

Rossendale Borough Council STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: VOLUME 2 - APPENDICES



ROGER TYM & PARTNERS
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Appendices to Main Report
February 2008

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RESIDENTIAL MARKET COMMENTARY PAPER

Rossendale Borough Council STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - APPENDIX 1



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Residential Market Commentary Paper
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INTRODUCTION

- 1 Roger Tym & Partners has been commissioned by Rossendale Borough Council to undertake a Strategic Housing Land Availability Assessment (SHLAA) across the Borough. The purpose of the study is to establish whether there are sufficient suitable sites that are currently available (or likely to become available in the foreseeable future), which could meet the Borough Council's dwelling requirements as prescribed by the recently approved North West Regional Spatial Strategy.
- 2 We will assess all potential sites in terms of their 'suitability', 'availability' and 'achievability' for housing development, in accordance with the CLG's SHLAA Practice Guidance of July 2007. Accordingly, we have prepared this summary Residential Market Commentary Paper, in which we provide an initial review of the local housing market, so as to set the context for the assessment of sites' achievability later in the study. However, it is important to emphasise that this paper does not constitute a formal housing market assessment, but draws instead upon key themes arising from existing, valuable data sources.
- 3 Indeed, our paper draws upon data collected from Rossendale's Housing Strategy (2005 - 2008) and Lancashire County Council, our own primary research, and information on the local property market obtained through consultations with estate agents. The paper is intended to provide a broad overview of past, current and emerging residential trends in the Borough, and it includes commentary on house prices, areas of high and low demand, affordable housing, mix of housing stock; we also consider the factors that will be important locally in delivering and developing housing sites over the forthcoming years.

CONTEXT - THE STUDY AREA

- 4 Rossendale, a relatively small local authority with a population of 66,700¹, is bounded to the west by Blackburn with Darwen, to the north by Hyndburn and Burnley, to the east by Calderdale and to the south by Bury and Rochdale. The Borough lies within the Central Lancashire City Region (as identified by the recently approved North West RSS) but is also located on the northern fringes of the Manchester City Region and consequently reflects housing market influences of both sub-regions.
- 5 Population density in the Borough is equal to the average for the North West as a whole (4.8 persons per hectare), but is significantly lower than the surrounding authorities. Distribution of population within the Borough is highly uneven, however, with the towns and villages of Rossendale being packed densely together in the steep-sided valleys of the Irwell, whilst being surrounded by expanses of almost completely unpopulated moorland. Indeed, the topography of Rossendale is a significant challenge to finding potential sites for residential development in the Borough.
- 6 There are 39 settlements within the Borough, which together accommodate around 29,574 residential properties². Rawtenstall is the largest settlement within Rossendale, with a resident population of around 22,000 (in 2001). Bacup and Haslingden are the next-biggest settlements, with populations of over 10,000 people. Whitworth and Edenfield are also relatively significant settlements, albeit not quite as populous as their larger neighbours. However, the remaining 34 settlements that we have identified each has a resident population of less than 1,000.

¹ ONS, 2006 Mid-Year Sub-National Population Projections (published 12 June 2008)

² HMR & Strategy Property Database, October 2004

- 7 The western half of Rossendale benefits from good connectivity to the national motorway network, with easy access to the M66 and M65. Indeed, development of the M66 in the early 1980s, followed by completion of the eastern link of the M60 in 2000, boosted residential demand in the Borough, because the improved road network opened up Rossendale to the commuter market, particularly commuters to Manchester city centre. Towns and villages in Rossendale with good access to the motorway network have continued to be the most sought-after locations in the Borough. Access to the road network is particularly important in Rossendale, because none of the main towns in the Borough are connected to the national rail network. The only operational railway line in Rossendale runs between Bury and the outskirts of Rawtenstall, but the service comprises a tourist-orientated steam train rather than a mainstream passenger/commuter service.

