

Housing Action Plan

Identifying actions to support the delivery of new housing

14 July 2022

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1. Introduction

- 1.1 The purpose of this Housing Action Plan (HAP) is to demonstrate the measures Rossendale Borough Council (RBC) are taking in boosting housing delivery and to provide an analysis of some of the potential reasons for not fully delivering the Borough's identified housing requirement.
- 1.2 RBC recognise that delivering housing growth is complex. Whilst a number of the actions identified in the HAP are within the remit of the Council, it is recognised that, to successfully respond to the challenge of increasing and maintaining housing delivery, the Council will also need the support and co-operation of others who are involved in delivering homes. Therefore the HAP is intended to be a useful tool for developers, house builders, investors and landowners, Council Members and for other parties with an interest in contributing to the actions identified.
- 1.3 This is the second HAP the Council has produced and provides a detailed action plan with specific timelines. This HAP is required by Government as data reported in January 2022 shows housing completions for the past three years in Rossendale was below 95% of the 3-year housing requirement. As such the Council is required to publish a HAP within six months of the figures being released – so by 14 July 2022.
- 1.4 Since publication of the last HAP, the examination into the Local Plan has ended and the Council adopted a new Local Plan in December 2021. This Local Plan now covers the period up to 2036.
- 1.5 During the course of the Examination the housing requirement set out in the Publication version required review as more than two years had elapsed since the Local Plan had been submitted. As a result the Inspectors allowed the following changes, based on the housing requirement established by the latest publication of the Government's Standard Methodology, and these changes were incorporated into the adopted Local Plan:

Timescale	Housing Requirement
2019 – 2021	208 homes required pa
2021 – 2036	185 homes required pa
2019 to 2036	3,191 homes to be built

Background

- 1.6 The Government is committed to the improved delivery of more new homes nationally through their economic and housing growth agendas. To this end, a number of measures and reforms to the planning system are being introduced which are intended to deliver more housing, improve housing affordability and remove barriers to development. Local planning authorities (LPAs) have been tasked with being more proactive in increasing the speed and quantity of housing supply to meet the identified housing needs of their local areas.
- 1.7 This agenda has seen the introduction of the Housing Delivery Test (HDT) which has been developed by the Government as a monitoring tool to demonstrate whether local areas are building enough homes to meet their housing need. The HDT measures net additional dwellings provided in a local authority area against the homes required (over the previous three years). For the purposes of the HDT, the housing requirement is taken as the lower of either: the latest adopted housing requirement or the minimum annual local housing need (LHN) figure (generated using the Government's Standard Methodology). Where the adopted housing requirement is more than five years old, the minimum annual local housing need figure will apply. For Rossendale this is the figure set out in the adopted Local Plan of 185 dwellings per annum, and which is based on the Standard Methodology calculation. This figure is expected to apply until the Local Plan is reviewed or becomes more than 5 years old, unless government guidance changes.
- 1.8 The methodology for calculating the HDT measurement is set out in the HDT Measurement Rule Book. The Department for Levelling Up, Housing and Communities (DLUHC) (formerly the Ministry of Housing, Communities and Local Government, MHCLG) will publish the HDT result for each local planning authority in England on an annual basis. The consequences of failing the HDT are set out in the revised National Planning Policy Framework (NPPF). These consequences will apply until subsequent HDT results demonstrate that delivery exceeds the required rate in the following year. Should delivery exceed 95% of the housing required over the 3-year period, no consequences will apply. Where a new housing requirement is adopted, the HDT calculation will be run using these new targets and any consequences for under-delivery will be applied.
- 1.9 The first set of results were published in February 2019, based on delivery between 2015/16 to 2017/18. The [latest HDT results](#)¹ were published in January 2022. In light of the disruption resulting from the Covid-19 pandemic the Government made a further adjustment (reducing the number of homes required by four months) to the 2020-21 housing requirement. This is in addition to the changes made previously which resulted in authorities being assessed on their delivery for a 48 week period rather than the full 52 weeks in the 2019-20 period.
- 1.10 The HDT is used to determine the buffer to apply in housing supply assessments and whether the presumption in favour of sustainable development should apply.

¹ Housing Delivery Test results available to view at <https://www.gov.uk/government/collections/housing-delivery-test>

Under the HDT:

- Where housing delivery over the previous three years has been less than 95% of the housing requirement, Local Planning Authorities (LPAs) should prepare an action plan setting out the causes of under delivery and the intended actions to increase delivery;
- Where delivery has been less than 85% of the housing requirement, a 20% buffer should be applied to the supply of deliverable sites for the purposes of the housing supply assessment;
- Where delivery has been less than 75% of the housing requirement, the NPPF's presumption in favour of sustainable development will apply.

2. HDT Results for Rossendale (2021)

2.1 As the adopted housing requirement in Rossendale (based on the Core Strategy adopted in 2011) was more than five years old at the time the results were published, the HDT has been assessed against the minimum local housing need figure from the three previous test years. A full breakdown of the results for Rossendale can be seen in Table 1 below:

Table 1: Housing Delivery Test Results 2021 for Rossendale Borough Council

Table 1: HDT Test Results 2021

Number of homes required			Total homes required	Number of homes delivered			Total homes delivered	HDT : 2021 measurement	HDT : 2021 consequence
2018/19	2019/20	2020/21	2018/19 to 2020/21	2018/19	2019/20	2020/21	2018/19 to 2020/21		
208	180	127	515	123	94	77	294	57%	Presumption

2.2 As the HDT measurement above shows delivery was less than 85%, so the Council is required to apply a 20% buffer to the supply of deliverable sites. In practice, this is applied to the 5-year housing land supply so the buffer equates to the provision of an additional one years' supply of land. The Council must therefore demonstrate that it has sufficient deliverable land to accommodate at least six years' worth of housing (as measured against the annual housing requirement). More information on this can be found in the 2022 5-year Housing Land Supply report², which is produced annually and will provide the five year housing land supply position at 31st March 2022.

2.3 The Council recognise that, regardless of the HDT result, the continued monitoring of potential barriers to housing growth and the identification of practical measures to address this are hugely important. The Council therefore consider the production of a housing delivery plan to be a matter of good practice, even once housing delivery is back on track.

² Five Year Housing Land Supply reports are available to view at https://www.rossendale.gov.uk/downloads/download/10833/5_year_housing_land_supply

3. Relationship to other Plans, Strategies and Council Activities

3.1 The Action Plan complements existing Council plans, policies and strategies which provide a framework for the delivery of the council's housing priorities. The following section provides a brief overview of relevant objectives from other plans and strategies produced by or involving RBC:

Rossendale Borough Council Corporate Plan 2021-2025

- To deliver more new homes and a good mix of housing tenure
- Increase the number of good quality new homes and associated infrastructure built through both direct provision and by working with Social Landlords and private developers

Economic Development Strategy for Rossendale 2018-2033

Relevant objectives from this Strategy include the intention to:

- Investigate establishing a local authority-led housing company to deliver affordable housing and address local housing need across tenures;
- Develop a Vacant Property Plan;
- Investigate commencing the Compulsory Purchase Order (CPO) of Waterside Mill, Bacup and other targeted development opportunities.

The Prevention of Homelessness Strategy and Review 2018-21

One of the most relevant priorities within this Strategy is “Priority 3: *Ensure that housing supply best meets housing need*”. This involves working with Registered Providers (RPs) regarding the allocation of existing stock, as well as the facilitation and the delivery of new social housing which reflects the needs of the borough, including bespoke solutions where necessary. This Strategy will be reviewed in the forthcoming Housing Strategy.

