

5 Year Housing Land Supply Report (2018/19 – 2022/23)

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Important Notice - Disclaimer

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

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

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements. This 5 Year Housing Land Supply (5YHLS) document identifies the deliverable housing supply in Rossendale Borough for the five year period from 1st April 2018 to 31st March 2023.
- 1.2 Please note that the report has a base date of 1st April 2018 and therefore reflects the housing land supply as of this date. It reports on completions that have taken place in the previous financial year (2017/2018) and the remaining capacity on sites that were under construction, had an extant (current) planning permission for housing and other specific deliverable housing sites as of the base date. Inevitably, there is some delay between identifying all the required information for the report and its publication and changes will have occurred on these sites within this time (for example, new sites will have gained permission and construction may have commenced/progressed on existing sites). The report is updated annually and these changes will be reflected in the next report.
- 1.3 Whilst this report was being prepared, a revised NPPF was published (July 2018). This contained some amended definitions which had implications for the type of sites which should form part of the five year housing land supply. However, it is considered that the sites identified as part of the five year supply in this report still accord with NPPF. Any reference to NPPF throughout this document will apply to the 2018 version.
- 1.4 National planning practice guidance now requires the housing target against which the five year housing land supply is assessed to be based on either a "Local Housing Need" figure calculated using the Government's standard methodology for assessing housing need or the housing requirement set out in an adopted Plan.
- 1.5 Previous 5YHLS reports have monitored the housing land supply against Policy 2 of the adopted Core Strategy DPD (2011). This set a target of 3,700 additional dwellings to be delivered in Rossendale over the 15 year plan period up to 2026, equating to an annual average of 247 new dwellings a year. However, the new guidance on housing need states that any adopted housing requirement which is more than five years' old (and which has not been reviewed and found not to need updating) will be considered out of date. As the Core Strategy is more than five years' old and the housing requirement it contains has not been reviewed, the figure of 247 dwellings a year is no longer applicable.
- 1.6 The Core Strategy is due to be replaced by the emerging Local Plan. This has a housing requirement of 212 dwellings per year or 3,180 over the 15 year period covered by the Plan (2019-2034). This figure was identified using the proposed standard methodology available at the time the draft Plan was being prepared. However, as the Plan has not yet been through the Examination, it cannot be confirmed as the housing requirement to be used to assess the five year supply.

- 1.7 The main purpose of this report, therefore, is to identify the number of completions that have taken place during the previous financial year and the number of dwellings that are considered to be deliverable over the five year period from the 1st April 2018. Whilst the report will continue to assess this data against the Core Strategy requirement and associated policies and demonstrate how it performs against the emerging requirement, this is for information only at this stage. Once an annual housing target has been confirmed, this report will be updated to demonstrate whether the Council has a five year housing land supply.

2. Monitoring and Review

- 2.1 The Council monitors housing delivery on an annual basis and uses this data to inform and update the five year supply. The 5YHLS report sets out how planning policies have performed and been implemented over the previous financial year, including historic housing completions and future housing trajectories.
- 2.2 The Authority Monitoring Reports (AMR) and 5YHLS reports are both available to view on the Council's website at www.rossendale.gov.uk/localplan.
- 2.3 The AMR currently provides further analysis in respect of performance against targets set out in the adopted Core Strategy and is available on the Council's website. As with the 5YHLS report, the AMR will be updated in line with the new Local Plan once this is adopted.

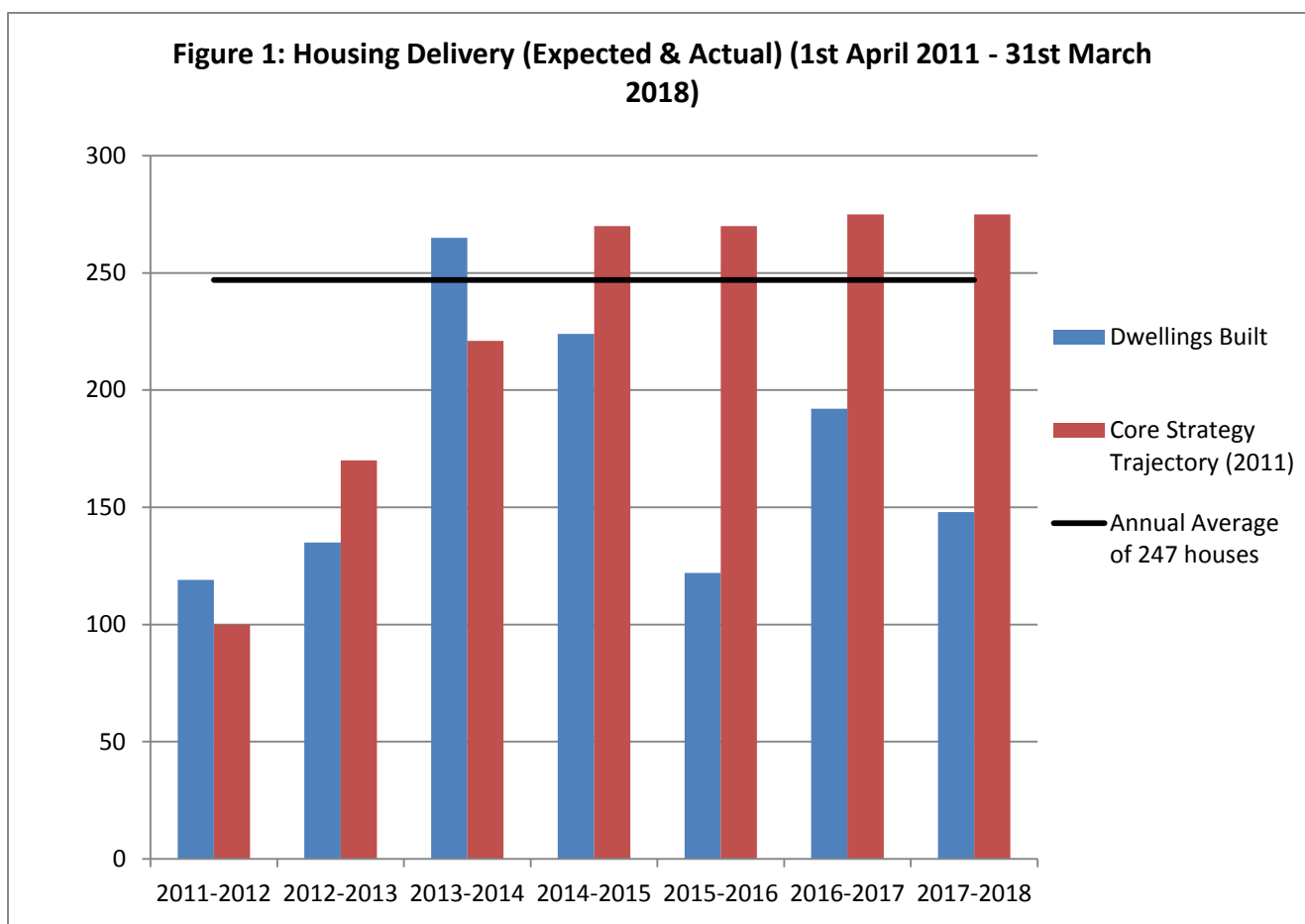
3. Calculating the 5 Year Requirement

3.1 Analysis of housing completions confirms that 149 new dwellings were built in Rossendale between 1st April 2017 and 31st March 2018, on sites still under construction and sites now fully completed (see Appendix A for a list of completions).