BOROUGH-WIDE HOUSING MARKET TRENDS

Housing Stock and Condition

- 8 There is a wide variety of housing stock in Rossendale Borough, from farm houses, barn conversions, and pre-1900 stone-built terraces, through to more modern, large detached properties and apartments. Table 1 below provides a breakdown of the residential stock in Rossendale in 2001, and compares this to the breakdown at the national level.
- 9 Table 1 shows that the proportion of residents living in detached and semi-detached properties in Rossendale is relatively low compared to the national average. Conversely, in Rossendale a significant proportion of the local population live in terraced property (40 per cent), compared to the national average of 26 per cent.
- 10 The data correspond with anecdotal evidence collated through consultations with local estate agents, who confirmed that the Borough is dominated by terraced property. However, estate agents noted that the terraced housing stock is generally popular. People relocating to Rossendale from outside the Borough are attracted by the older terraced properties, which often offer original period features and open aspects; whilst first-time buyers within the Borough seek out terraced property which is relatively spacious and cheap to purchase.
- 11 Local estate agents do not, therefore, consider there to be a significant oversupply of terraced housing within the Borough. The agents we consulted were more concerned about the quantum of apartments within Rossendale, for which there is limited demand. The estate agents explained that demand for apartments has dropped significantly within the Borough over the last few years, as buyers choose to purchase cheaper, larger terraced houses, which are readily available throughout Rossendale. The agents indicated that demand for apartments is not likely to recover unless the price of terraced housing stock rises significantly.

Table 1 - Housing Stock, 2001

Property Type	% of Households Living in Property Type	
	Rossendale	England & Wales
Detached	17%	23%
Semi-Detached	23%	32%
Terraced	40%	26%
Apartment	20%	19%

Source - Census, 2001

- 12 The estate agents did, however, consider there to be an under-supply of large, modern family homes within the Borough. There is a limited property choice available for families, and a specific deficiency of semi-detached/detached property with three bedrooms, parking and a garden in the £120,000 - £150,000 price range, and superior modern detached housing in the £300,000 - £500,000 price range.
- 13 In terms of the condition of the existing housing stock, the 2004 East Lancashire Stock Condition Survey estimated that 11.6 per cent of the private sector housing stock was unfit (2723 properties), which is almost three times the level of unfitness estimated at the national level (4.2 per cent)³. The distribution of unfitness amongst private sector stock is not consistent, with such property concentrated towards the east of the Borough, particularly in Bacup and Eden. In addition to this, the Stock Condition Survey classified a further 11.2 per cent of private sector stock as being in 'poor repair'. It is evident, therefore, that there is also a requirement for provision of more modern dwellings within certain parts of the Borough, to complement and, in some cases replace, private sector stock which is no longer fit for purpose.

Residential Property Prices

Rossendale Borough

- 14 Across the Borough as a whole, house prices have been relatively buoyant over the last five years. Local estate agents reported that average property prices rose considerably between 2003 and 2005, with the residential market described as being particularly 'hot' in 2004. Since 2005, local estate agents indicated that prices stabilised, before beginning to decline in 2007 following the onset of the nationwide 'credit crunch' and the associated credit liquidity issues.
- 15 The anecdotal evidence from local estate agents corresponds with local house price data collected by the Office for National Statistics and Lancashire County Council, which we summarise in Table 2 below. Table 2 indicates that average residential property prices in Rossendale increased by 46.3 per cent between 2003 and 2006, which is higher than the comparable rate of increase across the North West (43.7 per cent) and England and Wales as a whole (30.5 per cent), albeit from a lower absolute base. However, house price growth in Rossendale was less than that achieved in the corresponding period in the neighbouring authorities of Blackburn with Darwen (61.8 per cent rise), Burnley (66.4 per cent), and Hyndburn (79.3 per cent).
- 16 Table 2 shows that the main rise in property prices in Rossendale occurred between 2003 and 2005, with prices falling marginally by 2006. However, despite the relatively significant rise in property prices in Rossendale between 2003 and 2006, it is notable that the average house price in the Borough in 2006 is still substantially below the average for the wider region, and for the country as a whole.

