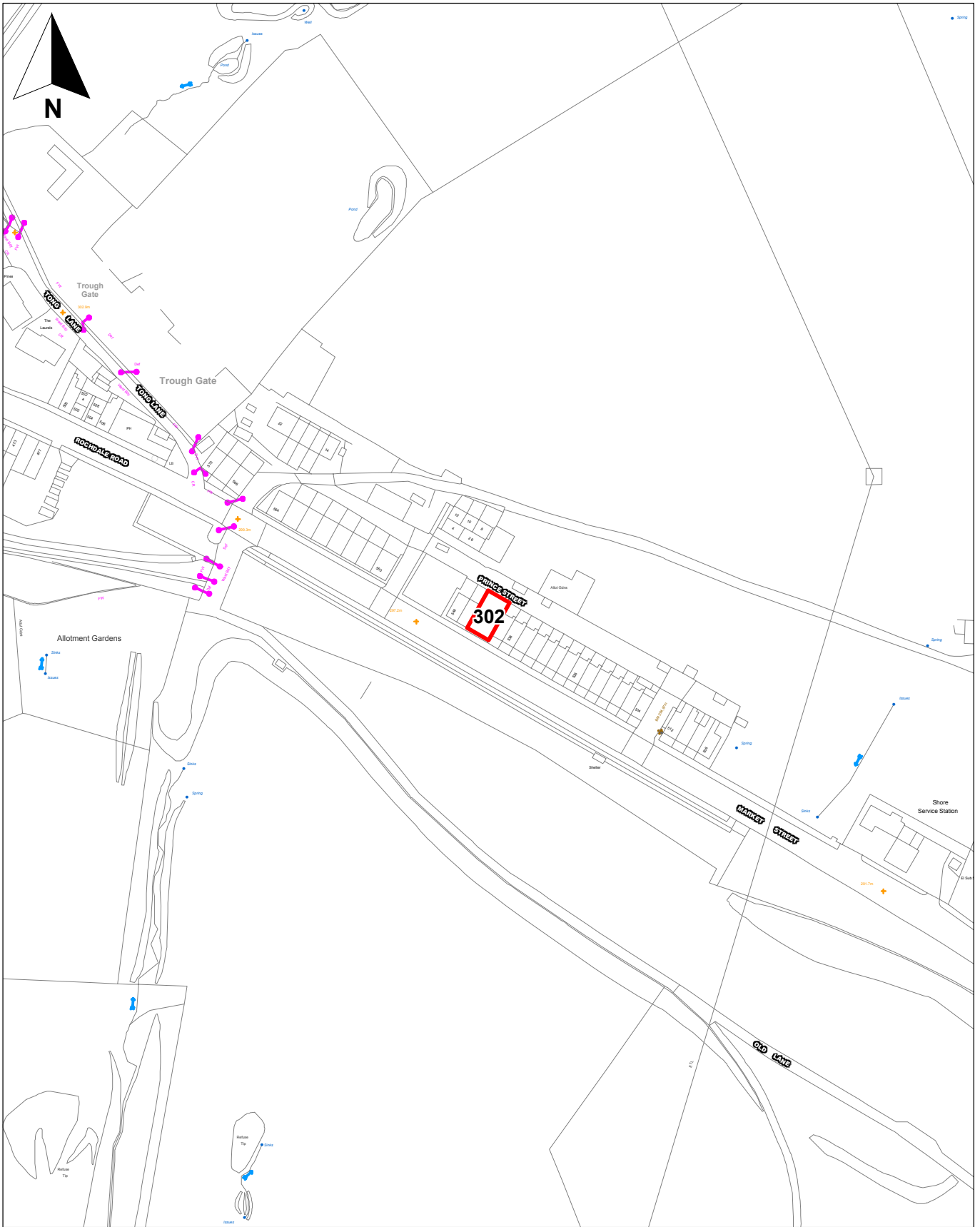
Constrained Capacity
Site 303 - Land Adjacent to 546
Rochdale Road, Britannia

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Scale 1:2,000 @ A4

June 2005
14019-S66 philj

Entec




Key

 Site (Area = 0.01ha)

Rossendale Borough Council
Urban Potential Study

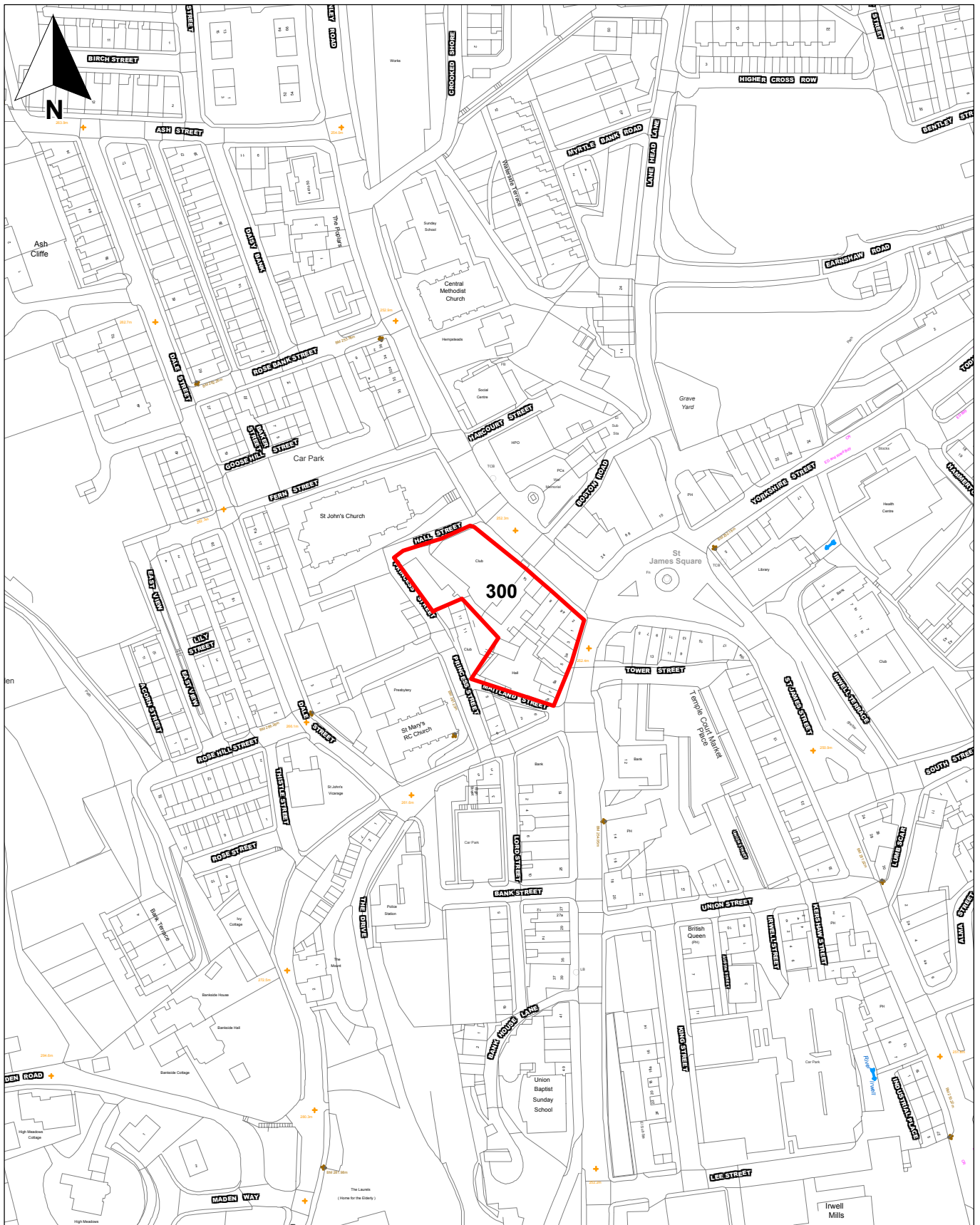
Constrained Capacity
Site 302 - Land Adjacent to 540
Rochdale Road, Britannia