Core Strategy 2011 Adopted Housing Requirement

3.2 As stated in the Introduction, the housing requirement set out in the 2011 Core Strategy is now considered out of date. However, this report still presents an analysis of the completions data against this requirement for information and continuity purposes. 149 completions is below the Core Strategy Annualised Average of 247. Graph 1 below charts housing performance in Rossendale over the seven year plan period to date.

Graph 1: Dwellings Built to date (Expected and Actual) – 1 April 2011 to 31 March 2018



3.3 As shown in Table 1, a total of 1,206 dwellings have been completed in Rossendale between 1st April 2011 and 31st March 2018. The Core Strategy requirement between 1st April 2018 and 31st March 2026 is 2,494 dwellings (i.e. the original 3,700 target

minus 1,206 completions to date). This means that over the remaining 8 years of the plan period, an average of 312 dwellings would be required each year.

Table 1: Housing performance against Core Strategy Housing trajectory (2011 to 2018)

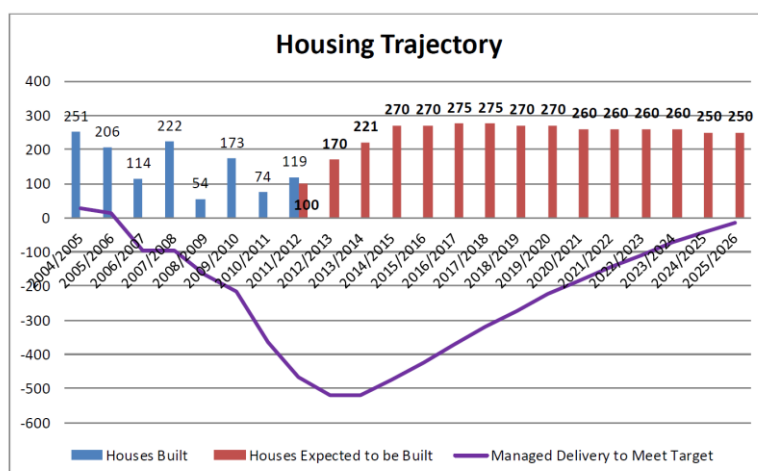
Year	Completions		Delivery against Core Strategy Average (of 247 p.a.)			Delivery against Core Strategy Trajectory		
	Actual Completions	Cumulative Completions	Annual Average of 247 houses	Cumulative annual average of 247 houses	Cumulative annual average undersupply	Core Strategy Trajectory	Cumulative Housing Trajectory	Cumulative under (-) and over (+) supply
2011/2012	119	119	247	247	-128	100	100	19
2012/2013	135	254	247	494	-240	170	270	-16
2013/2014	265	519	247	741	-222	221	491	28
2014/2015	224	743	247	988	-245	270	761	-18
2015/2016	122	865	247	1235	-370	270	1031	-166
2016/2017	192	1057	247	1482	-425	275	1306	-249
2017/2018	149	1206	247	1729	-523	275	1581	-375

In Summary:

- **149 dwellings** have been completed in the last year (2017/2018), which represents 98 fewer dwellings than the Core Strategy annual average of 247 dwellings. This year's completion figure is 126 dwellings short of the Core Strategy Trajectory expected delivery of 275 dwellings.
- **1,206 dwellings** have been completed over the Local Plan period to date (2011 to 2018), which represents 523 fewer dwellings than the cumulative Core Strategy Average requirement (1729) and 375 dwellings less than the cumulative Core Strategy Trajectory requirement (1581) for that period.

3.4 The Council continues to take the view that any assessment of local delivery is likely to be more robust if a longer term view is taken, since this takes account of the peaks and troughs of the housing market cycle. Graph 2 shows the anticipated housing delivery known as 'Housing Trajectory'. This takes a realistic view of house building over the plan period taking into account the effects of the recession on the house building industry. As such, the annual targets vary from year to year. This will be updated in line with any new identified housing requirement in future.

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



3.5 Paragraph 73 of the NPPF states that ‘local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies or, against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.’

3.6 Whilst this report was being prepared, further guidance emerged in relation to the required buffer as part of the Government’s Housing Delivery Test (HDT). This measures the delivery of homes over a three year period against the housing requirement for that period. If the delivery falls below a specific threshold, then a 20% buffer will be required on top of the five year supply. As of the base date of this report, the HDT results had not been published.

3.7 Therefore, based on the previous assumptions, as Rossendale did not meet the required completion rate over the plan period (2011 to 2026), an “under delivery” of housing was identified. As of the base date of this report, a 20% buffer (moved from later in the plan period) was considered appropriate. This allows more opportunity to

achieve planned long-term supply and ensure choice and competition in the market for land.

- 3.8 With regard to future housing requirements, the Council sets out three scenarios (for information only at this stage). **Scenario 1** follows figures set out in the 15 Year Housing Target based on an annualised average in the 2011 Core Strategy; **Scenario 2** follows figures set out in the adjusted Housing Trajectory in the 2011 Core Strategy, that took a realistic view of house building and the effects of the recession; **Scenario 3** follows the figure set out in the emerging Local Plan of an annual average of 212 dwellings per year. A 20% buffer is applied to the three scenarios.

Scenario 1

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

Serial	Component	Calculation	Amount
A	Requirement (Plan Period Requirement / Length of Plan - 15 years)	3,700 / 15	247
B	5 Year Requirement (A x 5)	247 x 5	1,235
C	20% Buffer (20% of B)	1,235 x 0.2	247
D	Backlog from under provision 2011-2018	523	523
E	Total Housing Requirement (B + C+D)	1,235 + 247+ 523	2,005

Scenario 2

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

- 2018/2019 = 270
- 2019/2020 = 270
- 2020/2021 = 260
- 2021/2022 = 260
- 2022/2023 = 260

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

Serial	Component	Calculation	Amount
A	5 Year Requirement (Sum of Annual Targets above)	270 + 270 + 260 + 260 + 260	1,320
B	20% Buffer (20% of A)	1,320 x 0.2	264
C	Backlog from under provision 2011-2018	375	375
D	Total Housing Requirement (A + B + C)	1,320 + 264 + 375	1,959

Scenario 3

- 3.10 The emerging Local Plan contains a housing requirement of 212 dwellings per year or 3,180 dwellings over the identified Plan period of 2019-2034. This would represent a new target but, in future years, any under-delivery will be taken into account through the Housing Delivery Test.

Table 4: Scenario 3 – Emerging Local Plan (2019–2034) annual target of 212 dwellings

Serial	Component	Calculation	Amount
A	5 Year Requirement (212 dwellings per year)	212 x 5	1,060
B	20% Buffer (20% of A)	1,060 x 0.2	212
C	Backlog n/a		
D	Total Housing Requirement (A + B)	1,060 + 212	1,272

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

5. The 5 Year Housing Land Supply

5.1 Evidence contained in this report (as shown in Appendices A to E) provides a breakdown of the Council's supply of deliverable sites between 1st April 2018 and 31st March 2023. This information is correct as of 1st April 2018.