Table 2 - Change in Average Property Prices (in £) between 2003 and 2006

	2003	2004	2005	2006	Change (in £) 2003 - 06	% Change 2003 - 06
Blackburn with Darwen	67,108	84,889	96,912	108,584	41476	61.8%
Burnley	51,216	55,707	67,125	85,199	33983	66.4%
Chorley	115,065	139,582	151,990	159,510	44445	38.6%
Hyndburn	54,368	72,189	87,794	97,485	43117	79.3%
Rossendale	84,375	107,055	124,104	123,481	39106	46.3%
North West	104,451	126,424	137,803	150,046	45595	43.7%
England & Wales	156,505	178,899	189,983	204,235	47730	30.5%

Source - Office for National Statistics and Lancashire Economic Intelligence Team

³ Rossendale Borough Council, *Housing Strategy 2005 - 2008*
Roger Tym & Partners
M9294, October 2008

17 Since 2006/07, property prices across Rossendale have fallen as a direct result of the national credit crisis and housing market contraction. Whilst declining property sales and price slippages are not unique to Rossendale, the trend still has an important impact on the local housing market and must be taken into account when considering housing delivery across the Borough in the short-term.

18 Local estate agents explained that residential property sales in Rossendale are currently at 15 per cent of the level they were at in mid-2007. Property prices have also fallen dramatically, and by around 15 to 20 per cent in some cases. Land values are similarly slipping, as developers lose confidence in the residential market. However, local estate agents stressed that the situation differs across the Borough, with areas of traditionally low demand (which sometimes 'pick up' in good market conditions) struggling the most and experiencing the fewest sales and the greater price reductions (with prices falling by up to 30 per cent in some parts of Bacup).

19 More encouragingly, one estate agent forecast that residential property prices in the Borough will level out again by March 2009, although prices are likely to continue to drop for another six months.

Main Settlements

20 We asked local estate agents to provide data on current prices for different types of residential property in different parts of the Borough, in order to obtain a more detailed breakdown of property prices across the main settlements of Rossendale. The data are summarised in Table 3 below.

21 Table 3 shows that prices for all types of property are highest in Edenfield and Rawtenstall, followed closely by Whitworth. Conversely, prices for all types of property are lowest, by some margin, in Bacup. Prices in Haslingden are towards the middle of the spectrum.

22 As might be expected, in terms of type of property, the average price of a detached dwelling is highest in all the main settlements, followed by semi-detached property. However, in all the towns for which the data were available, apartments are priced higher than terraced property, being around £15,000 to £25,000 more expensive to purchase. Local estate agents explained that there is thus limited demand for apartments within the Borough, because buyers can purchase larger, terraced properties (sometimes with gardens), for considerably less money.

Table 3 - Property Prices in Rossendale's Main Settlements in 2008 (in £)

	Detached	Semi-Detached	Terraced	Apartment	Average
Rawtenstall	250,000	170,000	95,000	120,000	158,750
Haslingden	200,000	150,000	80,000	100,000	132,500
Bacup	150,000	125,000	70,000	-	115,000
Whitworth	230,000	155,000	95,000	110,000	147,500
Edenfield	275,000	185,000	120,000	-	193,333

Source - Data provided by local estate agents

Affordable Housing

23 Table 4 below provides a breakdown of housing tenure in the Borough in 2001. Table 4 shows that a slightly higher proportion of households in Rossendale live in owner occupied accommodation (71.9 per cent) than is the average at the regional and national levels (69.3 per cent and 68.9 per cent, respectively). Approximately 10 per cent of households live in private rented accommodation, whilst 17.9 per cent of households live in social accommodation; rented from the Council, a Housing Association or registered social landlord.

- 24 Based on the breakdown of local housing tenure, there would not appear to be an acute affordability crisis, as a lower proportion of households live in rented (public and private) property than is the case at the regional and national level.