Pennine Lancashire Housing Strategy 2009-2029 (PLHS)

This Strategy outlines the key housing issues the area is facing and identifies and responds to the housing threats and opportunities in the context of the key factors that affect the housing market. It reflects the challenges faced by housing authorities and other stakeholders, highlighting the approaches that are being developed to address specific housing issues. It serves to set out a long term direction whilst providing a strong initial strategic framework for the relationship between market intervention, renewal and growth that will improve the ability of Pennine Lancashire's housing market to respond to both its social and economic opportunities. This strategy will sit above the strategies and action plans of the individual housing authorities.

4. Current Local Plan Status and Housing Requirement

Adopted Plan

- 4.1 The adopted Local Plan for the Borough is the Local Plan (2019 to 2036). This was adopted on 15 December 2021. The Forward Planning team is currently working on delivering a number of Supplementary Planning Documents to provide further guidance.
- 4.2 The Local Plan Housing Requirement for the whole plan period from 2019 to 2036 is shown below:

Table 2: Option 2 - Annual and overall housing requirement for the period 2019 -2036

Local Plan Period	Annual Housing Requirement (Year 1 to 2)	Annual Housing Requirement (Year 3 to 17)	Calculation of the Overall Housing Requirement	Overall Housing Requirement
2019 – 2036 (17 years)	208	185	$(208 * 2) + (185 * 15)$	3,191

Table 2: Annual and Overall Housing Requirement for Rossendale Borough Council

- 4.3 For the avoidance of doubt, the housing requirement in the adopted Local Plan was amended in comparison to the Publication version which was submitted for examination, in the course of the Examination with an additional two years added to the Local Plan period, taking it to 2036 – i.e. to cover a period that is 15 years post adoption. The annual housing requirement has also changed from 212 additional dwellings to 208 dwellings for 2019 to 2021, and then to 185 dwellings for the remainder of the plan period 2021 to 2036. This takes into account the revisions to the housing requirement as calculated by the Standard Methodology and is detailed in the Inspectors' Post Hearing Letter (June 2021)³. Consequently the revised plan period and housing requirement have been used to calculate the 5 year housing land supply and will be in future.
- 4.4 The Council will be preparing a Supplementary Planning Document (SPD) for consultation later this year to support the delivery of affordable housing in relation particularly to housing tenure and affordability. This will be undertaken with the Council's Strategic Housing team alongside the Housing Strategy, which is also currently being prepared.

³ The Local Plan Inspectors' Post Hearing Letter from June 2021 is available at https://www.rossendale.gov.uk/downloads/file/16714/el6017a_post_hearing_letter

5. General Housing Delivery Issues

Development Costs, Values and Viability

- 5.1 The Local Plan recognises that development in Rossendale is constrained by the topography of the area. This means that the supply of flat, available land is limited and there are also other physical constraints, notably flood risk. The plan also notes that brownfield sites, where available, often have issues that require resolution before the site can come forward for development. As a result large, easy to develop sites are in short supply. Green Belt also covers more than 20% of the Borough while there are also extensive areas of moorland, some within the buffer zone of the South Pennines Moors Phase 2 Special Protection Area (SPA) and/or designated as Sites of Special Scientific Interest (SSSI).
- 5.2 A [Viability Assessment](#)⁴ was carried out in 2019 to inform the emerging Local Plan and provides some general observations about the financial viability of housing development. Viability assessment in planning is concerned with whether the value generated by a development is more than the cost of developing it. The 2019 Assessment states that viability and hence the level of planning obligations (financial contributions that developers are expected to provide) that can be supported varies across the Borough. The results suggest that development on brownfield sites in the lowest value zone (identified as Bacup and Stacksteads) have the most significant viability issues (although greenfield sites in the area fare better) and this could be exacerbated if additional financial contributions are required. Development in the highest value zone (identified as Helmshore, Edenfield, parts of West Rawtenstall and Haslingden) is generally seen as the most viable and where a higher level of developer contributions can be supported.
- 5.3 Viability clearly has an effect on housing delivery although it is also recognised that development can and does take place even in those zones shown as being unviable.

Infrastructure Planning, Funding and Delivery

- 5.4 The Local Plan allocates land for new housing and employment development. It is supported by an [Infrastructure Delivery Plan](#) (IDP) and associated policies setting out how new infrastructure associated with new development is to be delivered.
- 5.5 The IDP concludes that, in relation to infrastructure provision, the Local Plan is expected to be able to realistically deliver its housing targets within the early phases of the plan without large scale investment but action must be taken now to address any funding gaps for delivery in later stages. Securing money for strategic level infrastructure will require the Council to work with Lancashire County Council (LCC) and other partners to develop a more detailed intervention programme to use as a basis for funding bids and developer contributions.

⁴ The 2019 Rossendale Local Plan Economic Viability Assessment is available to view at https://www.rossendale.gov.uk/downloads/file/14928/eb019_rossendale_local_plan_economic_viability_assessment_2019

Corporate Priorities

The Council's Corporate Plan 'Our Place, Our Plan' identifies housing delivery as a priority and seeks that by 2025 to have delivered more new homes and a good mix of housing tenures. A strategic aim is to increase the number of good quality new homes and associated infrastructure built through both direct provision, and by working with registered providers and the private sector.

The Corporate Plan also identifies the need to enable residents to remain in their own homes and live independent lives through adaptations and work with health partners. The Local Plan supports this too by requiring a proportion of new homes to be built to better accessibility standards (i.e. to M4(2) of the Building Regulations).

Economic Development

5.6 The Council is currently working on the Bacup and Haslingden 2040 Visions and masterplans. These include plans to contract the core retail offer in these areas and repurpose vacant and derelict buildings into new uses, which will include new residential uses in the town centres, as well as leisure, community or overnight accommodation uses.

Council Owned Land

5.7 The Local Plan allocates some sites that are within the Council's ownership and the Property Services team is responsible for bringing these sites to market. It is recognised that more needs to be done to identify and promote council owned land for prospective development and a Corporate Asset Review is being undertaken, led by Property Services with input from other departments including Forward Planning. Most land currently being released is small scale for people seeking to extend existing gardens. However, smaller sites, which are too small to allocate) providing fewer than five units), could provide opportunities for self-build within the Borough.

5.8 There is also a need to maximise the potential for "re-purposing" council-owned town centre sites and buildings for housing (see above). There have already been some positive examples of the conversion of previously commercial uses to residential in Rawtenstall. There is also a recognition of the need to encourage change of use to residential in other areas as a means of ensuring continued viable use, such as Lower Deardengate, in Haslingden which is no longer considered to be attractive to commercial users.

Strategic Housing

5.9 The following provides a brief commentary on current strategic housing priorities for the Council. A Housing Strategy for Rossendale is underway which will refine the Council's priorities for housing.

Supported Housing

5.10 Although need is increasing for Supported Housing, funding for this has been significantly cut in recent years. When the Council is approached in relation to

the provision of supported housing, it is able to provide useful contacts and data but is not normally able to help with the building or acquisition of stock. However, the Council recognise that this type of housing does not necessarily need to be purpose built, as it is more about the support provided rather than the actual housing stock. It is increasingly likely that care groups and general needs housing will fill the gap in provision.

General Housing Needs

5.11 From the Council's strategic housing perspective, it is generally considered that there is a lack of 3 bedroom+ social housing, particularly in the west of the Borough and a lack of smaller properties suitable for single people under 35 who may struggle to afford market rents. However, the Council is currently undertaking further research in order to provide a more detailed understanding of the current housing needs and provision, especially having regard to the stock of private rented housing. Furthermore, the suitability and location of existing older people's housing is also an issue, for example, bungalows which are located on steep roads or in flood-risk areas.

Registered Providers

5.12 About 84% of the social housing stock in the Borough is under the control of a single provider. This monopoly of provision may cause problems for past tenants wishing to be rehoused. The development of new forms of social housing and working with a wider range of Private Registered Providers (PRPs) would help to mitigate these problems.