The supply consists of:

- The remaining capacity (i.e. number of dwellings) for residential development that is currently under construction;
- The number of dwellings to be provided within extant (current) unimplemented (i.e. not yet started) residential planning permissions;
- The number of dwellings to be provided on sites where there is resolution to grant planning permission (but no consent as yet issued);
- A small sites allowance.
(NB no windfall allowance has been included)

Small Sites Allowance

5.2 Housing land supply calculations typically include some form of allowance for sites that are not specifically identified but where it can be assumed they will come forward for development. Whilst paragraph 70 of NPPF states that windfall sites (sites that come forward unexpectedly for housing) can be included as part of anticipated supply, the Council has decided not to include a specific windfall allowance. It has, however, identified a small sites allowance, based on analysis of historic housing delivery.

5.3 A small site is considered to be a site that could deliver 4 dwellings or fewer. In line with national guidance, such sites are not included in the SHLAA and nor are they allocated in the Local Plan. Monitoring of the houses built on small sites (but excluding garden sites) has been undertaken from 2010 to 2018 and reveals that an average of 18 dwellings per year were built on small sites (table 5).

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

Year	Total number of houses completed on small sites (1 to 4 dwellings)	Houses completed on small sites (1 to 4 dwellings) excluding development on private garden	Total no. of dwellings completed within the Borough	% of completion on small sites (1 to 4 dwellings) (excluding private garden)
2010/2011	5	5	74	7
2011/2012	10	8	119	7
2012/2013	12	11	135	8
2013/2014	48	46	265	17
2014/2015	19	16	224	7
2015/2016	12	11	122	9
2016/2017	23	20	192	10
2017/2018	27	26	149	18
Total	156	143	1280	11
Average	20	18	160	10

- 5.5 On average, 18 dwellings have been completed on small sites (i.e. sites with 4 or fewer dwellings, excluding private gardens) each year over the past 8 years, or 10% of total completions.
- 5.6 It is therefore considered appropriate to include a small sites allowance within the calculation of the 5 Year Housing Land Supply, as it is assumed that delivery on small sites will continue in the future. When calculating the contribution from small sites an adjustment has been made for the first three years of the housing supply to take account of extant permissions. This means that the allowance is only applied from year three of the housing land supply calculation, rather than including an allowance for the full five year period. This approach avoids duplication and double counting between the small sites allowance and sites already identified in the planning pipeline. Therefore, a small sites allowance of 36 dwellings has been factored in for two years.
- 5.7 For more information regarding the small sites allowance please refer to the Small Sites and Windfall Sites: Advice Note which is included in the Appendix A of the SHLAA 2017 report.

Table 6: Breakdown of 5 Year Housing Land Supply 2018/19 to 2022/23

Category	Overall Total	Total to be delivered 2018/19 to 2022/23	% of 5 year supply
Remaining capacity on sites under construction – see Appendix B	433	417	51%
Dwellings with Planning Permission Not Yet Started – see Appendix C	365	291	35%
Dwellings where there is Resolution to Grant Planning Permission – see Appendix D	100	80	10%
Small sites allowance (2021/22-2022/23)	-	36	4%
Total Number of Dwellings	898	824	100%

- 5.8 Table 6 demonstrates that Rossendale’s supply of committed sites (i.e. where planning permission has been granted and is still extant) can deliver 824 dwellings over the next five years. This is below the housing requirement as set out in all three scenarios. Tables 7, 8 and 9 now compare the 5 year housing land supply with the 5 year housing target for each scenario.

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

A	5 Year Requirement (247 x 5)	1235
B	20% Buffer	247
C	Back log from under provision	523
D	Annual Requirement ((A+B+C) ÷ 5)	401
E	Total Number of Dwellings Identified Through Commitments for 2018/19 to 2022/23	824
F	Land Supply in Years (E/D)	2.1

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

A	5 Year Requirement (270+270+260+260+260)	1320
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B	20% Buffer	264
C	Back log from under provision	375
D	Annual Requirement $((A+B+C) \div 5)$	392
E	Total Number of Dwellings Identified Through Commitments for 2018/19 to 2022/23	824
F	Land Supply (E/D)	2.1

Table 9: Housing Land Supply - Scenario 3: Emerging Local Plan (2019–2034) annual target of 212 dwellings

A	5 Year Requirement (212×5)	1060
B	20% Buffer	212
C	Annual Requirement $((A+B) \div 5)$	254
D	Total Number of Dwellings Identified Through Commitments for 2018/19 to 2022/23	824
E	Land Supply (D/C)	3.2

- 5.9 Tables 7, 8 and 9 show that Rossendale Borough Council can only demonstrate a **2.1 year supply** of deliverable housing sites in Scenarios 1 and 2 and a **3.2 year supply** in Scenario 3 for the period 1st April 2018 to 31st March 2023.
- 5.10 For this period no specific deliverable sites (i.e. sites that are in the ‘pipe-line’ but with no planning consent) have been included. The emerging Local Plan identifies specific deliverable sites which may be included as part of the five year housing land supply in future. This will be set out in future five year housing land supply updates.

6. Summary

Requirement

Core Strategy Housing Requirement	3,700
Completions 2011-2018	1,206
Remaining requirement as at 1st April 2018	2,494
Years remaining within the plan period	8
Remaining requirement per annum	312

Capacity within the Identified Five Year Housing Land Supply (2018/19 to 2022/23)

Remaining no. of dwellings on sites under construction	417
No. of dwellings with planning permission	291
No. of dwellings with resolution to grant permission	80
Small sites allowance	36
Deliverable capacity	824

Supply in Years

Years supply (Scenario 1)	2.1
Years supply (Scenario 2)	2.1
Years supply (Scenario 3)	3.2

Appendix E of this Report provides additional information in respect of the Housing Tiers, as identified in Policy 3 of the Core Strategy, and includes a map showing the areas.

Appendices

Appendix A: List of Housing Completions

The list of housing completions for between 1st April 2017 and 31st March 2018 is shown below.

Table 10: List of housing completions (2017/2018)

Application Number	Previous Planning History	Site Name	Address	Net Dwellings Approved	Greenfield or Brownfield	Dwellings Built between 1st April 2017 and 31st March 2018	Core Strategy Development Tier
1996/0341	1990/815	Hollin Way	Hollin Way, Burnley Road, Constablee	175	Greenfield	3	1
2005/547	1975/605 2005/0142 2005/0142	Stack Lane	Rochdale Road, Bacup	185	Greenfield	2	2
2006/466	2004/0401	Woodland Grange	Land between Douglas Road and Tong Lane	191	Greenfield	27	2
2011/0631		Land adjacent to 271 Holcombe Road, Helmshore	Oak House, 269, Holcombe Road, Helmshore, Rossendale, Lancs, BB4 4NP	1	Greenfield	1	3
2012/0162		Former Hospital	Haslingden Road, Rawtenstall	139	Brownfield	41	1
2012/0304		Land adj. to Dykes Barn Farm	Burnley Road, Broadclough, Bacup	1	Brownfield	1	4
2012/0367		Haslingden Food Store	30 Manchester Road, Haslingden	4	Brownfield	4	2
2012/0469		Mangle Fold Barn, Edenfield	Apartment A / Apartment B, Manglefold Barn, Elm Street, Edenfield, Ramsbottom, Lancs, BLO 0JU	2	Greenfield	2	3
2013/0142			20-24 Clegg Street, Haslingden	3	Brownfield	3	2
2013/0556	2013/0171 2010/0667	Orama Mill	Hall Street, Whitworth	104	Brownfield	8	2
2014/0048		Pindersfield	Ashen Bottom, Crow Wood Road/Blackburn Road	1	Brownfield	1	4
2014/0128		The Hollins	Hollin Way, Reeds Holme, Rawtenstall	9	Greenfield	3	1
2014/0297	2013/0426	Wavell House	Holcombe Road, Helmshore (Prior Notification) *	42	Brownfield	18	3