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14019\MapInfo\final_site_maps\site302

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Scale 1:2,000 @ A4

June 2005
14019-S65 philj

Entec



Key



Site (Area = 0.2ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 300 - Burnley Road / Hall Street,
Bacup**

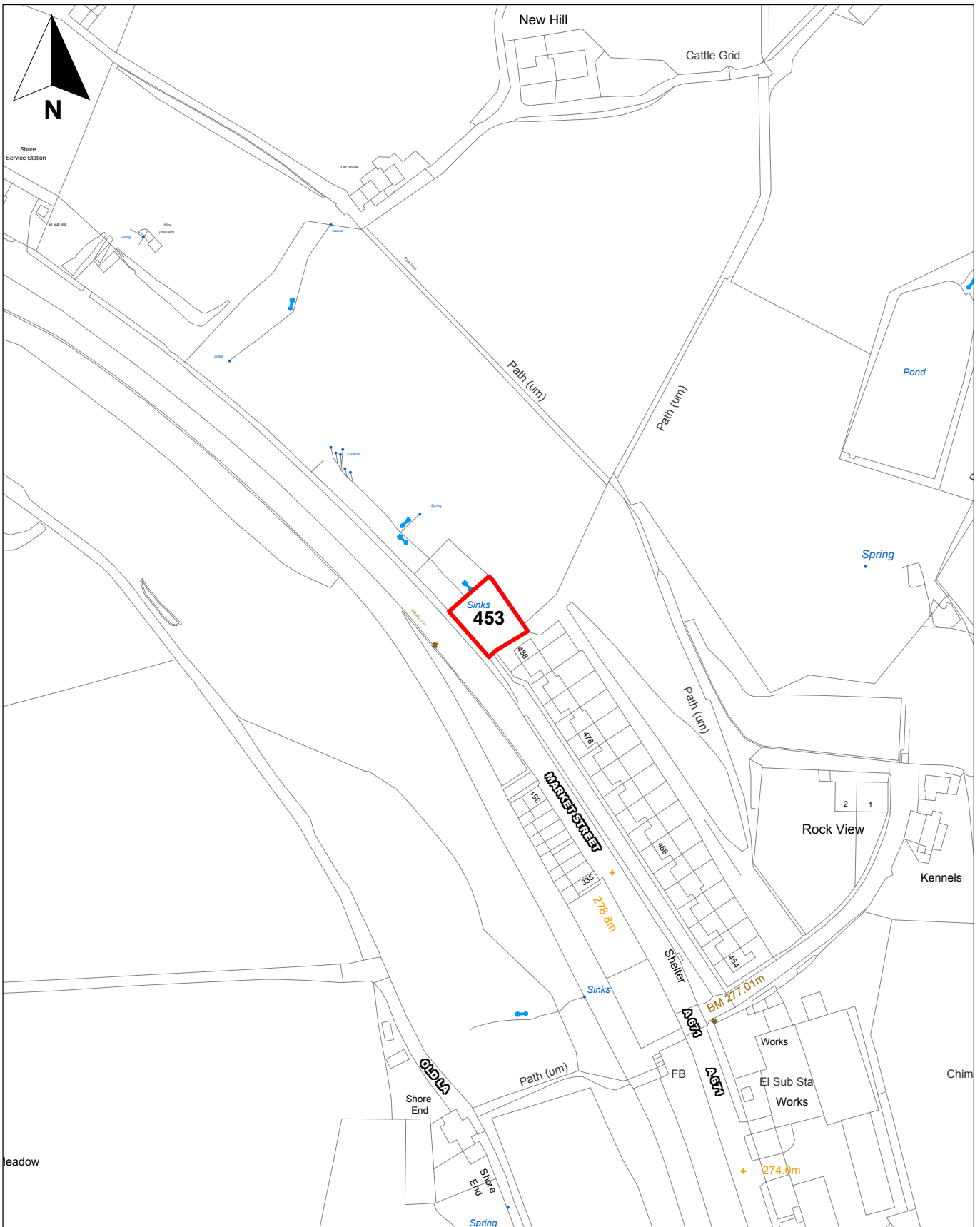


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Scale 1:2,000 @ A4

June 2005
14019-S63 philj

Entec



Key

 Site (Area = 0.04ha)

Rossendale Borough Council
Urban Potential Study

**Constrained Capacity
Site 453 - Adjacent to 486 Market
Street, Trough Gate**

Appendix E

Record of Interviews with Agents and Developers

5 Pages

We are most grateful to the following individuals for helping us with the study:

Jennifer Bailey, Property Administrator, B & E Boys Ltd, developers based Waterfoot;

Dave Howarth, Director, Swinbrook Homes, developers based Cheadle Hulme;

Jacqueline Taala, P J Livesey Living Space, developers based Trafford Park, Manchester;

Mike Jones, Weale and Hitchen, estate agents based Rawtenstall;

Mark Fletcher, Branch Manager, Entwistle Green, estate agents based in Rawtenstall;

Andrew Derbyshire, McDermott Developments, developers based in Burnley;

Trevor Ashwood, Hurstwood Group, developers based in Rawtenstall;

Jonathan Conway, Hurstwood Group, developers based in Rawtenstall.