Table 4 - Household Tenure, 2001

Tenure	Rossendale	North West	England & Wales
Owner Occupied	71.9%	69.3%	68.9%
Private Rented	10.2%	10.7%	11.9%
Rented from Council	15.1%	13.6%	13.2%
Rented from Housing Association or RSL	2.8%	6.5%	5.9%
TOTAL	100.0%	100.0%	100.0%

Source - Census, 2001

- 25 Notwithstanding the above finding, the recent contraction of the housing market nationally, coupled with more locally-specific social issues, have created certain specific housing needs. As Rossendale's current Housing Strategy points out, the increasing loss of Council stock through right-to-buy schemes, coupled with inflated house prices, has created the following local housing needs:

- *'with 2233 people on the waiting list in January 2005, demand for social housing is still high;*
- *emergency accommodation has become a big issue, as no longer can homeless people and families be easily re-housed due to the increase in demand; and*
- *a projected ageing population in Rossendale will have implications for future levels of supported housing needs and supply of relevant accommodation⁴.*

- 26 In addition to the specific housing needs listed above, there is a growing 'affordability' problem within the Borough. This has occurred despite the fact that housing stock in Rossendale is generally lower in price than comparable properties in many other parts of the region and country (as demonstrated in Table 2 above). Indeed, house price data collected by Communities and Local Government indicates that Rossendale is the 39th cheapest house price area in the country, with an average residential property price of £139,781 in 2007⁵. However, although house prices are relatively low, the weekly earnings of residents living in Rossendale are also quite low. Indeed, Rossendale employees' gross weekly pay of £416.90 is 10 per cent less than the national average weekly earnings (£462.60)⁶.

- 27 A property can be considered 'affordable' if the purchase price is no more than 3.5 times a household's annual income. Figure 1 below demonstrates the relative affordability of different types of property in different wards within Rossendale.

- 28 Figure 1 shows that although terraced housing stock across the Borough is generally affordable, there is a limited choice of other types of affordable dwellings. Only in the Facit and Shawforth, Greensclough, Hareholme, Healey and Whitworth,

⁴ Rossendale Borough Council, *Housing Strategy 2005 - 2008*

⁵ Rank out of 376 authorities across England and Wales, where 1 is the cheapest house price area and 376 is the most expensive.

⁶ Nomis, *Annual Survey of Hours and Earnings (Resident Analysis)*, 2007
Roger Tym & Partners
M9294, October 2008

and Whitewell wards can semi-detached properties be similarly bought at an affordable ratio of 3.5 (earnings to house price). Elsewhere, an average-priced semi-detached property is only affordable at 4.5 times the average household income. Meanwhile, detached properties across the Borough can only be purchased at a price 5.5 times average household income, with detached properties in Goodshaw rising to 9 times average income.

Figure 1 - Location and Type of Affordable Property in Rossendale Borough

Area	Avg Household Income (£)	Detached				Semi-Detached				Terraced			
		Avg Price	5% Deposit	Income Needed	Affordable	Avg Price	5% Deposit	Income Needed	Affordable	Avg Price	5% Deposit	Income Needed	Affordable
Cribden	29250	223649	11182	60705		114763	5738	31150		68734	3437	18656	•
Eden	33000	193604	9680	52550		132546	6627	35977		91570	4579	24855	•
Facit & Shawforth	29750	186375	9319	50588		98408	4920	26711	•	55173	2759	14976	•
Goodshaw	28000	254594	12730	69104		127960	6398	34732		71161	3558	19315	•
Greenfield	32500	181603	9080	49292		127078	6354	34493		81501	4075	22122	•
Greensclough	27000	229904	11495	62403		99333	4967	26962	•	55950	2798	15186	•
Hareholme	25000	164666	8233	44695		83166	4158	22574	•	38449	1922	10436	•
Healey & Whitworth	27750	186375	9319	50588		98408	4920	26711	•	55173	2759	14976	•
Helmshore	33000	227989	11399	61883		148939	7447	40426		109403	5470	29695	•
Irwell	25250	172164	8608	46730		94081	4704	25536		43230	2162	11734	•
Longholme	26000	202872	10144	55065		118087	5904	32052		56261	2813	15271	•
Stacksteads	23000	164721	8236	44710		92857	4643	25204		42376	2119	11502	•
Whitewell	25500	204300	10215	55453		66905	3350	18184	•	56120	2806	15233	•
Worsley	22750	132674	6634	36012		97738	4887	26529		51781	2589	14055	•