6. Housing Under-Delivery: Root-Cause Analysis

- 6.1 The following section provides a summary of specific key issues that have emerged in relation to housing delivery, using policy monitoring data, evidence prepared for the emerging Local Plan and following discussions with the Council's Housing Action Plan working group. This comprises of officers from Forward Planning, Development Management, Legal, Strategic Housing and Economic Development. Further detail on potential causes and solutions are set out in section 7.

Local Plan Position / Housing Land Supply

- 6.2 Although the Council can demonstrate that it has in excess of a 5-year housing land supply (5YHLS) following adoption of the Local Plan, in terms of its approach to determining planning applications, the principle of 'the presumption in favour of sustainable development' (and the tilted balance towards providing housing) still applies. This is because of the low level of housing completions that have taken place over recent years.
- 6.4 In essence, the presumption means that any development which accords with an up to date development plan should be approved without delay. Development should also be approved if relevant policies are absent or out of date (as the housing policies would be if there is no 5YHLS). This is unless it can be demonstrated that the impact of the development would significantly outweigh the benefits, when assessed against the NPPF or where the NPPF indicates that this type of development should be restricted. In practice, this means that development could be approved on less preferable sites.
- 6.5 Whilst in theory the presumption in favour of sustainable development increases the opportunities for sites to come forward, i.e. development is less constrained by location / policy restrictions, it can also create uncertainty. The ideal situation for both local communities and developers is to be able to plan effectively for growth and identify future sites in the most appropriate locations, and planned infrastructure requirements, where development has been anticipated, rather than allow development on an ad hoc basis.
- 6.6 The Council can demonstrate a 5YHLS of 7.6 years as of 31/03/2022. It is therefore demonstrated that there is sufficient land for the next 5 years (to include shortfall and a 20% buffer).
- 6.7 Now that the Council has a supply of deliverable sites, the amount of housing land available will no longer be a barrier to housing delivery as there is a supply of a variety of sites across the Borough. However, it is acknowledged that the Council must continue to work proactively with landowners, developers and house-builders to bring sites forward at an increased pace for development and improve existing associated infrastructure, as well as explore ways of maximising the potential of the Council's own land portfolio.

Location of Housing Development

- 6.8 In recent years, many applications for housing have been located within countryside locations adjacent to the urban boundary. This is due to the lack of,

or difficulties with, suitable sites within the urban boundary. The granting of planning permissions in these locations was largely reliant on the fact that the Council could not demonstrate having a five year housing land supply or up to date housing allocations.

6.9 In relation to the viability of housing development, there is a perception that the west of the borough is most attractive to housing developers but planning application data shows that a number of large schemes have in fact come forward in the east, albeit with the recognition that viability remains a concern in this area. In practice, there can often be some disparity between the Council's view on viability and the viability assessments carried out by applicants.

Development Management

6.10 The Council's Development Management service considers planning applications for a variety of development proposals, including housing, employment and regeneration schemes, changes of use of land, conversion of buildings, householder applications, works to listed buildings, planning appeals and enforcement.

6.11 The following table shows the planning applications received and reported to the Government via the PS1 and PS2 returns. It includes all applications involving development (e.g. for commercial, retail and industrial uses, as well as residential) but not lawful development certificates, discharges of conditions, or non-material amendments

Table 3: Planning applications information

Year (1 st April to 31 st March)	Valid applications data from PS1 Report		Major Dwellings Applications (PS2 Report Data)		Minor Dwellings Applications (PS2 Report Data)		Prior Approval Applications Offices to Residential *(PS2 Report Data)		Prior Approval Applications Retail and Sui Generis to Residential **(PS2 Report Data)		Prior Approval Applications Agricultural to Residential (PS2 Report Data)	
	No. applications received	No. decisions	No. decisions	No. granted	No. decisions	No. granted	No. decisions	No. granted	No. decisions	No. granted	No. decisions	No. granted
2016/17	422	376	5	5	72	55	3	1	0	0	0	0
2017/18	467	406	5	4	72	56	0	0	0	0	6	5
2018/19	441	388	6	6	66	56	0	0	0	0	10	4
2019/20	405	348	8	7	62	39	0	0	3	1	7	1
2020/21	429	374	6	6	65	48	2	0	1	0	5	2
2021/22	464	430	4	4	69	39	5	4	0	0	3	2
Average	438	387	6	5	68	49	2	1	1	0	5	2

* This category is no longer being collected since January 2022

** This category is no longer being collected since October 2021

This shows that the number of planning applications received since 2018 has consistently been just over 400, with a dip in 2019/2020. It should of course be noted that this does not indicate the number of dwellings actually consented over these time periods. Also to note is that applications are not always granted permission in the same financial year in which they were submitted. This is

particularly true for major housing applications, when an application can be approved, subject to agreement of a s.106 obligation.

6.12 In terms of planning applications resulting in the gain (or loss) of dwellings, Table 5 below summarises the number of permissions granted and the number of net dwellings permitted in the past five years. Please note that this is an estimate based on data from an in-house housing database. Also, only the latest planning permission are considered in order to avoid the double counting of units permitted through various applications on the same site.

Table 4: Number of Planning Applications Resulting in the Gain (or Loss) of Dwellings and Net Number of Dwellings Permitted

Financial Year	No. Applications Involving Gain (or Loss) of Dwellings Approved	Net No. of Dwellings Approved
2017/18	39	135
2018/19	56	264
2019/20	43	311
2020/21	66	376
2021/22	52	152
Average	51	248

6.13 This shows that on average 51 planning consents are granted each year resulting in almost 250 net dwellings permitted which is higher than the housing requirement (185 dwellings p.a.). However, there are significant variations in the number of net dwellings permitted each year, with two of the past five years permitting a lower number than the housing requirement. This will be monitored and it is expected to increase as the housing allocations progress through the planning system.

6.14 The Council offers a paid Pre-Application planning enquiry service. The table below, shows how pre-planning applications have been increasing though there has been a recent dip which coincides with Covid-19 recently:

Table 5: Number of Applications for Pre-Application Advice Sought

Year	No. of Pre-apps⁵
2014	35
2015	62
2016	84
2017	88
2018	64
2019	73
2020	59
2021	57
average	65 pre-apps per annum

⁵ These figures take account of all development – not just housing.

6.15 An analysis of residential planning permissions that have lapsed in recent years shows that approximately 9% of dwellings permitted did not start within the time period. This is considered to represent only a small proportion of dwellings permitted and therefore does not have a significant impact on housing delivery. Furthermore, this table does not consider new permissions that have been submitted on sites where permissions had previously expired.

Table 6: Residential Applications Lapse Rate Analysis

Five year supply base date	Total no. of dwellings in 5 year housing land supply	Total No. of dwellings on sites with unimplemented permission	No. of dwellings on sites expired by 1st April of this year	Percentage lapse rate of all unimplemented permitted sites from previous year
As of 01/04/2013	2465	334	-	
As of 01/04/2014	713	227	17	5.1
As of 01/04/2015	2383	126	35	15.4
As of 01/04/2016	871	260	23	18.3
As of 01/04/2017	985	261	6	2.3
As of 01/04/2018	824	291	7	2.7
As of 01/04/2019	1883	374	24	8.2
As of 01/04/2020	980	403	35	9.4
As of 01/04/2021	2309	416	42	10.4
Average		299	189	9.0

Supply of Sites

6.16 The table below shows how the number of completions has varied year by year. The number of consented housing units is recorded, as well as those awaiting agreement of the s.106 (i.e. with a formal resolution to grant subject to the signing of the s.106). The number of dwellings on allocated sites where there is currently no planning consent in place are also noted.