Application Number	Previous Planning History	Site Name	Address	Net Dwellings Approved	Greenfield or Brownfield	Dwellings Built between 1st April 2017 and 31st March 2018	Core Strategy Development Tier
2014/0355		Former Whinberry View	& No 166, Bacup Road, Rawtenstall	28	Brownfield	9	1
2015/0024 (and 2015/0416)		Former Kearns Mill Site	Cowpe Road, Cowpe	22	Brownfield	8	4
2015/0100 ¹		Black Bull Offices	Smithy Street, Haslingden, Rossendale, Lancashire, BB4 5JZ	2	Brownfield	-1	2
2015/0334	2007/0016	Land off Oaklands and Lower Cribden Avenue	Land off Oaklands and Lower Cribden Avenue, Rawtenstall	34	Greenfield	3	1
2015/0431			Ivy House Farm, Burnley Road, Rawtenstall, BB4 8RG	1	Greenfield	1	4
2015/0523 ²		The Glory	1222 Burnley Road, Rawtenstall, Rossendale, BB4 8RG	3	Brownfield	4	4
2016/0137 ³		The Glory	1222 Burnley Road, Loveclough, BB4 8RG	2	Brownfield	3	4
2016/0177			Height End Farm, Bacup Old Road, Bacup, OL13 8PT	1	Brownfield	1	4
2016/0266			New Troughgate Farm, Tong Lane, Bacup, OL13 9SW	3	Brownfield	2	2
2016/0346			29 Burnley Road East, Waterfoot, BB4 9AG	-1	Brownfield	-1	3
2016/0395			100 Burnley Road, Rawtenstall, Rossendale, BB4 8HH	1	Brownfield	1	1
2016/0446	2015/0439; 2013/0520		Worswick Green, Rawtenstall, Rossendale, BB4 7NN	2	Greenfield	1	1
2016/0630	2013/0470 2012/0544 2014/0168	Land at Hurst Platt, Waingate Road	Green Street, Rawtenstall, Rossendale, BB4 7US	8	Greenfield	4	1
2017/0015			205 Bacup Road, Rawtenstall, Rossendale, BB4 7NW	1	Brownfield	1	1

¹ In the 5YHLS Report 2017 – 2022 one dwelling was recorded as being complete in relation to planning application 2015/0100 in error. Therefore, one dwelling has been subtracted from the total number of completions this year and the site will continued to be monitored.

² Planning permission was granted to convert the pub into four dwellings, with the net number of approved dwellings standing at three as the pub already had existing living accommodation. However, it has come to light that there has been a breach of the planning permission 2015/0523 and the pub was converted into 5 dwellings. A retrospective planning application has now been submitted in relation to the additional one dwelling.

³ Planning permission was granted to convert the public house barn into two dwellings, yet it has come to light that there has been a breach of the planning permission in relation to planning application 2016/0137 and the barn was converted into three dwellings. A retrospective planning application has now been submitted in relation to the additional one dwelling.

Application Number	Previous Planning History	Site Name	Address	Net Dwellings Approved	Greenfield or Brownfield	Dwellings Built between 1st April 2017 and 31st March 2018	Core Strategy Development Tier
2017/0112			3-6 Lodge Terrace, Lower Clowes Road, Rawtenstall, Rossendale BB4 6EL	1	Brownfield	1	1
Total dwellings built between 1st April 2017 and 31st March 2018				965		149	

Appendix B: Residential Development on Sites Currently Under Construction

The monitoring of housing delivery requires the Council to record and update the progress of delivery of development on allocations and sites with planning permission. All dwellings that are on sites that are under construction are included in the housing supply, as they are clearly deliverable, and the phasing of delivery is also indicated.

The updated information on residential development under construction has been confirmed through site visits, discussions with developers, approved building inspectors and through updates from Council Officers in Forward Planning, Development Control, Building Control and Council Tax. Information is as accurate as possible and provides a snapshot of the latest situation as of 1st April 2018. Please contact the Forward Planning team if you consider any of this information to be incorrect.

The table below identifies housing sites across the Borough currently under construction. As noted previously, please be aware that where it has been recorded that a start has been made, this should not be used for any other purpose. Should a formal confirmation be required a Lawful Development Certificate should be applied for.

Table 11: Residential Development Currently Under Construction

Application Number	Previous Planning History	Site Name	Site Address	Greenfield or Brownfield	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2018	Dwellings Remaining	Expected Delivery Rate					Core Strategy Development Tier
								2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
1996/0341	1990/815	Hollin Way	Hollin Way, Burnley Road, Constablee	Greenfield	175	151	24	3	3	3	3	3	1
2003/0154		Irwell Springs	Irwell Springs, Weir	Greenfield	56	10	46	0	0	20	26	0	4
2008/0494			12 Rochdale Rd, Bacup	Brownfield	3	0	3	0	1	1	1	0	2
2010/0123	2008/0368		Land adj 444 Newchurch Rd / Baldwin St, Stacksteads	Brownfield	4	0	4	0	0	0	2	2	3
2011/0457		Loveclough Working Mens Club	Commercial Street, Rossendale	Brownfield	10	0	10	0	0	0	10	0	4
2012/0117		Stables	Hud Hey Road, Haslingden	Brownfield	1	0	1	0	0	1	0	0	4
2012/0171	2010/0433 2009/0360 2002/261	Eastgate	Land off Eastgate, Whitworth	Mixed	45	0	45	0	0	5	20	20	2
2012/0329	2009/0242	Moorgate	Tong Lane, Bacup	Mixed	2	0	2	2	0	0	0	0	2
2012/0430	2009/0381		16 Upper Ashmount, Hill End Lane, Cloughold	Mixed	1	0	1	0	1	0	0	0	1
2013/0063			Garage site, Weir lane, Burnley Road, Weir, Bacup	Brownfield	2	0	2	2	0	0	0	0	4
2013/0195		Old House At Home	62 Newchurch Road, Rawtenstall, BB4 7QX	Brownfield	4	2	2	0	1	1	0	0	1
2013/0490			Land at Swinell Brook Park, Grane Road, Haslingden, Rossendale, BB4 4FN	Greenfield	1	0	1	0	0	0	0	1	3
2013/0577			Martin Croft off Hud Hey, Haslingden	Brownfield	1	0	1	0	0	0	0	1	4
2014/0106			Far Bank End Farm, Brex, Coal Pit Lane, Whitewell Bottom	Greenfield	1	0	1	0	0	0	1	0	4
2014/0128		The Hollins	Hollin Way, Reeds Holme, Rawtenstall	Greenfield	9	3	6	3	3	0	0	0	1