Source - Rossendale Borough Council, *Housing Strategy 2005 - 2008*

- 29 There are thus both some specific housing needs and more widespread affordability issues within Rossendale, which will need to be addressed through housing provision over the forthcoming years. Local estate agents suggested that some of these issues may be addressed through encouragement of more shared-ownership residential developments within the Borough.

LOCAL HOUSING MARKETS WITHIN ROSSENDALE - AREAS OF HIGH AND LOW DEMAND

Areas of Interest to Developers

- 30 In order to gain an insight into the areas of the Borough that are attractive to developers and house-builders, we have analysed permissions granted for residential development since 2001. Map 1 in Appendix 1 pinpoints the sites granted planning permission for housing between 2001 and 2008, and differentiates between small-scale housing sites (with permission for 1 - 10 dwellings), medium-sized sites (10 - 30 dwellings), and the more strategic sites (with permission for over 30 dwellings).
- 31 Map 1 shows that although planning consent for residential development has been granted at locations throughout the Borough, the sites are primarily concentrated within the existing built-up area of Rossendale Valley, and along the main radial routes. There have been very few consents for residential development on the steep-sided valleys and moorland that surround the main settlements. Map 1 also highlights that the majority of sites with residential planning permission in Rossendale have consent for small-scale development, of less than 10 dwellings.
- 32 Map 2, also in Appendix 1, identifies the more strategic housing sites within the Borough, which have planning consent for more than 30 dwellings. These sites provide an indication of the locations that are attractive to volume house-builders/developers. Map 2 shows that there have only been four consents for strategic housing development over the last year (April 2007 to March 2008); two of which have been located in Bacup, one in Rawtenstall and one in Whitworth.

- 33 Furthermore, Map 2 shows that since 2002, around 40 per cent of strategic consents have been on sites in Bacup, around 40 per cent have been on sites in Haslingden, and only 20 per cent on sites located between Rawtenstall and Waterfoot. However, as we discuss in more detail below, although many of the large, recent housing developments have been in Bacup and Haslingden, this is more reflective of the availability of larger sites around these settlements, rather than market interest in these areas from prospective purchasers.

Areas of Interest to Prospective Purchasers

High Demand

- 34 Local estate agents identified the following locations within Rossendale as areas of high demand, which are considered 'attractive' locations by prospective home-buyers and the rental market:

Rawtenstall

- 35 Local estate agents explained that Rawtenstall itself, together with settlements located within a two-mile radius of the town, are popular locations for home-buyers. Rawtenstall and its surrounding environs benefit from close proximity to the motorway network, which makes this western part of Rossendale a popular location for residents who commute outside the Borough.
- 36 Rawtenstall also benefits from a good array of local amenities, with a reasonable range of shops and services. However, the estate agents expressed some concern that the current condition of the Valley Centre in the heart of Rawtenstall town centre, which is boarded up and considered a local eyesore, may detract some potential purchasers.
- 37 Overall, however, the estate agents consider that Rawtenstall will continue to attract high demand, due to its preferential location adjacent to the A56/M66. Furthermore, if proposals to regenerate Rawtenstall town centre progress, the agents consider that interest in the settlement will continue to grow.

Waterfoot

- 38 Waterfoot, although not as popular as Rawtenstall, is still considered a desirable residential location, primarily because the town benefits from a respectable grammar school (free to attend), which is a powerful attraction.