Housing Completions / Consents Data

Table 7: Housing Completions and Consents Data

REQUIREMENT		HOUSING SUPPLY		
Year	No. of completions	Total No. Dwellings with consent	Dwellings on allocated sites (no consent)	Dwellings subject to s106
2014/2015	224	752	0	83
2015/2016	122	822	0	49
2016/2017	192	697	0	256
2017/2018	149	708	0	80
2018/2019	123	1019	0	100
2019/2020	94	908	0	36
2020/2021	77	1055	1186	30
2021/2022	137	1005	1640	238

6.17 Appendix 1 to this Report outlines the planning status of the housing allocations and it should be noted that most of the allocations (of 20+ units) have some planning history, including pre-application discussions, applications submitted etc.

Timescales

6.18 It is acknowledged that there may be issues in relation to the time taken to validate and determine planning applications, including discharges of conditions. The majority of planning applications are considered to have been determined within time, sometimes because an extension of time has been agreed between the LPA and the applicant. Particular delays have been identified in the signing of s.106 obligations, sometimes taking longer to be signed than the actual determination of the planning application. This is an area addressed in the Action Plan. There are often delays too in the implementation of permissions i.e. the time taken to commence development once permission has been granted.

6.19 [Planning performance statistics](#)⁶ from April 2019 to March 2021 show that the Council has an excellent track record in determining applications within agreed time limits, with 100% of major applications and over 96% of non-major applications being determined within these limits. But whilst applications rarely go out of time, time extensions are often negotiated on some major applications and that the actual time taken to determine applications can be lengthy. Reasons for this are considered to include:

- lack of take-up of the pre-application service, where potential constraints and issues can be identified and addressed early in the process – avoiding delays once an application has been submitted;
- failure of the developer to respond to pre-application advice even when this has been sought;
- lack of information and delays in the developer providing information when requested;
- delays in agreeing legal agreements;
- lengthy consideration of viability;
- lack of use of Planning Performance Agreements;
- Staff resources to respond.

Whilst not seen as a major cause of delay, an issue has been identified with the validation process where it may be necessary to return to applicants more than once in order to make an application valid. Applicants may provide incorrect or incomplete information in the first instance and the application is not validated as quickly as it could be. The Validation Checklist has recently been re-issued by the Planning team and is due to be reviewed towards the end of 2022 to take into account the adopted Local Plan and other requirements.

⁶ Live tables on planning application statistics (in particular Table P151 and P153) available at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics#planning-performance-tables>

- 6.20 Another particular issue relates to pre-commencement conditions attached to some approvals. This may include, for example, conditions on sites where contamination has been identified as a potential risk and which require the monitoring of contamination levels over a period of time before any development is allowed to take place. It has been found nationally that such conditions can be routinely imposed without necessarily taking account of individual circumstances, so the level of monitoring required can be disproportionate to the scale of development. This can lead to lengthy delays in commencement on sites which would otherwise be relatively quick and straightforward to develop.
- 6.21 There had been delays caused by the length of time statutory consultees and other stakeholders take to respond to planning consultation requests. This had been a particular issue with the Local Lead Flood Authority, at Lancashire County Council, but now that resource issues have been addressed, this is no longer an issue.
- 6.22 The negotiation of section 106 agreements can also cause delays. For example, Heads of Terms could be available before applications are determined but, in practice, these are sometimes drawn up after permission has been granted due to uncertainty about the eventual outcome i.e. spending scarce resources (cost and time) in preparing detailed agreements when applications could be refused. This is a particular area for focus in the coming year.

Past Delivery of Affordable Housing

- 6.23 Affordable dwellings do not require to be marketed and sold in the same way as open market properties so they can be viewed as a faster and less risky way of delivering housing, especially where a reliable funding source is available. In recent years, however, there has been a reduction in affordable housing delivery, though this is increasing again as various sites are coming forward for implementation. The following comments from the Council's Strategic Housing Section provide a helpful explanation of how issues with affordable housing provision have affected overall housing delivery:
- The 1% a year rent reduction between 2016 to 2020: this has affected both grant-funded sites and those with section 106 agreements (developer contributions) in place for affordable housing. As well as Registered Providers (RPs) losing income due to this, the uncertainty surrounding future rent levels meant detailed site viability appraisals were unable to be carried out. Since 2017, it has been known that post-2020 rents will increase but it will take two to three years for the impact of this to take effect. This may affect the projected viability of grant funded units which are currently in the pipeline.
 - The Affordable Housing Programme for England initially excluded rented tenures (for which there is considerable demand) and focused on shared ownership properties. However, this was under-subscribed; there tends to be less demand for Shared Ownership in Rossendale and this can create greater risk for RPs who need to sell them. There is typically a dip in affordable housing delivery at the end of every grant funding cycle, and the policy to concentrate on Shared Ownership at the start of a new cycle is likely to have set RPs back 12-18 months. There has now been a change in national policy

6.24 Affordable housing is defined in the National Planning Policy Framework (NPPF) as being housing for sale or rent for those whose needs are not met by the market. Provision should be included to ensure the housing remains affordable for future eligible households or the subsidy recycled for alternative affordable housing provision. [Appendix 2 of the NPPF](#) provides a full glossary.

7. Key Actions & Responses

- 7.1 The tables below summarises the potential barriers to housing delivery, identifies actions which are already being taken by the Council, and presents a range of possible solutions and future actions.
- 7.2 These actions are color coded. Those in green are progressing well, or have been implemented. Those coloured amber may be subject to delay, and those in red have not yet been started. Monitoring will continue and be reported in next year's Housing Action Plan.

Table 8: Housing Delivery – Summary of Causes of Under-delivery and Key Actions

Issue	Possible causes of under-delivery	What is currently being done	Key Actions / Responses / Updated position 2021 Report	Update 2022
<p>1. Lack of housing land supply, including Five Year Housing Land Supply (5YHLS)</p> <p>As of 31/03/2021 the Council can demonstrate a 7.6 year housing land supply</p>	<ul style="list-style-type: none"> • Out of date or no Local Plan housing allocations; • Out of date housing policies; • Potential sites not being identified or promoted; • Failure to engage with / lack of ongoing engagement with key stakeholders (for example, landowners, developers, utility providers and statutory consultees); • Detailed data needed on individual site performance as well as usual trajectory etc., improvements to data needed; • Over-optimistic housing trajectory • Extensive period of time between examination in 2019 to consultation of the Schedule of Main Modifications in 2021 and ultimate adoption anticipated December 	<ul style="list-style-type: none"> • Local Plan review – Local Plan Examination held in Sept/Oct 2019 – this allocates land for 3,191 new homes and includes up to date policies relating to housing and developer contributions; • All sites have been assessed for their deliverability through the Strategic Housing Land Availability Assessment (SHLAA); • The Plan recognises the current shortfall in suitable land within the urban boundary / countryside and the need for strategic Green Belt release to provide necessary additional sites– this has helped to significantly increase the housing land supply; • A self-build register is maintained and published and a register of all suitable brownfield sites is updated 	<ul style="list-style-type: none"> • Adopt Local Plan once been through Examination with 2,853 potential new homes • Increase use of Developer forum events • Greater promotion / use of Self and custom build register • Greater promotion / use of Brownfield Register; • Increase engagement with Stakeholders to identify more land and encourage the increase of pace of delivery; • Improve evidence base relating to deliverability, e.g. engaging regularly with key stakeholders to obtain up-to-date information on build-out of current sites, identify any barriers, and discuss how these can be addressed. • Greater engagement with landowners / developers to demonstrate that sites are effective and deliverable; • More stakeholder engagement in developing housing trajectory – spread of site sizes; • Regularly revise and update the Strategic Housing Land 	<ul style="list-style-type: none"> • Local Plan was adopted 15 December 2021 requiring 3191 additional homes between 2019 and 2036 (updated figure) • Housing sites allocated and delivery is being monitored • Dialogue being maintained with developers and statutory undertakers • Developer forum taken place with DM officers to log issues with determination of planning applications • Joint workshop to be established with developers by FP and Strategic Housing • Working with RBC Property Services to identify small self build sites • Brownfield Register – to consider whether to prepare a Part 2 Register for 2022 Register (Permission in Principle)