Application Number	Previous Planning History	Site Name	Site Address	Greenfield or Brownfield	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2018	Dwellings Remaining	Expected Delivery Rate					Core Strategy Development Tier
								2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2014/0175			50 Tonacliffe Road, Whitworth	Brownfield	1	0	1	0	1	0	0	0	2
2014/0198 (Prior Approval)		Hey Head Farm, Tong Lane, Bacup	Hey Head Farm Rochdale Road Bacup Lancashire OL13 9XF	Greenfield	1	0	1	0	1	0	0	0	4
2014/0233	2013/0516	Magistrates Court	Oakley Road, Rawtenstall	Brownfield	11	0	11	0	0	6	5	0	1
2014/0297	2013/0426	Wavell House	Holcombe Road, Helmshore (Prior Notification)	Brownfield	42	28	14	14	0	0	0	0	3
2014/0343		33 Rockcliffe Road	33 Rockcliffe Road, Bacup	Greenfield	2	0	2	0	0	0	1	1	2
2014/0396	2014/0211		Building South Of Lower Swineherd Lowe Farm Cob Castle Road Haslingden Rossendale Lancashire	Greenfield	1	0	1	0	0	0	1	0	4
2014/0420			Clovermount, Earnshaw, Bacup	Brownfield	1	0	1	0	0	0	0	1	2
2014/0464		The Hollins, Hollin Way	Hollin Way, Burnley Road, Constablee	Greenfield	9	0	9	2	2	2	3	0	1
2014/0522			Land To The Rear Of Buxton Street Whitworth Rochdale Lancashire	Greenfield	28	0	28	28	0	0	0	0	3
2015/0024		Former Kearns Mill Site	Cowpe Road, Cowpe	Brownfield	22	14	8	6	0	0	0	0	4
2015/0060			580 Bacup Road, Rawtenstall, Rossendale, BB4 7HB	Brownfield	2	0	2	0	0	0	1	1	1
2015/0068			562 Burnley Road, Rawtenstall, Rossendale, Lancashire, BB4 8NE	Brownfield	1	0	1	1	0	0	0	0	3
2015/0070 (Outline)		Land between Milner Street and Cowm Park	Cowm Park South, Whitworth, OL12 8RQ	Greenfield	3	0	3	0	3	0	0	0	2

Application Number	Previous Planning History	Site Name	Site Address	Greenfield or Brownfield	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2018	Dwellings Remaining	Expected Delivery Rate					Core Strategy Development Tier
								2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
		Way											
2015/0085		Bacup Conservative Club	Irwell Terrace, Bacup, OL13 9AW	Brownfield	4	0	4	0	0	0	2	2	2
2015/0159	2013/0065		Land adjacent to 101 Bankside Lane, Bacup	Greenfield	3	0	3	3	0	0	0	0	2
2015/0166	2014/0495		30 Lodge Mill Lane, Ramsbottom, Bury, Lancashire, BLO ORW	Greenfield	1	0	1	1	0	0	0	0	4
2015/0238			Horse And Jockey Hotel, 85 Market Street, Edenfield, Bury, Lancashire, BLO OJQ	Brownfield	10	0	10	3	3	4	0	0	3
2015/0334	2007/0016	Land off Oaklands and Lower Cribden Avenue	Land off Oaklands and Lower Cribden Avenue, Rawtenstall	Greenfield	34	3	31	26	5	0	0	0	1
2015/0358			Land To Rear Of 32 Greensnook Lane, Bacup, Lancashire, OL13 9DQ	Greenfield	33	0	33	10	10	10	3	0	2
2015/0377			Flowers Inn, Todmorden Road, Bacup, OL13 9UA	Brownfield	1	0	1	0	1	0	0	0	4
2016/0033		147 Market Street	147 Market Street, Shawforth, Rochdale, OL12 8NX	Brownfield	2	0	2	0	2	0	0	0	3
2016/0042	2013/0110	Land Adj 14 Park Avenue, Haslingden, BB4 6PP	Land Adj 14 Park Avenue, Haslingden, BB4 6PP	Greenfield	1	0	1	1	0	0	0	0	2
2016/0061			31 Booth Road, Stacksteads, Bacup, OL13 0QP	Brownfield	1	0	1	0	0	1	0	0	3

Application Number	Previous Planning History	Site Name	Site Address	Greenfield or Brownfield	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2018	Dwellings Remaining	Expected Delivery Rate					Core Strategy Development Tier
								2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2016/0062	2015/0063	Land Formerly Used In Association With Amtrack Buildings	Holly Mount Way, Rawtenstall, Rossendale, Lancashire	Brownfield	4	0	4	0	0	0	2	2	1
2016/0127			Land to rear of 183 Burnley Road, Rawtenstall, BB4 8HY	Greenfield	1	0	1	1	0	0	0	0	1
2016/0155	2015/0210 2012/0158		Flaxmoss House, Helmshore Road, Haslingden, BB4 4JA	Greenfield	4	0	4	2	2	0	0	0	3
2016/0170			Higher Whams Farm Burnley Road East, waterfoot, BB4 9ND	Greenfield	1	0	1	1	0	0	0	0	4
2016/0182			Bowness Bungalow Shawclough Road Whitewell Bottom Rossendale BB4 9JZ	Greenfield	1	0	1	0	0	1	0	0	4
2016/0187			Unit 3 Shawclough Road Whitewell Bottom Rossendale Lancashire BB4 9LB	Brownfield	1	0	1	1	0	0	0	0	4
2016/0228			Croft End Mill, Bolton Road North, Edenfield, Bury, BL0 0NA	Brownfield	11	0	11	5	6	0	0	0	4
2016/0236			Land East Of 10 Clough End Road, Haslingden, BB4 5AN	Brownfield	1	0	1	0	0	0	0	1	3
2016/0257			Hilltop Farm, Back Lane, Rising Bridge, Accrington, BB5 2SF	Brownfield	1	0	1	1	0	0	0	0	4
2016/0273 (Lawful development certificate)	2002/0532		Two Acres, Clayton Avenue, Rawtenstall, BB4 6EW	Greenfield	7	0	7	0	0	0	0	7	1

Application Number	Previous Planning History	Site Name	Site Address	Greenfield or Brownfield	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2018	Dwellings Remaining	Expected Delivery Rate					Core Strategy Development Tier
								2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2016/0294 (2016/0607)	2015/0382		Glen Works, Ashworth Street, Waterfoot, BB4 7AY	Brownfield	4	1	3	0	1	1	1	0	3
2016/0298		176A Blackburn Road	176A Blackburn Road, Haslingden, BB4 5HW	Brownfield	-4	0	-4	-4	0	0	0	0	2
2016/0323		454 Market Street	454 Market Street, Whitworth, Rochdale, OL12 8QN	Brownfield	4	0	4	0	2	2	0	0	3
2016/0373			Greens Moor Cottage, Cutler Lane, Stacksteads, Bacup, OL13 0BA	Greenfield	1	0	1	0	0	1	0	0	4
2016/0446	2015/0439; 2013/0520	Plots 5 & 6	Worswick Green, Rawtenstall, Rossendale, BB4 7NN	Greenfield	2	1	1	1	0	0	0	0	1
2016/0547			Bridge End Hotel, Helmshore Road, Helmshore, Rossendale, BB4 4LQ	Brownfield	1	0	1	0	0	0	0	0	3
2016/0571	2016/0098 2013/0028 2010/0064		Land adj 41 Highfield Park, Haslingden	Greenfield	2	0	2	0	0	0	1	1	2
2016/0574	2014/0002 2010/0632 2007/0555		Former Scout Hut, New Line, Bacup	Brownfield	1	0	1	0	0	1	0	0	2
2016/0577			600/602 Bacup Road, Rawtenstall, BB4 7EU	Brownfield	1	0	1	0	0	0	0	1	3
2016/0581			Honey Hole, Tunstead Road, Stacksteads, Bacup, OL13 8NQ	Greenfield	1	0	1	0	0	0	1	0	3
2016/0593			89 - 91 Bank Street Rawtenstall Rossendale BB4 7QN	Brownfield	4	0	4	4	0	0	0	0	1
2016/0599			Waterfoot Primary School, Thornfield Avenue, Waterfoot	Brownfield	20	0	20	20	0	0	0	0	3