Helmshore and Edenfield

- 39 Helmshore and Edenfield are both very desirable locations, as they benefit from close proximity to the A56/M66, whilst retaining the character of traditional villages.

Crawshawbooth, Cloughfold and Newchurch

- 40 Local estate agents reported that Crawshawbooth, Cloughfold and Newchurch, which benefit from reasonable proximity to the grammar school in Waterfoot and the motorway network, generate steady demand.

Moderate Demand

- 41 Local estate agents identified the following locations within Rossendale as areas of moderate demand, which are considered 'reasonably attractive' locations by prospective home-buyers and the rental market:

Haslingden

- 42 Haslingden benefits from good proximity to the motorway network, but is not considered as desirable a location as Rawtenstall and the surrounding villages. Haslingden's town centre appears rundown and lacks sufficient amenities to attract

residents, and parts of the town suffer from a high crime rate. Several estate agents noted that demand in Haslingden is declining.

Townsend Fold

43 Townsend Fold is a reasonably popular location, being located close to the motorway network and the steam railway station.

Whitwell Bottom

44 Local estate agents reported that Whitwell Bottom has increased in popularity recently due to new development in the area, but the settlement is still not considered particularly attractive by home-buyers.

Low Demand

45 Local estate agents identified the following locations within Rossendale as areas of lower demand, which are considered 'less attractive' locations by prospective home-buyers and the rental market:

Bacup and Stacksteads

46 Local estate agents reported that areas located to the east of Waterfoot are considered less desirable by prospective purchasers, particularly Bacup and Stacksteads. There is only one main road that leads into and out of these towns (A681), which is heavily congested at peak times, and as a consequence the towns suffer from poor connectivity to the primary road and motorway network. Residents who commute to work beyond the Borough generally do not want to live in these eastern areas.

47 The estate agents also reported that Bacup and Stacksteads have a long-standing 'stigma' attached to them, such that residents who are familiar with the Borough do not choose to live in these towns. The route into the towns is considered unattractive by local residents, as the landscape is characterised by dilapidated mills, and the town centre appears run-down and is dominated by vacant units. Bacup is also affected by a range of long-term, ingrained social problems (such as a high crime rate).

48 The demand for housing in and around Bacup is so limited that many new-build residential properties, which were completed a year ago, still remain vacant and unsold. The lower house prices in Bacup (compared to the rest of the Borough, as demonstrated in Table 3 above) also reflect the lack of demand for property in this area.

49 There are proposals in the pipeline, however, to regenerate and rejuvenate demand in the towns towards the east of the Borough. Indeed, Bacup, Stacksteads and Britannia are designated as an area for intervention under the East Lancashire Elevate Housing Market Renewal (HMR) Pathfinder initiative. During 2004 - 2006, the programme delivered £2.3 million of work in Bacup, Stacksteads and Britannia. During 2006 - 2008, the HMR funding will be used to deliver the following projects:

- Facelifting - sandblasting, pointing and painting of the exterior of properties. This has a major visual effect in the neighbourhoods where it is carried out.
- Block repair - involves more in-depth work than facelifting, such as provision of new windows and re-roofing, where necessary.
- Environmental improvement - involves non-housing environmental improvements in the HMR Intervention Area. Projects funded in 2006/07 included the provision of a 'garden' and bin storage area for residents of a 'back to back' terraced row, and improvements to small areas of open space to discourage fly-tipping.

- Neighbourhood Management - the project seeks to provide better services for local residents through encouragement of better relations with partner organisations, and promoting collaborative working.

50 Although the HMR is successfully delivering a range of environmental improvements in the area, local estate agents indicated these changes are generally 'cosmetic' and demand will not increase in Bacup and Stacksteads until significant improvements are made to improve its amenities and its accessibility. The estate agents recognise that improvements in accessibility will be difficult to achieve in practice, as the topography of the area precludes development of a bypass, and the heavily built-up nature of the settlement is likely to hinder provision of a road widening scheme. Bacup would benefit from a train station and connectivity to the rail network, but again this is unlikely to be a feasible option in the short-term.