Issue	Possible causes of under-delivery 2021	What is currently being done	Key Actions / Responses / Updated position 2021 Report	Update 2022
2. Large proportion of housing growth concentrated in relatively few sites	<ul style="list-style-type: none"> Risk that if one or two large scale sites do not come forward, this will have a significant effect on overall delivery 	<ul style="list-style-type: none"> Working with landowners / developers of key allocations inc. H62 in Edenfield; Promotion of masterplanning approach on large sites over 50 to ensure potential issues are identified and addressed upfront in a co-ordinated manner Allocation of a range of site sizes in Local Plan 	<p>Availability Assessment (SHLAA)</p> <ul style="list-style-type: none"> Considering compulsory purchase powers to unlock suitable housing sites; Continue place marketing & promotion to actively promote the area/specific areas to stimulate market interest Make greater use of self and custom build and Brownfield Registers as a promotional tool to stimulate development Explore Permission in Principle Working with LCC and other agencies to improve infrastructure e.g. highways improvements, education capacity Continue to work with landowners / developers through planning application process Implementation of masterplanning requirements in Policy HS2 Introduction of additional site specific housing policies to provide developers with more certainty at the earliest stage in terms of infrastructure requirements and site viability 	<ul style="list-style-type: none"> Still working with landowners re. delivery of sites Still working with developers re. masterplanning process More site specific policies were introduced in the Local Plan

Issue	Possible causes of under-delivery	What is currently being done	Key Actions / Responses / Updated position 2021 Report	Update 2022
3. Land ownership	<ul style="list-style-type: none"> • Unmotivated owners / lack of willingness to release land • Complexity of land ownerships and ‘ransom’ situations 	<ul style="list-style-type: none"> • The Local Plan examination focused on the deliverability of housing sites, ie those expected to come forward in the next 5 years 	<ul style="list-style-type: none"> • Consider on-going Call for Sites process • Increase use of Developer forum events • Greater engagement with landowners / developers to demonstrate that sites are effective and deliverable including regular contact re. future intentions 	<ul style="list-style-type: none"> • Developer forum taken place with DM officers to log issues with determination of planning applications • Joint workshop to be established with developers by FP and Strategic Housing • Sufficient housing sites so no need to undertake Call for Sites, unless sites are not being delivered • Engagement is continuing well
4. External factors	<ul style="list-style-type: none"> • Lack of Strategic infrastructure funding • Weak housing demand • Development viability • Impact of Covid 19 and Brexit resulting in lockdowns, labour and materials shortages 	<ul style="list-style-type: none"> • An independent viability consultant has been engaged to assist the Council and viability training is scheduled to take place in August 2019 • The Local Plan has a balanced approach to housing distribution, allocating a proportionate amount of housing land between east and west of the Borough – it is hoped that this will promote additional housing in the east which has previously been considered to be less viable for development 	<ul style="list-style-type: none"> • Continued Viability training • Adoption of a range of allocated housing sites throughout the Borough • Working with LCC and other agencies to improve infrastructure e.g. highways improvements, education capacity 	<ul style="list-style-type: none"> • Materials shortages and increased cost of materials are widespread issues in the house building industry. The slower deliverability due to Covid has been addressed by the Government by reducing the timescales used in assessing the Housing Delivery Test (by 1 month in 2020 and 4 months in the 2021 calculation). • Development viability will be monitored.

Issue	Possible causes of under-delivery	What is currently being done	Key Actions / Responses / Updated position 2021 Report	Update 2022
5. Engagement with the community	<ul style="list-style-type: none"> Local opposition 	<ul style="list-style-type: none"> The Local Plan has been through several rounds of public consultation Now the Local Plan is adopted, there will be greater certainty over where future development is to be located 	<ul style="list-style-type: none"> Continue to provide regular updates on Local Plan progress via website and direct communication Encourage more pre-application consultation between developers and local communities Continue supporting Neighbourhood Plan Forums 	<ul style="list-style-type: none"> Updates are continuing and engagement on the next documents – the SPDs Refer to this in pre-app discussions Neighbourhood Plans are progressing and input given as required – eg Design Codes
6. Perceived lack of available land	<ul style="list-style-type: none"> Lack of communication about availability of land / interest from landowners / developers expressing intentions to bring sites forward; Lack of site promotion 	<ul style="list-style-type: none"> New Local Plan site allocations; Recently undertook a site marketing exercise 	<ul style="list-style-type: none"> Adopted new Local Plan housing allocations; Place marketing & promotion – Prepare a prospectus of available land promote and advertise land for housing and provide information; Ensure housing delivery and site promotion is a Corporate priority; Increase use of developer forums, bringing together planning, economic development, strategic housing and developers to share information 	<ul style="list-style-type: none"> Local Plan is adopted and housing sites allocated Working with Property Services to bring forward Council-owned allocated housing sites Housing delivery is identified as a strategic priority in the Corporate Plan (2021 to 2025) Need to establish a Developer Forum, including housing providers
7. Physical constraints	<ul style="list-style-type: none"> Site specific constraints including land contamination Poor access arrangements / highway capacity issues Legal constraints (e.g. covenants) Brownfield sites with low values and constraints in portfolio Limited number of developers in the area / 	<ul style="list-style-type: none"> Working with statutory agencies to identify solutions Infrastructure Delivery Plan Brownfield Land Register Self/Custom Build Register Provide a range of sites / locations for housing in 	<ul style="list-style-type: none"> Adopt Local Plan housing allocations Continue to work with statutory agencies, including on strategic infrastructure projects Make greater use of self and custom build and Brownfield Registers as a promotional tool to stimulate development 	<ul style="list-style-type: none"> The Council is working with LCC Highways on submitting a Levelling Up Funding bid for improvements at Rawtenstall Gyratory as well as other improvements to increase active travel, including cycleway proposals. Information related to the Brownfield and Self Build Registers are published on the website annually Work is ongoing to attract more

Issue	Possible causes of under-delivery	What is currently being done	Key Actions / Responses / Updated position 2021 Report	Update 2022
8. Delays in granting planning permission	<p>limited housing type offer</p> <ul style="list-style-type: none"> • Whether enough planning permission being granted, and within statutory time limits; • Delay caused by consultation responses and addressing issues raised e.g. Environment Agency; • Whether proactive pre app discussions are taking place to speed up determination periods 	<p>Local Plan to attract more diverse range of housing providers / developers</p> <ul style="list-style-type: none"> • Major applications have been approved; • Pre-application service offered and actively encouraged; • Duty Officer service – offers guidance and encourages pre-application submissions 	<ul style="list-style-type: none"> • Greater promotion of pre-application service to ensure issues are resolved early in the process and reduce delays later on; • Review validation checklist to ensure it is up to date; • Improve / tighten validation process – ensure issues have been identified and considered earlier in the process; • Stricter requirements on applicants to conform with validation process - could be part of pre-application service; • Greater use of Planning Performance Agreements 	<p>housebuilders and Registered Providers to be interested in Rossendale sites.</p> <ul style="list-style-type: none"> • Number of Pre-planning applications have increased, but do need to be resourced • Validation Checklist has been re-published and will be revised late 2022 • Planning Performance Agreement is in place for an application to improve significant water infrastructure in the Borough, which will help prevent delivery issues. • Provide a guide to help applicants submit planning applications • Consider design codes to help applicants know what is expected • Pre-app service is still ongoing • No. of pre-commencement conditions could be reduced. • Permission timescales to be reduced to 2 years on some housing schemes • Advice to applicants document should assist • Assisting Strategic Housing with delivery of supported housing
9. Delays in implementation of planning permission	<ul style="list-style-type: none"> • Barriers to commencement of development after grant of permission, and whether sites are delivered within allotted time • Pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.) • Onerous conditions 	<ul style="list-style-type: none"> • Pre-application service in place and well used 	<ul style="list-style-type: none"> • Review current pre-application service to identify if this can be promoted more effectively and if the procedure can be improved; • Have to consult / adopt a precautionary approach but could use different type of condition; • Applicants and developers could be encouraged to use 	