Application Number	Previous Planning History	Site Name	Site Address	Greenfield or Brownfield	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2018	Dwellings Remaining	Expected Delivery Rate					Core Strategy Development Tier
								2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2016/0622	2015/0190; 2009/0340; 2005/0678	Land off Lee Road, Bacup	Land Off Lee Road (Opposite No's 44-60) Stacksteads Bacup Lancashire	Mixed	4	0	4	4	0	0	0	0	2
2016/0630	2014/0168 2013/0470 2012/0544	Land at Hurst Platt	Waingate Road, Rawtenstall	Greenfield	8	4	4	0	0	0	2	2	1
2017/0116	2016/0222	Buildings behind 110 Burnley Road	Land And Buildings On The West Side Of Holmes Drive, Bacup Lancashire	Brownfield	1	0	1	0	0	1	0	0	2
2017/0156	2013/0565	Alden View	Alden Road, Helmshore	Brownfield	1	0	1	1	0	0	0	0	4
2017/0237			Edenfield Methodist Church Rochdale Road Edenfield Bury Lancashire BLO OJX	Brownfield	8	0	8	0	0	4	4	0	3
2017/0246			Barn Adjacent O' House O Th Hill Farm Hall Fold Whitworth Rochdale Lancashire OL12 8XL	Greenfield	1	0	1	1	0	0	0	0	4
2017/0256			Alma Street Chapel Alma Street Bacup	Brownfield	7	0	7	0	0	0	0	7	2
2017/0257			The Hollies 2 Rising Bridge Road Haslingden BB4 5BL	Brownfield	6	0	6	0	6	0	0	0	4
2017/0273	2015/0329 2012/0141	Greensnook Farm, Greensnook Lane, Bacup	Greensnook Cottages Greensnook Lane Bacup Lancashire OL13 9DQ	Brownfield	7	0	7	7	0	0	0	0	2

Application Number	Previous Planning History	Site Name	Site Address	Greenfield or Brownfield	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2018	Dwellings Remaining	Expected Delivery Rate					Core Strategy Development Tier
								2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2017/0331			Land At Laneside Barn Goodshaw Lane Crawshawbooth Rossendale BB4 8RB	Greenfield	1	0	1	1	0	0	0	0	4
2017/0347			15 Greenfield Street Haslingden Rossendale, BB4 5TG	Brownfield	1	0	1	0	1	0	0	0	2
2017/0595			1220 Burnley Road Rawtenstall Rossendale BB4 8RG	Brownfield	1	0	1	1	0	0	0	0	4
2018/0015			48 - 50 Deardengate Haslingden Rossendale Lancashire	Brownfield	1	0	1	0	1	0	0	0	2
2018/0018			New Troughgate Farm Tong Lane Bacup, OL13 9SW	Brownfield	1	0	1	0	1	0	0	0	3
2018/0040			2 Ash Grove Burnley Road Rawtenstall Rossendale Lancashire BB4 8HE	Brownfield	1	0	1	0	1	0	0	0	1
2018/0049			Sunny Crest Family Centre 74-80 Pennine Road, Bacup Lancashire OL13 9JP	Brownfield	4	0	4	2	2	0	0	0	2
2018/0127	2015/0375		Land Adjacent 255A Market Street, Shawforth, Rochdale, Lancashire, OL12 8EG	Brownfield	2	0	2	0	2	0	0	0	4
Total					651	218	433	154	62	65	90	46	
Total no. of dwellings left to build on sites under construction					433								
No. of dwellings left to build identified as deliverable 2018/19 to 2022/23 on sites under construction					417								
Total dwellings built up to 31st March 2018 on sites still under construction					218								

The above evidence shows there are currently sites under construction in Rossendale which can deliver 417 dwellings between 2018/19 to 2022/23 out of a total 433 remaining dwellings on these sites (16 dwellings are expected to be delivered beyond this period). 218 dwellings within these sites are now complete.

Appendix C: Unimplemented Residential Planning Permissions

All sites with full planning permission are included in the five year housing land supply, unless there is evidence to suggest they will not come forward within this period. Sites with outline planning permission are included if the development proposes fewer than ten dwellings or there is evidence to demonstrate that the site will come forward in the next five years.

Updated Information on unimplemented residential planning permissions has been confirmed through site visits and through updates from Council Officers in Forward Planning, Development Control and Building Control. Information is as accurate as possible and provides a snapshot of the latest situation as of 1st April 2018. Expected delivery rates, where possible, have been established through discussions with developers. The table below identifies planning permissions across the Borough that have not yet started and that will not expire until after 1st April 2018.

Table 12: Unimplemented Residential Planning Permissions

Application Number	Previous Planning History	Site Address	Greenfield or Brownfield	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Core Strategy Development Tier
						2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2012/0588		Albert Mill Albert Street Whitworth Rochdale Lancashire OL12 8PJ	Brownfield	24/01/2021	49	0	0	0	15	15	2
2015/0016		16 Victoria Street, Haslingden, Rossendale, Lancashire BB4 5DL	Brownfield	09/06/2018	1	0	0	0	0	0	2
2015/0030		Hare and Hounds Garage, Newchurch Road, Stacksteads	Brownfield	06/11/2018	9	0	0	0	0	9	3
2015/0108	2013/0593	16 Dalesford, Haslingden	Greenfield	25/01/2019	1	0	0	0	0	1	2
2015/0123	2013/0588	Rear of 4 East View, Oak Street, Shawforth	Brownfield	18/06/2018	1	0	0	0	0	0	4
2015/0156		The Hollins, Hollin Way, Reeds Holme, Rossendale, Lancashire, BB4 8ED	Greenfield	17/08/2018	9	0	0	0	0	3	1
2015/0212		Rossendale Golf Club, Ewood Lane, Haslingden, Rossendale, BB4 6LH	Brownfield	21/07/2018	1	0	0	0	0	1	4

Application Number	Previous Planning History	Site Address	Greenfield or Brownfield	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Core Strategy Development Tier
						2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2015/0261		The Former Commercial Hotel, 318A, 316B & 316C Newchurch Road, Stacksteads, Bacup, OL13 0UJ	Brownfield	12/11/2018	7	0	7	0	0	0	3
2015/0275		1 Deardengate, Haslingden, Rossendale, BB4 5QN	Brownfield	10/09/2018	3	0	0	0	0	3	2
2015/0308		Land At Hurst Lane Rawtenstall Rossendale Lancashire	Greenfield	22.06.2020	2	0	0	0	1	1	4
2015/0327	2012/0285	14 Rochdale Road, Bacup	Brownfield	27/10/2018	3	0	0	0	0	3	2
2015/0344 (Prior Approval)		Land To East Of Ainslea, Grane Road, Haslingden	Greenfield	12/10/2018	1	1	0	0	0	0	4
2015/0394		Land Adjacent 470 Burnley Road East, Waterfoot, Rossendale, Lancashire	Greenfield	21/03/2019	1	0	0	1	0	0	3
2015/0462		Brow Edge, Ending Rake, Whitworth, Rochdale, Lancashire, OL12 0TT	Brownfield (stables)	05/01/2019	1	0	0	0	0	1	4
2015/0470		Land adjacent 7 Lynns Court, Weir, Bacup, OL13 8RZ	Greenfield	09/11/2019	3	0	0	1	1	1	4
2015/0488		Cottage Plantation Mill, Flip Road, Haslingden, BB4 5EJ	Brownfield	29.04.2019	1	0	0	0	0	0	2
2015/0499 (Prior Approval)	2015/0498; 2015/0389	Priestly Fold Farm, Dean Lane, Water BB4 9RX	Greenfield	02.02.2019	1	0	0	0	0	0	4
2016/0001		14 Deardengate, Haslingden, Rossendale, BB4 5QJ	Brownfield	24/03/2019	6	0	0	2	2	2	2
2016/0050	2014/0401; 2014/0259	112 Booth Road Next to top of Four Lane Ends	Greenfield	19/05/2019	4	0	2	2	0	0	3
2016/0074	2015/0304	Millfold, Facit, Rochdale, Lancashire	Brownfield	09/06/2019	2	0	0	2	0	0	3
2016/0131		Lumb Slack Farm, Burnley Road East, Waterfoot, BB4 9PQ	Greenfield	26/05/2019	1	0	0	1	0	0	4