Whitworth

51 Whitworth suffers from the same accessibility problems as Bacup and Stacksteads, with limited connection to the motorway network. Local estate agents also explained that Whitworth is generally considered by home-buyers to form part of the Rochdale, rather than the Rossendale housing market, and as such is often not sought-out by people considering locating within the Borough.

Summary of Housing Market Demand

52 There is a distinct division between demand for housing towards the east of the Borough, and demand for housing towards the west. The local estate agents explained that the difference in demand is largely due to the preferential transport connections towards the west of the Borough, where Rawtenstall and the surrounding villages benefit from easy access to the A56, M66 and M65.

53 The east-west differential in demand is a long-standing issue in Rossendale, and was similarly identified by Entec in its 2005 Borough-wide Urban Potential Study. Entec noted that:

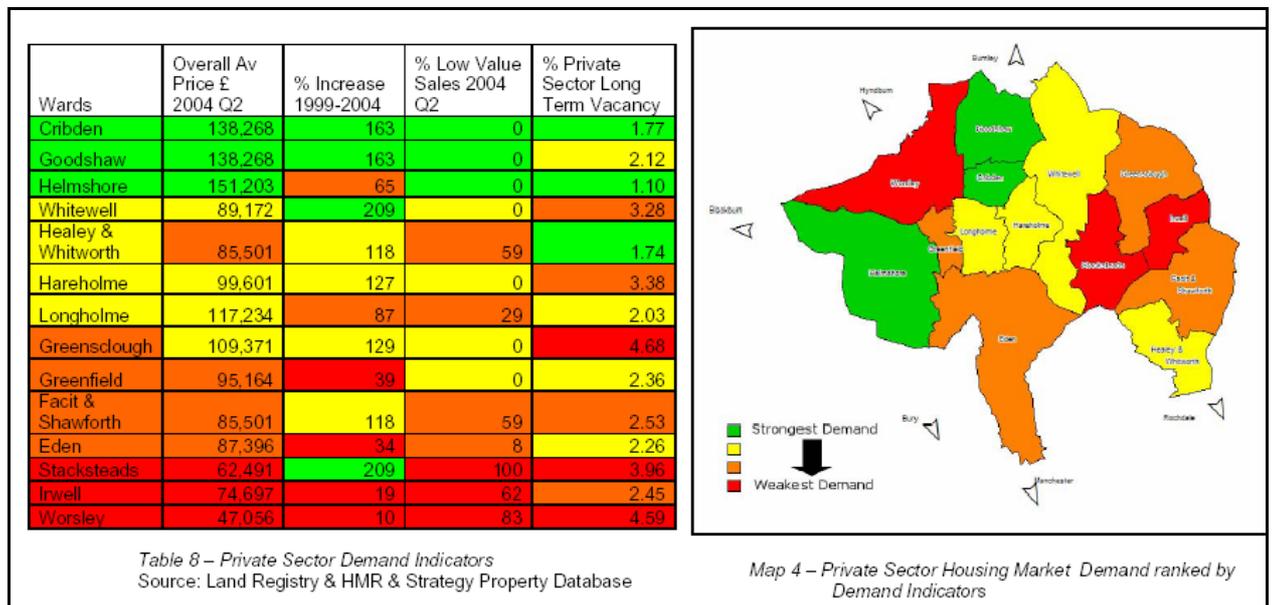
'the market is split on an east-west dimension because of accessibility and in particular, the problem of the main route via the Rossendale valley - through Stacksteads the main road is very congested during the rush hours and getting from the east side of Manchester and the main centres of employment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

54 The Rossendale Housing Strategy, 2005 - 2008, also contains a detailed analysis of housing demand across the Borough, largely based on changes in local house prices. The Housing Strategy findings, which are summarised in Figure 2 below, again corroborate the trends we discuss above. The Housing Strategy explains that:

'the areas of most significant demand are focused in the western and northern markets of the Borough, particularly the wards of Cribden, Goodshaw and Helmshore.