Issue	Possible causes of under-delivery	What is currently being done	Key Actions / Responses / Updated position 2021 Report	Update 2022
10. Lack of development	<ul style="list-style-type: none"> • Whether site mix is proving effective in achieving anticipated delivery rates • Permission lapsing / Development becoming stalled 		<p>their own consultants / commission their own studies (e.g. contamination) to identify solutions early in the process and have them ready for agreement;</p> <ul style="list-style-type: none"> • Encourage applicants / developers to carry out own studies and identify mitigation / monitoring measures up front; • Opportunities for delivery of alternative forms of housing – rural exception, community led, resource and advice hub for community led housing; <p>Explore possibility of:</p> <ul style="list-style-type: none"> • Prioritising certain applications • Simplifying conditions • Phasing condition discharge • reviewing standard conditions • Streamlining S106 agreements • Adopt Local Plan policy on housing mix / type; • Require masterplans for larger sites over 50 homes; • Working with developers on the number of houses on site, including whether sites can be subdivided. • Where lapse is about to occur, contact landowner / applicant and investigate why • Exploration of alternative delivery arrangements on stalled sites e.g. sites being considered where 	<ul style="list-style-type: none"> • Housing applications are currently being prioritised due to staffing resource issues in Development Control • Review of s106 process to be initiated – by Development Control, Forward Planning, Legal and Finance • Mix of sites in Local Plan • SPD will be produced to guide housing mix and tenure • Masterplans required by Local Plan policy • As part of 5 Year Housing Land Supply monitoring, applicants are being contacted and where appropriate advised that their consent is about to lapse

Issue	Possible causes of under-delivery	What is currently being done	Key Actions / Responses / Updated position 2021 Report	Update 2022
11. Affordable Housing Delivery	<ul style="list-style-type: none"> • Increasing need for supported housing; • Lack of 3+ bed social housing; • Lack of 1 bed social housing suitable for younger, single people; • Lack of older people's housing in suitable locations; • Increasingly unaffordable Private Rented Sector; • Monopoly of single social housing provider managing majority of stock 		<p>Council will purchase completed housing</p> <ul style="list-style-type: none"> • Continue to offer assistance to supported housing providers in relation to advice, identifying suitable sites and buildings, adoption and implementation of Local Plan policy HS15 Specialist Housing; • Continue to work with Social housing developers to deliver new stock including adoption and implementation of Local Plan policy HS6 which requires all developments over 10 dwellings to provide 30% on-site affordable housing; • Allocate a range of housing sites across the Borough, including those of a sufficient size that will provide opportunities for social and supported housing provision; • Encourage a range of providers to operate in the Borough to diversify the market; • Adoption and implementation of HS15 Specialist Housing and HS5 Housing Standards which seeks to ensure new housing development considers the needs of elderly or disabled residents or be easily adaptable 	<ul style="list-style-type: none"> • Assist Strategic Housing with production of the Housing Strategy (to be published late 2022) • Working through pre-apps and Property Services / Economic Development Director / Strategic Housing Manager to identify and deliver supported housing • Working with Strategic Housing to identify RPs to approach • Local Plan allocates range of sites • M4(2) code has been adopted in Local Plan to help improve accessibility into homes

Issue	Possible causes of under-delivery	What is currently being done	Key Actions / Responses / Updated position 2021 Report	Update 2022
12. Council-owned land and assets	Limited promotion of suitable council owned land, not responding to demand	<ul style="list-style-type: none"> • Accelerated Construction programme • Purchase, Lease or Rent (PLR) process • Restructure of Property Services team 	<p>e.g. in relation to site topography, vulnerability to flooding</p> <ul style="list-style-type: none"> • Identify programme of site release and improve process relating to marketing and sale of council owned land; • Review internal consultation process when land is identified for potential sale e.g. set up procedure to identify relevant officers to provide comments within a specified timeframe • Explore putting Council owned brownfield sites on Part 2 of the Brownfield Register / grant Permission in Principle • Develop a site portfolio, promoting suitable available land 	<ul style="list-style-type: none"> • The Council is no longer part of Homes England's Accelerated Construction programme • Liaison with Property Services re. Council owned land suitable for housing • Consideration to be given to Brownfield Land Register Part 2 for 2022

8. Project Management and Monitoring Arrangements

- 8.1 As identified in the Introduction, this is the second HAP that the Council has produced. It is anticipated that now the Local Plan is adopted housing delivery in the Borough will start to recover, and this will be closely monitored and reviewed. Monitoring of the implementation of actions identified in this HAP will continue in order to assess the level of success and identify where new actions may also be necessary.
- 8.2 A range of housing allocations are in place which will provide greater certainty and choice for developers and members of the community and should lead to an increase in housing delivery. There is a concern that as a result of the update to the Building Regulations, taking effect on 15 June 2023, developers are likely to focus on starting construction on individual plots prior to 15 June 2023 and this could lead to a reduction in the number of plots being completed. Building regulation applications that were approved prior to 15 June 2022 have 12-months to start. For any housing plots where a start has not been made by 15 June 2023, new building regulation applications will need to be approved, showing that the houses comply with the latest Building Regulations.
- 8.3 The provision of a sufficient range and diversity of housing is recognised as a fundamental priority for the Borough as set out in the newly adopted Corporate Plan (2021 to 2025) and actions relating to boosting housing supply and delivery will be monitored closely. Further information on monitoring is set out in the Local Plan.

APPENDIX 1 – Update on the Status of Allocated Sites for Housing (of 10 Dwellings or more)