Application Number	Previous Planning History	Site Address	Greenfield or Brownfield	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Core Strategy Development Tier
						2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2016/0143	2013/0089; 2009/0448	Land off Green Street, Rawtenstall	Greenfield	31/08/2019	1	0	0	0	0	1	1
2016/0146 (Outline)		157-159 Manchester Road, Haslingden, BB4 6NT	Greenfield	12/08/2019	2	0	0	0	1	1	2
2016/0149		31 Burnley Road East, Waterfoot, BB4 9AG	Brownfield	14/06/2019	1	0	0	0	0	1	3
2016/0205		Wellington Hotel, 10 Todmorden Road, Bacup, OL13 9BN	Brownfield	28/10/2019	2	0	0	0	1	1	2
2016/0214		The Barn, Nicholas Folly, Higher Greens, Blackwood Road, Stacksteads, Bacup, Lancashire, OL13 0JS	Greenfield	08/09/2019	1	0	0	0	0	1	4
2016/0217		Former CAB offices, Whitworth Rise, Whitworth, OL12 8AB	Brownfield	01/08/2019	2	0	0	0	1	1	3
2016/0267		Reeds Holme Works Burnley Road Rawtenstall Rossendale Lancashire BB4 8LN	Brownfield	22.09.2020	107	0	20	20	20	20	1
2016/0278		Oakenshaw House, Oakenshaw View, Whitworth, OL12 8SP	Greenfield	31/08/2019	1	0	0	0	0	1	2
2016/0295		Land off Hollin Way, Reeds Holmes, BB4 8ED	Greenfield	27/10/2019	9	0	0	0	0	0	1
2016/0306 (outline)		Cedar Works, Millar Barn Lane, Waterfoot, BB4 7AU	Brownfield	12/09/2019	9	0	0	0	3	6	3
2016/0320		Haslingden Police Station, Manchester Road, Haslingden, BB4 6QW	Brownfield	03/10/2019	8	5	3	0	0	0	2
2016/0342		Spring Bank Farm, Rawtenstall, Rossendale, BB4 8RR	Greenfield	28/09/2019	1	0	0	0	0	1	1
2016/0424	2015/0245 (Prior Approval)	Pleasant View Farm, Helmshore Road, Haslingden, BL8 4PQ	Greenfield	07/09/2018	5	0	0	0	0	5	4
2016/0440	2012/0281; 2015/0055; 2008/0569	Site Of Former Gordon Works, Ashworth Road, Edgeside, Rossendale, BB4 9JE	Brownfield	17/11/2019	6	0	6	0	0	0	3

Application Number	Previous Planning History	Site Address	Greenfield or Brownfield	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Core Strategy Development Tier
						2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2016/0478		Site to rear of 2 Commercial street, Loveclough	Brownfield	28/02/2020	2	0	0	0	0	2	4
2016/0487	2013/0200 2017/0551 2017/0031	Land off Burnley Road and Meadows Avenue, Bacup (outline)	Greenfield	22/12/2019	6	0	0	3	3	0	2
2016/0516		Doals House, Hillside Crescent, Weir, Bacup, Lancashire, OL13 8RX	Greenfield	13/03/2020	1	0	0	0	0	1	4
2016/0557		Swallow Shore Farm, Burnley Road East, Waterfoot, Rossendale, BB4 9NH	Brownfield	10/01/2020	1	0	0	0	0	0	4
2016/0601		Land formerly used in association with Amtrack building, Holly Mount Way, Rawtenstall	Brownfield	01/03/2020	2	0	0	0	0	2	1
2016/0609		3 Musbury Road Haslingden Rossendale Lancashire BB4 4AP	Greenfield	31.05.2020	1	0	0	0	0	1	3
2016/0611		8-12 Burnley Road Rawtenstall Rossendale Lancashire BB4 8EW	Brownfield	02.03.2020	1	0	0	0	0	1	1
2017/0100		Former Health Centre Yorkshire Street Bacup Lancashire OL13 9AE	Brownfield	12.10.2020	22	0	0	12	10	0	2
2017/0130		Glen Mill 640 Newchurch Road Stacksteads Bacup Lancashire OL13 0NH	Brownfield	01.03.2021	9	0	0	0	9	0	3
2017/0157		2 Springside Cowpe Road Cowpe Rossendale Lancashire BB4 7DY	Brownfield	26.05.2020	1	0	0	1	0	0	4
2017/0282	2016/0541; 2015/0466	Land Adjacent 72 Holland Avenue Rawtenstall Rossendale Lancashire	Greenfield	29.09.2020	2	0	0	0	1	1	1
2017/0325		Land At Clough End Road Haslingden BB4 5AP	Greenfield	10.01.2021	1	0	0	0	1	0	4

Application Number	Previous Planning History	Site Address	Greenfield or Brownfield	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Core Strategy Development Tier
						2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2017/0367		Land Off Brandwood Road Stacksteads Bacup Lancashire OL13 0NY	Greenfield	11.09.2020	1	0	0	0	0	1	3
2017/0374	2016/0445 (LDC); 13/1/2739/1	The Bungalow Greens Lane Stacksteads Bacup Lancashire OL13 0JL	Greenfield	30.08.2020	1	0	0	0	0	1	4
2017/0378		Land North Of 14 Laneside Road Haslingden Rossendale Lancashire	Greenfield	24.11.2020	1	0	0	0	1	0	2
2017/0389		Land West Of The Bowling Green Loveclough Rossendale Lancashire BB4 8QU	Greenfield	04.10.2020	2	0	0	0	1	1	4
2017/0423 (Outline Application)		Land North Of 112 Booth Road Stacksteads Bacup	Greenfield	15.11.2020	1	0	0	0	0	1	2
2017/0438		Land Behind 2 - 10 Bridleway Waterfoot Rossendale Lancashire	Mixed	27.03.2021	4	0	0	0	2	2	1
2017/0454		Irwell Inn 71 Burnley Road Bacup Lancashire OL13 8DB	Brownfield	14.03.2021	4	0	0	0	2	2	2
2017/0459	2016/0049	Gib Hill Stables Gibb Hill Lane Loveclough Rossendale Lancashire	Brownfield	21.11.2020	1	0	0	1	0	0	4
2017/0511		Land Adj 22 Whittle Street Rawtenstall Rossendale Lancashire BB4 8SB	Mixed	17.01.2021	2	0	0	0	1	1	1