The Housing Market (Overview)

There is a distinct division in demand for housing to the east side of the Borough and that in the west. The settlements to the east side are generally seen as being less desirable (with Bacup being seen as a problem area by several interviews – and in particular the Pennine Road local authority estate area). The east side is seen as being closely associated with industrial decline. Haslingden and Rawtenstall are more desirable areas on account of their housing stock (although the centre of Haslingden is not so sought after – Haslingden is ‘a mixture’; you don’t ‘want to be in the centre’, according to one agent) and primarily since they are well served by the M66 and A56 which takes people relatively easily to Manchester. It is between ½ hour and ¾ hour to travel to Manchester by car.

The market is split on an east-west dimension because of accessibility and in particular, the problem of the main route via the Rossendale valley – through Stacksteads the main road is very congested during the rush hours and getting from the east side to Manchester and the main centres of employment is very difficult. This is a real bottleneck. Households generally aspire to move from east to west as their housing wealth increases.

Edenfield and Helmshore are the primary locations, although Crawshawbooth and Weir are seen as being desirable rural locations. Edenfield is seen as more closely associated with the (buoyant) Ramsbottom housing market area. Whitworth is not really seen by agents and developers as being part of the Rossendale ‘market’ – it ‘belongs’ more to the Rochdale area.

Recent Changes in the Housing Market

The market has been strong over the past 2-3 years with strong prices in most settlements. Up until around April 2004, prices had increased and the demand for properties outweighed supply – up until then there were two buyers for every one property up for sale. There were ‘cracks’ beginning to appear in the market last Easter (this was the ‘top of the market’). The general view is that whilst the market will cool off over the next 12 months, there will be a differential demand with people still wanting housing to the west side of the Borough, even in a different housing market climate. New development in (more difficult) locations such as Bacup may stutter – developers will have to take more realistic prices for homes. Traditionally it has been the case in Bacup that developments have started in good housing market conditions, a few homes have been sold, and then the undeveloped land has been sold on to another investor or developer. One developer stated that “it will be 5 to 10 years before the east side of the

Borough really starts to take off (as a result of market renewal initiatives) – and this will depend also on infrastructure improvements”.

There will not be a housing market crash over the next few months – prices, whilst currently being too high, will not wreck the market. However, one agent reported that many buyers in Rossendale were trying to be ‘cheeky’ and to get ‘too much for their money’ and vendors were not shifting. The media are however currently talking down the market with the result that there are fewer properties coming up for sale.

The Local Economy and Social Infrastructure

Whilst this is not a buoyant area, there is considerable local economic activity. This might best be described as a kind of ‘residual textile economy’ with carpet and other woven manufactured goods being important, alongside some shoe manufacturing and related industry.

There is seen to be sufficient primary and secondary school provision and most parents can get their children into a reasonably good school – the Rawtenstall and Bacup Grammar School is sought after. However, there are locations where additional housing needs to be built to ensure that schools can be kept going.

It is highly desirable that the East Lancashire Railway be converted to a functioning commuter route to help the local economy and market (it is currently a tourist steam route).

Bus routes throughout the Borough are seen to be adequate.

Profile of Demand

The demand for owner occupation remains high in the Borough. Much of the demand at the lower end of the market has however (over the past 2-3 years) been from investors. This has in some cases been from investors who have purchased between 5 and 10 homes per development. The returns for the small ‘Buy-to-Let’ investor who needs to borrow a significant proportion of the purchase price, are now in many locations too low (Bacup is an exception where homes can be purchased for under £50,000). Rawtenstall presents more of a problem to the Buy-to-Let investor; according to one agent, the cheapest property in the town is currently £83,000.

There is significant demand from outside Rossendale, particularly from Manchester. One developer stated that the profile of demand for new homes had shifted over the past 5 years: 5 years ago, around 80% of buyers came from Rossendale, now it is only around 60% (the difference being made up by buyers from Manchester and Bury).

There are some development companies who develop for investment – example 1 and 2 flats letting at £55-£85 per week.

Affordability

F-T-Bs have found it more difficult to get into the market recently. The older terraced housing has doubled in price over the last three years. This housing is largely in good condition following grant improvements during the 1980s. This housing (in Rossendale) has (often) cellars and attics with rooflights giving considerable living space. However, this form of housing doesn’t have gardens and usually has street parking. As a consequence (despite the fact that the older housing is larger), there is high demand for new town homes with a garden and off street parking.

An affordable housing policy (in new developments) should be looked at in areas such as Edenfield and Helmshore.

What New Housing is Most Needed?

Most needed is more affordable housing for the family. There is sufficient housing for the F-T-B who can purchase from the older second hand Victorian stock. Housing is most needed at a step above this (families for the first time). This is larger town housing or semi-detached homes with 2-3 bedrooms with parking and somewhere for the children to play. Ideally this will (currently) be priced at between £120,000 and £150,000.

There is a significant demand for new homes over and above second hand dwellings, according to one agent.

Some agents thought that Rossendale does not need any more apartments – once it had none – now it “has loads”.

Dwelling Prices

New homes are being sold as follows:

4 bed detached	£245,000 (Bacup, Boys Ltd)
4 bed detached mews	£150,000 to £160,000 (Burnley site, Swinbrook Homes)
2 beds	£120,000 - £130,000 (Bacup, Boys Ltd)

Prices per square foot range from £200 (Helmshore) through £180 (Rawtenstall), through £170,000 (Haslingden), through to £110 (Bacup).

Prices of homes on new estates do not ‘step up logically’. There is a premium for semi detached and detached homes. New town houses do not have such a (relative) premium over older terraces.

Profile of Housing Supply (Who Develops Housing in Rossendale)

New housing is developed in large measure by two companies – B & E Boys Limited, who have traditionally been based (and have developed) towards the east side of the Borough (Bacup and Waterfoot in particular) and Hurstwoods, who have developed in Rawtenstall and Haslingden, towards the west side of the Borough. McDermott’s are also an important player on the supply side, as are Rose and Halshaw. There is competition between these companies for sites, although there is a general feeling that (historically) there have been enough sites coming forward ‘to go around’.

Rossendale is not a market where the national volume house builders have an important role. Redrow have some involvement, but generally developers from the South and Midlands have steered clear of this part of Lancashire, largely due to lack of local knowledge and a fear that they could be caught out in a rapidly changing market. The local developers feel that they know best how to ‘work the valleys’, where local knowledge about construction costs and selling prices is paramount.

One of the major local firms looks to develop sites with a minimal potential of 16 homes.

The main developers in Rossendale will not take on small sites (1-2 homes) as this means re-deploying labour from larger schemes. Nevertheless, there are plenty of smaller contractors and speculative builders who will take the work on.

The Land Market

Land is held by the main local developers in Rossendale and this makes it difficult for smaller builders to acquire land. The main local developers however have a very good idea of local land values and have backed off where a national developer is seen to be paying too much.