Site Ref & Information							Trajectory													Comments and Known Issues					Potential Actions & Interventions																	
Ref	Site name	Applicant/ Developer(s)	Capacity (housing units)	Planning Status/ Most recent application	Application Reference	Date Approved	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2029/31	2029/32	2029/33	2029/34	2029/35	2035/36	Evidence of Deliverable	Planning commentary	Stakeholder/Developer commentary	Council conclusions/commentary	Summary of key issues, challenges & barriers	RAG ('G' - ok, 'A' - issues, 'R' - stalled)	Action?	What?	When?	Who?												
H1	Magistrates Court, Rawtenstall	Mr Khan	11	Allocated Site - Permitted	2014/0233	16/10/2014	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developable - works appear to have stalled. Could be deliverable in the next five years if works progress.	Works seem to have paused due to financial issues	No response received	Works seem to have paused	Works seem to have paused	R	Yes	Contact applicant to obtain update	May-22	Rossendale Borough Council	
H3	Turton Hollow, Goodshaw		26	Allocated site	N/A		0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site with a predicted delivery in years 6 to 10 (2024/25 - 2028/29)	N/A	Encroachments and tenants currently in situ on the land	Encroachments and tenants currently in situ on the land	Encroachments and tenants currently in situ on the land	A	Yes	Resolve issues identified	Dec-22	Rossendale Borough Council		
H4	Swinshaw Hall, Loveclough	Roman Summer Associates Ltd	47	Allocated site - Pre application	EL8.009.1		0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Deliverable - allocated site. Delivery appears to have shifted towards years 6 to 10 of the Local Plan. Pre-application submitted during the Local Plan Examination	Pre-application advice provided. New pre-application advice to be sought by developer.	Negotiating with developer to sell the land. New pre-application advice to be sought by developer.	Awaiting new pre-application from developer. Site specific policy in Local Plan.	Awaiting new pre-application from developer.	G	No					
H6	Land Adjacent Laburnum Cottages, Goodshaw		10	Allocated site			0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site		Delivery to be 6 - 10 years	Site specific policy in Local Plan.	No issues identified.	G						
H9	The Hollins, Hollin Way	MSM Construction Ltd	70	Allocated site - Partly permitted	2018/0583 ; 2016/0295 ; 2015/0156 ; 2014/0464	21/03/2019; 27/10/2016; 17/08/2015; 09/03/2015	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	Deliverable - works have started on some of the sites with planning permissions	Planning application refused for 9 dwellings as it should include the remainder of the site. Awaiting new major planning application.		Awaiting major application for the remainder of the site.	Minor dwelling planning application refused as it should include the remainder of the allocated site. Awaiting a major application.	A	No				
H10	Reedsholme Works, Rawtenstall	Taylor Wimpey (UK) Limited	110	Allocated site - partly permitted	2018/0535	17/01/2019	20	20	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Deliverable - works are underway on the permitted site. 17 dwellings were completed in 2021/22	Construction underway		Construction underway	No issues identified, construction is underway	G	No				
H11	Loveclough Working Mens Club and land at rear and extension	Loveclough Working Mens Club, Mr Salford, Hollins Homes	94	Allocated site - permitted	2011/0457 ; 2019/0400 ; 2020/0074 ; 2020/0378	11/03/2013; 20/11/2019; 03/07/2020; 11/12/2020	25	28	2	5	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Deliverable for part of the site - planning permissions granted (full and reserved matters permissions)	Approval of details reserved by conditions pending consideration linked to application 2020/0378. Site permitted under permission	Developer delivering permission 2020/0378 for 80 dwellings has started works and expect to deliver 25 houses a year.	Construction underway on part of the site (permissions 2020/0378) but appears to have stalled on north western section of the site (extant permission 2011/0457).	Construction stalled on part of the site.	A	Yes	Contact planning agent or applicant in relation to the part of the site that has stalled	May-22	Rossendale Borough Council

Site Ref & Information							Trajectory													Comments and Known Issues					Potential Actions & Interventions																			
Ref	Site name	Applicant/ Developer(s)	Capacity (housing units)	Planning Status/ Most recent application	Application Reference	Date Approved	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2029/31	2029/32	2029/33	2029/34	2029/35	2035/36	Evidence of Deliverable	Planning commentary	Stakeholder/Developer commentary	Council conclusions/commentary	Summary of key issues, challenges & barriers	RAG ('G' - ok, 'A' - issues, 'R' - stalled)	Action?	What?	When?	Who?														
H12	Hall Carr Farm, off Yarraville Street		26	Allocated site			0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site	Planning application 2015/0489 refused as an agreement could not be reached in relation to planning obligations		Future schemes should be compliant with local plan policies	Future schemes should be compliant with local plan policies	A					
H15	Carr Barn and Carr Farm		25	Allocated site																		Developable - allocated site	No planning application received	Expected delivery in next 5 years. No issues encountered.	Awaiting planning application. Site specific policy in Local Plan.	No issues identified	G	No																
H17	Old Market Hall, Bacup		16	Allocated site			0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site	Planning submission due end May 2022. Start on site estimated Q2 2023. Completion of 8 units expected in Q1 2024	Awaiting planning application. Site specific policy in Local Plan.	No issues identified	G	No						
H18	Reed Street, Bacup	First Choice Construction Limited	22	Allocated site - permitted	2021/0158 ; 2018/0414	08/09/2021; 30/04/2019	0	11	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Deliverable - Reserved Matters application approved	Planning conditions need to be discharged		Planning conditions need to be discharged	No issues identified	G	No				
H22	Land at Blackwood Road, Stacksteads	The Heaton Group	41	Allocated - permitted	2021/0500	11/05/2022	0	20	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Deliverable - full planning application granted			No issues identified	G	No					
H23	Land off Greensnook Lane, Bacup	B & E Boys Ltd	26	Allocated - permitted	2018/0202	12/06/2019	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Deliverable - under construction			No issues identified	G	No					
H25	Sheephouse Reservoir, Britannia		63	Allocated			0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site	Commissioning surveys and studies for the production of a virtual data room. Marketing of the land expected to commence in summer 2022	Site specific policy in Local Plan.	No issues identified	G	No					
H26	Land off Pennine		71	Allocated			0	0	2	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site	Application 2020/0531 withdrawn	Allocation includes land	Future schemes should be compliant with	Future schemes should be compliant with	A	No				

Site Ref & Information							Trajectory										Comments and Known Issues					Potential Actions & Interventions										
Ref	Site name	Applicant/ Developer(s)	Capacity (housing units)	Planning Status/ Most recent application	Application Reference	Date Approved	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2029/31	2029/32	2029/33	2029/34	2029/35	2035/36	Evidence of Developable/Deliverable	Planning commentary	Stakeholder/Developer commentary	Council conclusions/commentary	Summary of key issues, challenges & barriers	RAG ('G' - ok, 'A' - issues, 'R' - stalled)	Action?	What?	When?	Who?		
	Road, Bacup																															
H27	Tong Farm, Bacup	Mr Marshall	51	Allocated	2019/0318	13/01/2021	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0									
H28	Lower Stack Farm		10	Allocated			0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	Site specific policy in Local Plan.	No issues identified	G	No					
H29	Booth Road/Woodland Mount, Brandwood		14	Allocated			0	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site. Could be deliverable in the next five years but no further information available regarding submission of new planning application, so does not meet criteria 'b' of the definition of 'deliverable' in the NPPF.	Planning application 2021/0215 withdrawn		Future schemes should be compliant with local plan policies	Future schemes should be compliant with local plan policies	A	No			
H30	Land off Rockcliffe Road and Moorlands Terrace, Bacup		63	Allocated - partly permitted			0	0	0	0	0	2	2	2	3	0	0	0	0	0	0	0	Developable - allocated site	Planning agent intending to submit application	Site specific policy in Local Plan.	No issues identified	G	No				
H31	Land at Higher Cross Row, Bacup		10	Allocated			0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	Developable - allocated site	An area of the allocation is unregistered and requires further investigation which is being undertaken.	An area of the allocation is unregistered and requires further investigation which is being undertaken. Site specific policy in Local Plan.	An area of the allocation is unregistered and requires further investigation which is being undertaken.	A	Yes	Investigate parcel of land unregistered	Dec-22	Rossendale Borough Council	
H33	Land off Gladstone Street, Bacup		63	Allocated			0	0	0	0	0	2	2	2	3	0	0	0	0	0	0	0	Developable - allocated site	Lancashire County Council marketing the part of the site within their ownership	Site specific policy in Local Plan.	Landownership issues (part of the site is unregistered)	A	Yes	Identify and contact land owners unregistered	Dec-22	Lancashire County Council	
H35	Land off Cowtoot Lane, Bacup		94	Allocated			0	0	0	0	0	2	2	2	2	1	4	0	0	0	0	0	Developable - allocated site	Studies undertaken to be completed in conjunction with	Site specific policy in Local Plan.	No issues identified	G	Yes	Managing the completions of studies		Rossendale Borough Council	