Application Number	Previous Planning History	Site Address	Greenfield or Brownfield	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Core Strategy Development Tier
						2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
2017/0573		Greenfold Farm Bottomley Bank LaneCrawshawbooth Rossendale BB4 8TL	Greenfield	17.01.2021	1	0	0	0	0	1	4
2017/0617		Rawtenstall Town Square, Bank Street, Rawtenstall, Rossendale Lancashire	Brownfield	27.03.2021	28	0	0	0	10	10	1
2017/0618	2012/0020 2014/0554	Garden of 110 Bury Road, Edenfield	Greenfield	09/04/2021	1	0	0	0	0	1	3
2017/0640		Weir Hotel Burnley Road Bacup Lancashire OL13 8QE	Brownfield	28.02.2021	5	0	0	0	2	3	4
2018/0063		Hollin Lane Farm Hollin Lane Constable Lee Rossendale Lancashire BB4 8TE	Greenfield	28.03.2021	1	0	0	0	0	1	4
2018/0091	2015/0122	Alderwood, Market Street, Edenfield, Bury, Lancashire, BLO 0JH	Greenfield	11/04/2021	1	0	0	0	0	1	4
Total no. of dwellings left to build on sites with an unimplemented permission					365	6	38	46	88	113	
No. of dwellings left to build identified as deliverable 2018/19 to 2022/23 on sites with an unimplemented permission					291						

The above table shows there are planning permissions granted in Rossendale for 365 new dwellings on sites where development has not yet commenced (as of 1st April 2018). Of these, 291 dwellings are expected to be delivered between 2018/19 and 2022/23 with the remaining dwellings to be delivered in later years.

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

In the following cases the Council has resolved to grant permission subject to the signing of a legal agreement. It can be assumed that the sites will become available as soon as the obligations are signed and the permissions are issued. Although that does not satisfy the criterion of being available now, it can be argued that there is more than reasonable prospect that the sites will become available during the five year period.

Information contained in this section is confirmed from Council Officers in Forward Planning and Development Control, following on-going discussions with owners and developers. Information is as accurate as possible and provides a snapshot of the latest situation as of 1st April 2018.

Table 13: Sites where there is Resolution to Grant Planning Permission

Application Number	Previous Planning History	Site Address	Greenfield or Brownfield	Achievable & Viable	Number of dwellings	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Core Strategy Development Tier
2016/0563 (Outline)		Rossendale Football Club, Dark Lane, Newchurch, Rossendale	Brownfield	Yes	100	0	20	20	20	20	Tier 1
Total no. of dwellings left to build on sites where there is a resolution to grant planning permission					100						
No. of dwellings left to build identified as deliverable 2018/19 to 2022/23 on sites where there is a resolution to grant planning permission					80						

This shows that there are 100 new dwellings in the pipeline with resolution to grant permission, subject to agreement of the Section 106 Agreement, with 80 of these considered deliverable between 2019/20 to 2022/23.

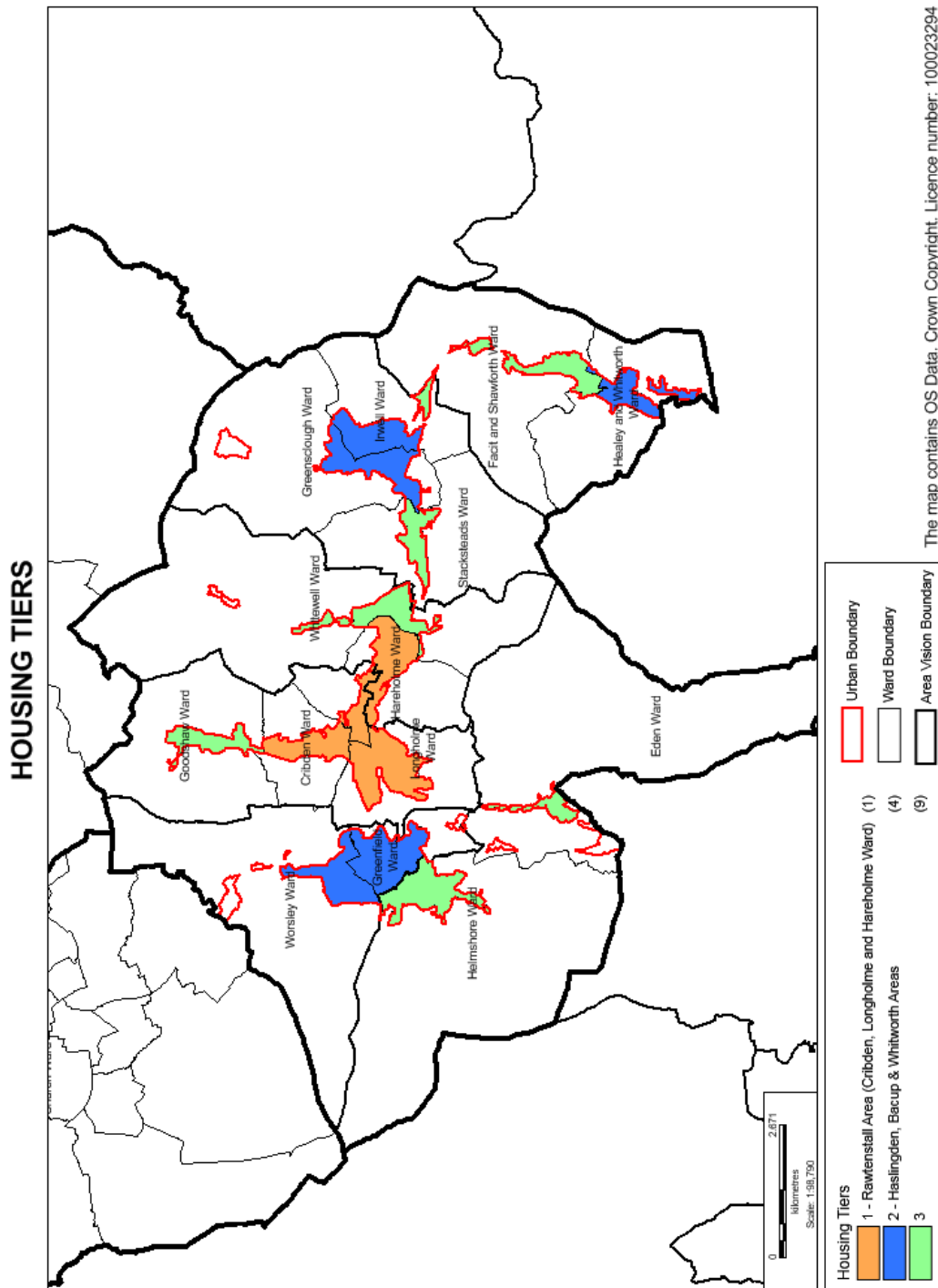
Appendix E: Development Tiers

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

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

It is to be noted that the boundary between adjacent settlements (i.e. between Helmshore and Haslingden, between Stacksteads and Bacup, and between Whitworth and Facit) has been identified by the ward's boundaries.

Map 1: Housing Development Tiers



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Please telephone 01706 217777 and People & Policy Team

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Communications Section, Town Centres, Rawtenstall, BB4 7LZ

آپنی যদি اسب تھوڑے سارے سنگھپ بڈ ہر فہرے چھپای، اڈیو کاسیٹے اٹھاوا اینگریجی چھاڈا
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