One developer reported that he thought the Borough Council is trying to pursue a policy of deflecting housing from the better areas (Whitworth quoted as an example) to areas such as Bacup – company was told “there is enough housing in Whitworth already”.

However, small companies will not be shoehorned into locations where they do not want to go. There are enough small sites to go around at the current time.

Developers generally do not feel that the Housing Market Renewal initiatives will provide many additional opportunities. There is a feeling that much of the investment will be spent on environmental improvements.

Urban Housing Potential

Redundant textile and cotton mills provide perhaps the most interesting and significant source of additional source of supply.

A flagship scheme is the Ilex Mill, sited centrally in Rawtenstall and being developed by the PJ Livesey Group. This is a high profile project with 92 apartments (mainly 1 and 2 bedrooms) being developed on five storeys. There is good parking provision (1 lot per flat with 2 places for 3 bed and penthouse apartments). So far around 70 apartments have been sold. These are at prices ranging from £150,000 to £180,000 for a 2 bed unit. They appear to be high spec. For many years the building sat undeveloped. A key factor were the conditions placed by English Heritage on the renovation. It is believed that eventually the whole mill was sold to the current developer for £1.

The Ilex Mill development has sold well (close to asking prices) so far, but the last few units are not going so well. The strategy now is to hold prices at the same level, but to provide extras to entice buyers. The apartments have been bought by investors, retirees and a small proportion of F-T-Bs. There are two children in the entire development!

There is considerable potential for further mill conversions in Rossendale (there is plenty of square footage! – some mills could be developed along the main valleys running north from the main Rossendale valley). However, the general consensus of the interviewees and those traditionally developing and operating in Rossendale is that these will not come forward easily – developers are not looking to ‘take them on’! Small schemes (e.g. old vicarages and redundant banks (!) between (typically) 5 to 10 apartments will continue to be developed, but not larger schemes which are seen to be too risky. One agent reported that he thought that the Ilex development was now a non-starter for investors needing to borrow to finance purchases as rents of only around £500 to £600 were being achieved (although it could ‘work’ for cash buyers). Nevertheless, one developer stated that they owned a large mill site and would bring it forward if they could obtain planning permission.

There is significant demand from developers for smaller conversion schemes.

LOTS schemes have been carried out in the Borough, albeit on a small scale.

A11 Data on Development Economics

Land values:

“Land values for a site in typical town in Rossendale is around £500,000 per acre. Towns in the west however command a premium.”

“A 1.25 hectare development in the Haslingden area sold for £900,000 at PPG3 (40 dph) density.”

“£35,000 per dwelling plot is a rough aggregate price for the Borough.”

Development costs

These work out as around £60/ft². Then however you need to add planning fees, land acquisition fees, architect fees, NHBC guarantee costs and financing costs. A 20% margin also needs to be deducted from the land bid.

“A rough build cost per dwelling is £58,000 (which includes all costs – footings through to landscaping”)

“Construction costs have risen by 50% in the last 5 years”.

Comments on Specific Sites

One developer stated that he thought that the Borough Council should be very careful in releasing greenfield sites, as “there is sufficient brownfield land around”.

Site32: There is an access problem here. To bring the site forward will depend on the acquisition of a ransom strip.

Site 31: Car park forecourt. A site with potential although viability affected by having to stabilise land.

Site 34: Should be retained as a sports field.

Site 232: Unlikely to come forward – depends on other land coming forward.

Site 99: This site is heavily ‘treed’ – unlikely to provide a good and viable development area.

Rossendale Hospital: This should be looked at as a potential site.

The land around the Hurstwood offices may be developed as part of a larger scheme involving the current Asda site.

Appendix F

Market Viability Spreadsheets

16 Pages

SITE ID: 15

LOCATION: Hud Rake, Haslingden

CAPACITY TYPE: Green field

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m ²)	Build Costs
Flats	2 Storey	General	£ -	-	£ -	£ -	50	£ -
Flats	3 Storey	General	£ -	-	£ -	£ -	50	£ -
Flats over retail	3 Storey	General	£ -	-	£ -	£ -	50	£ -
Terraces/Town houses	2 Storey	Estate	£ 67,000	7	£ 469,000	£ 910	70	£ 445,900
Semis	2 Storey	Estate	£ -	-	£ -	£ -	90	£ -
Detached	2 Storey	Estate	£ -	-	£ -	£ -	125	£ -
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	70	£ -
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	90	£ -
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	125	£ -
							Base Build	
					GDV =	£ 469,000	Costs	£ 445,900

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£	445,900
Disposal fees (4% GDV)	£	18,760	
Sub-total		£	464,660
Abnormals (if known)	£	-	
Total Development costs		£	464,660
GDV (carried forward)	£	469,000	
Residual land value for site		£	4,340
Land finance @8%	£	347	
Final residual		£	3,993
Site Area (Hectares)	0.1		
Residual value for 1 Hectare		£	39,928

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.1 Ha **PCS: BB4 5**

DENSITY: 70 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Entirely terraced housing.

4) CONCLUSION ON COMMERCIAL VIABILITY

A terraced housing scheme built to the 'tone' of the neighbourhood provides only a very low residual value. The site is arguably not large enough to create its own 'market' at this location. Selling prices will need to be over 35% higher than the second hand market to give the land owner a reasonable 'benchmark'.

A marginal site - relies on area values generally rising.

SITE ID: 21

LOCATION: Bell Street, Haslingden

CAPACITY TYPE: Former mill building

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs
Flats (1 bed)	2/3 Storey	General	£ 45,000	5	£ 225,000	£ 950	50	£ 237,500
Flats (2 bed)	2/3 Storey	General	£ 65,000	10	£ 650,000	£ 950	50	£ 475,000
Flats over retail	3 Storey	General	£ -	-	£ -	£ -	50	£ -
Terraces/Town houses	2 Storey	Estate	£ -	-	£ -	£ -	70	£ -
Semis	2 Storey	Estate	£ -	-	£ -	£ -	90	£ -
Detached	2 Storey	Estate	£ -	-	£ -	£ -	125	£ -
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	70	£ -
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	90	£ -
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	125	£ -
						Base Build		
						Costs		
GDV =					£ 875,000			£ 712,500

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£ 712,500
Disposal fees (4% GDV)	£ 35,000	
Sub-total		£ 747,500
Abnormals (if known)	£ -	
Total Development costs		£ 747,500
GDV (carried forward)	£ 875,000	
Residual land value for site		£ 127,500
Land finance @8%	£ 10,200	
Final residual		£ 117,300
Site Area (Hectares)	0.1	
Residual value for 1 Hectare		£ 1,173,000

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.1 Ha
PCS: BB4 5
DENSITY: 150 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Town centre with nearby car park

4) CONCLUSION ON COMMERCIAL VIABILITY

There is only a low (absolute) residual value in the site with this scheme, although the pro-rata (hectare) value is robust. The market for flats in this location is not at all established and hence high selling prices should not be expected. Nevertheless the site value for residential should be higher than for competing uses.