Site Ref & Information							Trajectory										Comments and Known Issues					Potential Actions & Interventions									
Ref	Site name	Applicant/ Developer(s)	Capacity (housing units)	Planning Status/ Most recent application	Application Reference	Date Approved	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2029/31	2029/32	2029/33	2029/34	2029/35	2035/36	Evidence of Developable/Deliverable	Planning commentary	Stakeholder/Developer commentary	Council conclusions/commentary	Summary of key issues, challenges & barriers	RAG ('G' - ok, 'A' - issues, 'R' - stalled)	Action?	What?	When?	Who?	
																						neighbouring tenants.									
H36	Land off Todmorden Road, Bacup		53	Allocated			0	0	2	2	1	3	0	0	0	0	0	0	0	0	0	Developable - allocated site with planning applications pending decisions	Outline application 2020/0008 for 29 dwellings pending consideration subject to S106 Agreement. Planning application 2021/0289 for 42 dwellings pending consideration (total of 71 dwellings)		Site specific policy in Local Plan.	No issues identified	G	No			
H37	Land south of The Weir Public House		52	Allocated			0	0	0	0	0	2	2	1	2	0	0	0	0	0	0	Developable - allocated site				No issues identified	G	No			
H38	Land West of Burnley Road, Weir		10	Allocated			1	0	0	0	9	0	0	0	0	0	0	0	0	0	0	Developable - allocated site	Planning permission 2016/0516 for the conversion of stables to 1 dwelling under construction. 1 dwelling built in 2016/17 under application 2016/0536.			No issues identified	G	No			
H39	Irwell Springs, Weir	Ms Entwistle	46	Allocated - permitted	2003/0154	22/07/2003	0	0	0	2	2	0	6	0	0	0	0	0	0	0	0	Deliverable - permitted site. Discharge of conditions recently submitted.	Planning applications received to discharge conditions	Site has stalled for a number of years but there is renewed interest in delivering the houses as evidenced by new applications submitted to discharge conditions	Site has stalled for a number of years but there is renewed interest in delivering the houses as evidenced by new applications submitted to discharge conditions	A	Yes	Process application to discharge the conditions	Within statutory timeframe	Rossendale Borough Council	
H42	Land at Kirkhill Avenue, Haslingden	Peel Holdings	22	Allocated			0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Developable - allocated site			Site specific policy in Local Plan.	Awaiting submission of pre-application or application	G	No			

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H43	Land Off Highfield Street		13	Allocated			0	0	0	0	6	7	0	0	0	0	0	0	0	0	Developable - allocated site	3 dwellings reported completed in 2021/22 (2018/0135)		Latest communication via call for sites in 2015	Lack of communication with landowners	A	Yes	Continue attempts to contact landowners	Dec-22	Rossendale Borough Council
H45	Land Adjacent Park Avenue/Criccieth Close		30	Allocated			0	15	5	0	0	0	0	0	0	0	0	0	0	0	Deliverable - allocated site. Developer interest secured.		Developer interest secured. Site investigation needed	Site specific policy in Local Plan.	No issues identified	G	No			
H47	Haslingden Cricket Club Land, off Private Lane		30	Allocated			0	15	5	0	0	0	0	0	0	0	0	0	0	0	Deliverable - allocated site with developer interest.			Site specific policy in Local Plan.	No issues identified	G	No			
H50	Carr Mill and Bolton Mill, Cowpe		11	Allocated			0	0	0	0	0	1	0	0	0	0	0	0	0	0	Developable - allocated site				No issues identified	G	No			
H54	Land Adjacent Dark Lane Football Ground	Together Housing Association & Galliford Try Partnership Yorkshire	95	Allocated - Permitted	2019/0358	11/12/2019	31	30	0	0	0	0	0	0	0	0	0	0	0	0	Deliverable - site under construction				No issues identified	G	No			
H55	Johnny Barn Farm and land to the east, Cloughfold	Hurstwood Holdings	80	Allocated - partly permitted	2020/0039		20	10	0	0	0	2	2	5	5	0	0	0	0	0	Deliverable - planning permission granted for part of the site for 30 dwellings		Developer raised concerns with the length of time taken to validate and discharge conditions	Site specific policy in Local Plan	No issues identified	G	No			
H58	Hargreaves Fold Lane, Chapel Bridge, Lumb		23	Allocated			0	0	0	0	0	1	1	2	1	0	0	0	0	0	Developable - allocated site		Land purchaser not secured	Interest for the site has not been secured. Site specific policy in Local Plan	Interest for the site has not been secured.	A	Yes	Promoting the site	Dec-22	Landowners and Rossendale Borough Council
H59	Albert Mill, Whitworth		85	Allocated - permitted	2019/0341	02/11/2020	0	15	2	2	2	0	0	0	0	0	0	0	0	0	Deliverable - full planning permission			Land ownership issues	Land ownership issues	A	No			
H62	Former Spring Mill (land off eastgate and westgate)	Mr Gamble	119	Allocated - permitted			15	25	2	2	2	7	0	0	0	0	0	0	0	0	Deliverable - site under construction with some dwellings already completed				No issues identified	G	No			
H63	Cowm Water Treatment Works, Whitworth		10	Allocated			0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site. It was identified as deliverable in the Local Plan but delivery it likely to be delayed as the		No update at this stage	Green Belt compensation required.	No issues identified	G	No			

Site Ref & Information							Trajectory										Comments and Known Issues					Potential Actions & Interventions								
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																					landowner are wishing to progress another allocated site first.									
H64	Irwell Vale Mill	James Industrial Land	30	Allocated	2019/0405	07/09/2021	0	0	0	15	15	0	0	0	0	0	0	0	0	0	Developable - allocated site with outline application granted. Could be deliverable in the next five years but no further information available regarding the submission of a Reserved Matters application, so does not meet criteria 'b' of the definition of 'deliverable' in the NPPF.	Outline permission granted.		Site specific policy in Local Plan and Green Belt compensation required.	No issues identified	G	No			
H66	Land West of Market Street, Edenfield	Taylor Wimpey (UK) Limited, Anwil Land, Peel Holdings, Mr Nuttall	400	Allocated	2022/0015 2015/0238	16/10/2015	0	30	0	60	60	60	60	60	0	0	0	0	0	0	Developable - allocated site.	There is a resolution to grant planning permission on part of the site for 6 dwellings (outline application 2022/0015). 10 dwellings have been built out on part of the site (2015/0238)		Site specific policy in Local Plan (including masterplan) and Green Belt compensation required.	No issues identified	G	No			
H67	Edenwood Mill, Edenfield	Roman Summer Associates Ltd	47	Allocated - Pre Application Advice	EL8.0014		0	20	7	0	0	0	0	0	0	0	0	0	0	0	Developable - allocated site where pre-application advice was sought. Could be deliverable in next five years but there is no further information regarding the submission of a planning application, so does not meet criteria 'b' of the definition of 'deliverable' in NPPF.			Site specific policy in Local Plan and Green Belt compensation required.	No issues identified	G	No			

Site Ref & Information							Trajectory										Comments and Known Issues		Potential Actions & Interventions											
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H68	Grane Village, Helmshore	Taylor Wimpey (UK) Limited	139	Allocated - Planning application pending decision	2019/0335		0	38	3	3	1	0	0	0	0	0	0	0	0	0	Deliverable - full planning application with a resolution to grant permission. Developer is committed to deliver homes within the next five years.	Section 106 agreement being negotiated	Delivery of houses would be facilitated by prompt discharge of conditions including management of external consultees		No issues identified	G	No			
M1	Waterside Mill, Bacup		39	Allocated			0	0	0	0	0	0	0	0	0	0	0	0	2	1	Developable - allocated site.				Unable to contact land owner	R	Yes	Continue attempts to contact landowners or progress the use of compulsory purchase powers	Within next 10 years	Rossendale Borough Council
M3	Isle of Man Mill, Water		16	Allocated			0	0	8	8	0	0	0	0	0	0	0	0	0	0	Developable - allocated site. Could be delivered sooner as there is interest from landowners in progressing with a feasibility study.		Stakeholders meeting held in November 2021		No issues identified	G	No			