Conversion possibility: conversion costs are normally higher than new build and as this is not an established market area, the pressure from developers is likely to be for demolition and new construction.

SITE ID: 196

LOCATION: Bacup Road, Hareholme

CAPACITY TYPE: Former power station site

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ -	-	£ -	£ -	50	£ -	
Flats	3 Storey	General	£ -	-	£ -	£ -	50	£ -	
Flats over retail	3 Storey	General	£ -	-	£ -	£ -	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ 72,000	10	£ 720,000	£ 910	70	£ 637,000	
Semis	2 Storey	Estate	£ 103,000	18	£ 1,854,000	£ 865	90	£ 1,401,300	
Detached	2 Storey	Estate	£ 183,000	12	£ 2,196,000	£ 825	125	£ 1,237,500	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	125	£ -	
						Base Build			
						GDV =	£ 4,770,000	Costs	£ 3,275,800

2) DEVELOPMENT APPRAISAL

Build costs (carried down)	£	3,275,800
Disposal fees (4% GDV)	£	190,800
Sub-total	£	3,466,600
Abnormals (if known)	£	-
Total Development costs	£	3,466,600
GDV (carried forward)	£	4,770,000
Residual land value for site	£	1,303,400
Land finance @8%	£	104,272
Final residual	£	1,199,128
Site Area (Hectares)	0.5	
Residual value for 1 Hectare	£	2,398,256

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.5 Ha **PCS: BB4 7**

DENSITY: 80 dph

AFFORDABLE HOUSING: Could apply as above (C 6/98) threshold.

NEIGHBOURING MARKET(S): Site surrounded by River Irwell and with open aspect to the Rossendale Valley.

4) CONCLUSION ON COMMERCIAL VIABILITY

At a high density solution which is appropriate for the site, selling prices will be competitive with the existing market. However, the second hand market in this area is producing relatively robust values and hence this site should come forward, particularly since there are good margins between costs and values.

A good residual is achieved with this scheme and it would be surprising if the site did not come forward given its current (fallow) use. Some remedial costs are likely to be incurred (eg re: Japanese Knotweed)

SITE ID: 31

LOCATION: Manchester Road, Haslingden

CAPACITY TYPE: Brownfield (petrol service station)

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs
Flats	2 Storey	General	£ 100,000	8	£ 800,000	£ 950	50	£ 380,000
Flats	3 Storey	General	£ 110,000	8	£ 880,000	£ 1,000	50	£ 400,000
Flats over retail	3 Storey	General	£ -	-	£ -	£ -	50	£ -
Terraces/Town houses	2 Storey	Estate	£ -	-	£ -	£ -	70	£ -
Semis	2 Storey	Estate	£ -	-	£ -	£ -	90	£ -
Detached	2 Storey	Estate	£ -	-	£ -	£ -	125	£ -
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	70	£ -
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	90	£ -
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	125	£ -
						Base Build		
					GDV =	£ 1,680,000	Costs	£ 780,000

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£	780,000
Disposal fees (4% GDV)	£	67,200	
Sub-total		£	847,200
Abnormals (if known)	£	-	
Total Development costs		£	847,200
GDV (carried forward)	£	1,680,000	
Residual land value for site		£	832,800
Land finance @8%	£	66,624	
Final residual		£	766,176
Site Area (Hectares)	0.29		
Residual value for 1 Hectare		£	2,641,986

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.29 Ha **PCS: BB4 6**

DENSITY: 55 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Mixed use housing, but with nearby new residential development.

4) CONCLUSION ON COMMERCIAL VIABILITY

Scheme (following recent planning application) produces a robust residual value for this location. The selling price of new flats here should hold up, as there is an emerging market in this area (West Rawtenstall/East Haslingden).

As this is a petrol filling site, there will be clean up costs involved.

There is no foreseeable reason why similar sites for flats should not come forward in the UPS assessment.

SITE ID: 452

LOCATION: Whitworth Civic Building, Facit

CAPACITY TYPE: Previously developed site

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ -	-	£ -	£ -	50	£ -	
Flats	3 Storey	General	£ -	-	£ -	£ -	50	£ -	
Flats over retail	3 Storey	General	£ -	-	£ -	£ -	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ 85,000	10	£ 850,000	£ 910	70	£ 637,000	
Semis	2 Storey	Estate	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	Estate	£ 225,000	6	£ 1,350,000	£ 825	125	£ 618,750	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	125	£ -	
						Base Build			
					GDV =	£ 2,200,000	Costs	£ 1,255,750	

2) DEVELOPMENT APPRAISAL

Build costs (carried down)	£	1,255,750
Disposal fees (4% GDV)	£	88,000
Sub-total	£	1,343,750
Abnormals (if known)	£	-
Total Development costs	£	1,343,750
GDV (carried forward)	£	2,200,000
Residual land value for site	£	856,250
Land finance @8%	£	68,500
Final residual	£	787,750
Site Area (Hectares)		0.32
Residual value for 1 Hectare	£	2,461,719

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.32 Ha
PCS: OL12 8
DENSITY: 50 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Mixed - recreation, housing and river.

4) CONCLUSION ON COMMERCIAL VIABILITY

A mix of PPG3 type development in this location should bring the site forward .

SITE ID: 93

LOCATION: Rakefoot

CAPACITY TYPE: Existing scrap metal business.

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs
Flats	2 Storey	General	£ -	-	£ -	-	50	£ -
Flats	3 Storey	General	£ -	-	£ -	-	50	£ -
Flats over retail	3 Storey	General	£ -	-	£ -	-	50	£ -
Terraces/Town houses	2 Storey	Estate	£ -	-	£ -	-	70	£ -
Semis	2 Storey	Estate	£ -	-	£ -	-	90	£ -
Detached	2 Storey	Estate	£ -	-	£ -	-	125	£ -
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	-	70	£ -
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	-	90	£ -
Detached	2 Storey	"One-off" Dev	£ 300,000	1	£ 300,000	£ 1,000	125	£ 125,000
				GDV =	£ 300,000	Base Build Costs		£ 125,000

2) DEVELOPMENT APPRAISAL

Build costs (carried down)	£	125,000
Disposal fees (4% GDV)	£	12,000
Sub-total	£	137,000
Abnormals (if known)	£	-
Total Development costs	£	137,000
GDV (carried forward)	£	300,000
Residual land value for site	£	163,000
Land finance @8%	£	13,040
Final residual	£	149,960
Site Area (Hectares)	0.11	
Residual value for 1 Hectare	£	1,363,273

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.11 Ha **PCS: BB4 8**

DENSITY: 9 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Lower density development; to the west, the Limy Water.

4) CONCLUSION ON COMMERCIAL VIABILITY

A single detached dwelling is proposed here with large garden area. From a a viability perspective this should work, although the developability of part of the site should be subject to further checks on flooding potential.

The final residual will be subject to clean up costs from the current use.

SITE ID: 146

LOCATION: New Road, Newchurch

CAPACITY TYPE: Garage

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ -	-	£ -	-	50	£ -	
Flats	3 Storey	General	£ -	-	£ -	-	50	£ -	
Flats over retail	3 Storey	General	£ -	-	£ -	-	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	Estate	£ 110,000	4	£ 440,000	865	90	£ 311,400	
Detached	2 Storey	Estate	£ -	-	£ -	-	125	£ -	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	-	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	-	125	£ -	
						Base Build			
						GDV =	£ 440,000	Costs	£ 311,400

2) DEVELOPMENT APPRAISAL

Build costs (carried down)	£	311,400
Disposal fees (4% GDV)	£	17,600
Sub-total	£	329,000
Abnormals (if known)	£	-
Total Development costs	£	329,000
GDV (carried forward)	£	440,000
Residual land value for site	£	111,000
Land finance @8%	£	8,880
Final residual	£	102,120
Site Area (Hectares)	0.1	
Residual value for 1 Hectare	£	1,021,200

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.1 Ha
PCS: BB4 9
DENSITY: 40 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Low density residential and open space

4) CONCLUSION ON COMMERCIAL VIABILITY

Selling prices are not amongst the highest within Rossendale and the residual is on the low side for this (sub) location. This is not seen as being a high demand development opportunity and the site residual may not be high enough to tempt the current owners to go for change of use.

Garage site with potential clean up costs.

SITE ID: 124

LOCATION: Isle of Man garage - Mill in Water

CAPACITY TYPE: Mill conversion

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ -	-	£ -	-	50	£ -	
Flats (2/3 storey)	3 Storey	General	£ 150,000	16	£ 2,400,000	£ 2,000	50	£ 1,600,000	
Flats over retail	3 Storey	General	£ -	-	£ -	-	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	Estate	£ -	-	£ -	-	90	£ -	
Detached	2 Storey	Estate	£ -	-	£ -	-	125	£ -	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	-	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	-	125	£ -	
						Base Build			
						GDV =	£ 2,400,000	Costs	£ 1,600,000

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£ 1,600,000
Disposal fees (4% GDV)	£ 96,000	
Sub-total		£ 1,696,000
Abnormals (if known)	£ -	
Total Development costs		£ 1,696,000
GDV (carried forward)	£ 2,400,000	
Residual land value for site		£ 704,000
Land finance @8%	£ 56,320	
Final residual		£ 647,680
Site Area (Hectares)	0.2	
Residual value for 1 Hectare		£ 3,238,400

3) DEVELOPMENT INFORMATION

SITE SIZE: Floor area
PCS: BB4 9
DENSITY: see '4' below.

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Limited development to the east;
Open aspects to west.

4) CONCLUSION ON COMMERCIAL VIABILITY

A local agent was contacted for a view on this. Their view was that the Mill would be converted for around 16 high quality flats with anticipated selling prices of around £150,000. The building has been recently sold with an anticipated value of around £250,000. Allowing for the expected high conversion costs (here £2,000/m2) the residual suggests that the site should come forward.

It may however be marginally more profitable to demolish and build a low number (6) detached homes.

SITE ID: 170

LOCATION: Garden Cottage, Wallbank

CAPACITY TYPE: Derelict land; caravan site.

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ -	-	£ -	-	50	£ -	
Flats	3 Storey	General	£ -	-	£ -	-	50	£ -	
Flats over retail	3 Storey	General	£ -	-	£ -	-	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	Estate	£ 120,000	10	£ 1,200,000	£ 865	90	£ 778,500	
Detached	2 Storey	Estate	£ -	-	£ -	-	125	£ -	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	-	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	-	125	£ -	
GDV =							Base Build		
£ 1,200,000							Costs	£	778,500

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£	778,500
Disposal fees (4% GDV)	£	48,000	
Sub-total		£	826,500
Abnormals (if known)	£	-	
Total Development costs		£	826,500
GDV (carried forward)	£	1,200,000	
Residual land value for site		£	373,500
Land finance @8%	£	29,880	
Final residual		£	343,620
Site Area (Hectares)	0.31		
Residual value for 1 Hectare		£	1,108,452

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.31 Ha **PCS: OL12 8**

DENSITY: 32 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Mainly low density housing

4) CONCLUSION ON COMMERCIAL VIABILITY

The scheme for this site yields a benchmark residual value broadly in line with that for the Borough. Site should come forward on basis of the economics provided that abnormal costs do not apply.

SITE ID: 190

LOCATION: Oak Street, Shawforth

CAPACITY TYPE: Green field

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs
Flats	2 Storey	General	£ -	-	£ -	-	50	£ -
Flats	3 Storey	General	£ -	-	£ -	-	50	£ -
Flats over retail	3 Storey	General	£ -	-	£ -	-	50	£ -
Terraces/Town houses	2 Storey	Estate	£ 85,000	10	£ 850,000	£ 910	70	£ 637,000
Semis	2 Storey	Estate	£ -	-	£ -	-	90	£ -
Detached	2 Storey	Estate	£ 225,000	8	£ 1,800,000	£ 825	125	£ 825,000
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	-	70	£ -
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	-	90	£ -
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	-	125	£ -
							Base Build	
GDV =					£ 2,650,000	Costs	£ 1,462,000	

2) DEVELOPMENT APPRAISAL

Build costs (carried down)	£ 1,462,000
Disposal fees (4% GDV)	£ 106,000
Sub-total	£ 1,568,000
Abnormals (if known)	£ -
Total Development costs	£ 1,568,000
GDV (carried forward)	£ 2,650,000
Residual land value for site	£ 1,082,000
Land finance @8%	£ 86,560
Final residual	£ 995,440
Site Area (Hectares)	0.6
Residual value for 1 Hectare	£ 1,659,067

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.6 Ha **PCS: OL12 8**

DENSITY: 30 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Partially bordered by development; Playing fields to west and moors to east.

4) CONCLUSION ON COMMERCIAL VIABILITY

Scheme provides a good residual value, in excess of the LA benchmark. Land value will increase very substantially as a greenfield site - should come forward.

SITE ID: 175

LOCATION: Market Street Chapel, Whitworth

CAPACITY TYPE: Listed building, vacant chapel

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ 100,000	10	£ 1,000,000	£ 1,200	50	£ 600,000	
Flats	3 Storey	General	£ -	-	£ -	£ -	50	£ -	
Flats over retail	3 Storey	General	£ -	-	£ -	£ -	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ -	-	£ -	£ -	70	£ -	
Semis	2 Storey	Estate	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	Estate	£ -	-	£ -	£ -	125	£ -	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	125	£ -	
						Base Build			
						GDV =	£ 1,000,000	Costs	£ 600,000

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£ 600,000
Disposal fees (4% GDV)	£ 40,000	
Sub-total		£ 640,000
Abnormals (if known)	£ -	
Total Development costs		£ 640,000
GDV (carried forward)	£ 1,000,000	
Residual land value for site		£ 360,000
Land finance @8%	£ 28,800	
Final residual		£ 331,200
Site Area (Hectares)	0	
Residual value for 1 Hectare		#DIV/0!

3) DEVELOPMENT INFORMATION

SITE SIZE: See '4' below
PCS: OL12 8
DENSITY: See '4' below

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Mixed - housing and employment

4) CONCLUSION ON COMMERCIAL VIABILITY

This does not appear to be a significant profit generating development opportunity. To give a specific conclusion would require more perfect data on development costs and selling prices for such a particular building.

SITE ID: 199

LOCATION: Waterfoot town centre

CAPACITY TYPE: Previously developed land - mixed uses

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ 80,000	10	£ 800,000	£ 950	50	£ 475,000	
Flats	3 Storey	General	£ 85,000	9	£ 765,000	£ 1,000	50	£ 450,000	
Flats over retail	3 Storey	General	£ -	-	£ -	£ -	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ 90,000	11	£ 990,000	£ 910	70	£ 700,700	
Semis	2 Storey	Estate	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	Estate	£ -	-	£ -	£ -	125	£ -	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	125	£ -	
						Base Build			
						GDV =	£ 2,555,000	Costs	£ 1,625,700

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£ 1,625,700
Disposal fees (4% GDV)	£ 102,200	
Sub-total		£ 1,727,900
Abnormals (if known)	£ -	
Total Development costs		£ 1,727,900
GDV (carried forward)	£ 2,555,000	
Residual land value for site		£ 827,100
Land finance @8%	£ 66,168	
Final residual		£ 760,932
Site Area (Hectares)	0.3	
Residual value for 1 Hectare		£ 2,536,440

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.3 Ha **PCS: BB4 7**

DENSITY: 100 dph

AFFORDABLE HOUSING: Could apply as above (C 6/98) threshold.

NEIGHBOURING MARKET(S): A town centre location but not an attractive site in its current use.

4) CONCLUSION ON COMMERCIAL VIABILITY

A high density scheme in this location bringing forward 30 additional units should be sufficient to generate a robust residual value. However it should be noted (from HM Land Registry data) that flats and apartments are a relatively 'untested' part of the market Prices will need to be kept competitive as Waterfoot is not an easily accessible location. A question is whether there is sufficient local demand to meet this type of development.

SITE ID: 283

LOCATION: Land adjacent Bacup Leisure Centre

CAPACITY TYPE: Green field

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs
Flats	2 Storey	General	£ -	-	£ -	-	50	£ -
Flats	3 Storey	General	£ -	-	£ -	-	50	£ -
Flats over retail	3 Storey	General	£ -	-	£ -	-	50	£ -
Terraces/Town houses	2 Storey	Estate	£ 70,000	8	£ 560,000	£ 910	70	£ 509,600
Semis	2 Storey	Estate	£ 115,000	12	£ 1,380,000	£ 865	90	£ 934,200
Detached	2 Storey	Estate	£ -	-	£ -	-	125	£ -
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	-	70	£ -
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	-	90	£ -
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	-	125	£ -
						Base Build		
GDV =						£ 1,940,000	Costs	£ 1,443,800

2) DEVELOPMENT APPRAISAL

Build costs (carried down)	£	1,443,800
Disposal fees (4% GDV)	£	77,600
Sub-total	£	1,521,400
Abnormals (if known)	£	-
Total Development costs	£	1,521,400
GDV (carried forward)	£	1,940,000
Residual land value for site	£	418,600
Land finance @8%	£	33,488
Final residual	£	385,112
Site Area (Hectares)		0.48
Residual value for 1 Hectare	£	802,317

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.48 Ha **PCS: OL13 8**

DENSITY: 50 dph

AFFORDABLE HOUSING: Could apply as above (C 6/98) threshold.

NEIGHBOURING MARKET(S): Mixed - housing, leisure and waterfront.

4) CONCLUSION ON COMMERCIAL VIABILITY

The scheme provides a residual value in line with what might be expected for this area of Rossendale. A mix of terraces and semi detached homes should be in demand in Bacup if reasonably priced. Affordable housing could however be a sticking point in bringing the site forward unless the quota was minimal and grant was available.

SITE ID: 254**LOCATION: Newchurch Road, Newchurch****CAPACITY TYPE: Green space****1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m ²)	Build Costs	
Flats	2 Storey	General	£ -	-	£ -	£ -	50	£ -	
Flats	3 Storey	General	£ 60,000	6	£ 360,000	£ 1,000	50	£ 300,000	
Flats over retail	3 Storey	General	£ -	-	£ -	£ -	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ 70,000	6	£ 420,000	£ 910	70	£ 382,200	
Semis	2 Storey	Estate	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	Estate	£ -	-	£ -	£ -	125	£ -	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	£ -	125	£ -	
						Base Build			
					GDV =	£ 780,000	Costs	£ 682,200	

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£ 682,200
Disposal fees (4% GDV)	£ 31,200	
Sub-total		£ 713,400
Abnormals (if known)	£ -	
Total Development costs		£ 713,400
GDV (carried forward)	£ 780,000	
Residual land value for site		£ 66,600
Land finance @8%	£ 5,328	
Final residual		£ 61,272
Site Area (Hectares)	0.34	
Residual value for 1 Hectare		£ 180,212

3) DEVELOPMENT INFORMATION**SITE SIZE: 0.34 Ha****PCS: OL13 0****DENSITY: 35 dph****AFFORDABLE HOUSING: N/A.****NEIGHBOURING MARKET(S): A site with housing potential. It is riverside, although local services rather remote.****4) CONCLUSION ON COMMERCIAL VIABILITY**

There is a positive residual value here, although from a commercial viability viewpoint the site is very marginal. The wider (postcode) area has very low values.

A developer would be testing the market with flats here.

SITE ID: 311**LOCATION: Warren Drive, Britannia****CAPACITY TYPE: Green field****1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ -	-	£ -	-	50	£ -	
Flats	3 Storey	General	£ -	-	£ -	-	50	£ -	
Flats over retail	3 Storey	General	£ -	-	£ -	-	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	Estate	£ 110,000	4	£ 440,000	£ 865	90	£ 311,400	
Detached	2 Storey	Estate	£ 170,000	2	£ 340,000	£ 825	125	£ 206,250	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	-	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	-	125	£ -	
						Base Build			
						GDV =	£ 780,000	Costs	£ 517,650

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£ 517,650
Disposal fees (4% GDV)	£ 31,200	
Sub-total		£ 548,850
Abnormals (if known)	£ -	
Total Development costs		£ 548,850
GDV (carried forward)	£ 780,000	
Residual land value for site		£ 231,150
Land finance @8%	£ 18,492	
Final residual		£ 212,658
Site Area (Hectares)	0.2	
Residual value for 1 Hectare		£ 1,063,290

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.2 Ha **PCS: OL13 9**

DENSITY: 30 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Edge of housing area, greenfield outlooks.

4) CONCLUSION ON COMMERCIAL VIABILITY

This would be a small (greenfield) development at relatively low density. The residual value for the scheme does not constitute a large payment to the land owner in terms of the value of the site for housing. However taking developability issues into account and the broader market context (not a 'top' Rossendale location) the land owner may well bring the site forward.

SITE ID: 78 and 79

LOCATION: Lawson Street, Goodshaw

CAPACITY TYPE: Brownfield site, used for car parking

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Dwelling & Bedroom(s)	Construction	Build Type	Selling price	Units	Dev values	Build Cost (m ²)	Size (m2)	Build Costs	
Flats	2 Storey	General	£ -	-	£ -	-	50	£ -	
Flats	3 Storey	General	£ -	-	£ -	-	50	£ -	
Flats over retail	3 Storey	General	£ -	-	£ -	-	50	£ -	
Terraces/Town houses	2 Storey	Estate	£ 92,000	9	£ 828,000	£ 910	70	£ 573,300	
Semis	2 Storey	Estate	£ 150,000	12	£ 1,800,000	£ 865	90	£ 934,200	
Detached	2 Storey	Estate	£ -	-	£ -	-	125	£ -	
Terraces/Town houses	2 Storey	"One-off" Dev	£ -	-	£ -	-	70	£ -	
Semis	2 Storey	"One-off" Dev	£ -	-	£ -	-	90	£ -	
Detached	2 Storey	"One-off" Dev	£ -	-	£ -	-	125	£ -	
GDV =						£ 2,628,000	Base Build Costs		£ 1,507,500

2) DEVELOPMENT APPRAISAL

Build costs (carried down)		£ 1,507,500
Disposal fees (4% GDV)	£ 105,120	
Sub-total		£ 1,612,620
Abnormals (if known)	£ -	
Total Development costs		£ 1,612,620
GDV (carried forward)	£ 2,628,000	
Residual land value for site		£ 1,015,380
Land finance @8%	£ 81,230	
Final residual		£ 934,150
Site Area (Hectares)	0.7	
Residual value for 1 Hectare		£ 1,334,499

3) DEVELOPMENT INFORMATION

SITE SIZE: 0.7 Ha **PCS: BB4 8**

DENSITY: 30 dph

AFFORDABLE HOUSING: N/A

NEIGHBOURING MARKET(S): Mixed: high density existing housing and industrial uses.

4) CONCLUSION ON COMMERCIAL VIABILITY

Scheme produces a sound benchmark residual for this location. This should be sufficient to bring the site forward (even despite the anticipated complexity of land ownership patterns noted in the site survey).

Appendix H

Principles in Assessing Economic Viability

2 Pages

The assessment of economic viability set out in the NWRA guidance follows closely the approach a developer would take to the acquisition of a housing development site. The approach is based on examining the relationship between the selling prices for houses and the cost of developing them. Broadly, sites are acquired on the basis of a simple formula:

$$R = HP - DC$$

Where 'R' = the site Residual; HP = House prices (revenue for the site) and DC = Development costs (total cost of developing the site).

From a developer's (and property industry) perspective the 'Residual' is often regarded as being tantamount to land value and in practice there is normally a very close relationship in many land deals.

From a planning perspective however, there is an important distinction to be drawn between 'site residual value' and 'land value'. The Residual site value is the value that results when all non-land costs (building costs) along with normal operating profits have been subtracted from the total site revenue (sales of all homes). The residual value is potentially divisible in three ways: in part to the land owner ('land value'), in part to the developer (who can drive a particularly good deal with the land owner and make some additional profit) and third to the public sector (normally local authorities) who usually require some form of planning gain from the grant of planning permission.

The principles behind this thinking are shown in the diagram below (Figure B1). In considering the economic viability of a site, it will be normal to allow the developer some normal level of profit along with his development costs. Thereafter, the Residual can be divided between local authority, land owner and developer himself.

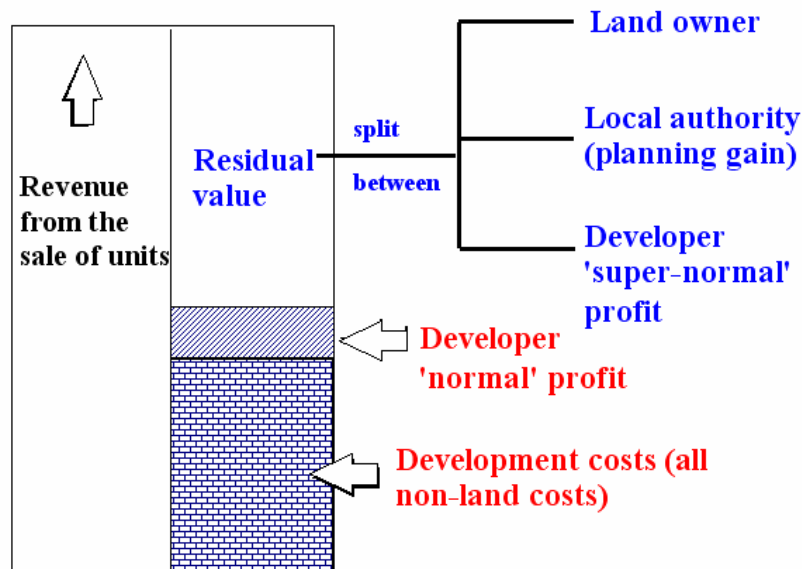


Figure B1

The principles behind the residual process of site value estimation are highly significant where the local authority is trying to implement an affordable housing policy. Whilst this may not currently be a significant issue in Rossendale, the potential impact of affordable housing on the economic viability of housing development in the future needs to be considered particularly where different land uses compete for the same site.

Appendix I References

1 Page

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