However...Rossendale does have housing markets which appear to demonstrate housing market collapse and where regeneration is considered necessary. These housing markets are particularly concentrated in the eastern wards of the Borough and have been identified as an intervention area through the Elevate funding'.

Figure 2 - Private-Sector Housing Market Demand, Ranked by Demand Indicators



Source - Rossendale Borough Council, *Housing Strategy, 2005 - 2008*

CONSTRAINTS TO THE DELIVERY OF HOUSING IN ROSSENDALE

- 55 The North West of England Regional Spatial Strategy (NWRSS), published in September 2008, states that there is a requirement for 4,000 dwellings to be built in Rossendale between 2003 and 2021 (net of clearance replacement), which translates to an annual average rate of 222 dwellings a year. The housing provision figures set in the NWRSS thus represent a significant increase on the requirements specified for Rossendale in the now-superseded Joint Lancashire Structure Plan, 2001 - 2016, of 80 dwellings a year (after 2006). The NWRSS figures have clear implications for the amount of land that will need to be identified for housing in the Council's emerging Local Development Framework.
- 56 Our paper has demonstrated that there is also a specific demand in Rossendale for:
- modern, family homes (with 3+ bedrooms);
 - a wider choice of affordable housing, particularly for first-time buyers (i.e. not just traditional terraced housing);
 - more social/emergency/supported-living accommodation; and
 - residential property located towards the west of the Borough, particularly in Rawtenstall and the surrounding villages.
- 57 As we explain above, however, residential development is currently constricted in Rossendale - as it is throughout the country - as a result of the nationwide 'credit crunch' and credit liquidity crisis. In addition to these strategic economic concerns, there are some specific local constraints to residential development, which will be important to identify and address if the Borough is to meet its NWRSS housing provision figures in the period to 2021.
- 58 Firstly, and perhaps most significantly, residential development is constrained within Rossendale by the steep topography of the landscape. Although the Borough covers an area of 138 square kilometres, a significant proportion of the land area

comprises the steep-sided valleys of the Peninnes and expanses of moorland (much of which is designated as either Greenbelt or Areas of Special Landscape, in the adopted Rossendale Local Plan). Development is thus largely restricted to the land at the bottom of the Rossendale Valley, and along the existing radial routes through the Borough. There is thus limited physical scope to create new settlements beyond the existing built-up area, and little opportunity to expand existing settlements.

59 Local estate agents reported that any large-scale development land that does exist, is generally already held by local developers, which limits new investment in the Borough. Indeed, as Entec explained in its Urban Potential Study, Rossendale is not a market where the national volume house builders have an important role. New housing in the Borough is instead provided in large-measure by two companies; B&E Boys Limited and Hurstwood. Local estate agents indicated that most good-sized development plots in Rossendale are already in the ownership of one of these companies.

60 There are, however, other residential development opportunities available within Rossendale. The Borough contains a lot of previously development land, particularly in the form of old mill buildings and factories, which are often situated in prime locations, adjacent to popular settlements and main roads. The local estate agents explained that many of the mills are now sublet to small businesses, and are operating on the margins of profitability. There are many such sites across Rossendale, which could form potential residential redevelopment/conversion opportunities, if developer profit margins can be achieved.

61 It is also notable that Hurstwood, which was progressing a number of developments within the Borough, has recently gone into administration. It is as yet unclear how the company's assets will be disposed of, but there may be scope to now pursue residential development on some of the sites owned by this prominent local developer.

62 Finally, as we explain above, delivery of housing is more difficult in settlements located towards the east of the Borough, due to the lack of demand for property in this area. Local estate agents identified a clear east-west divide in the housing market, with demand dropping off towards the east of Rossendale. This is in part due to the negative 'stigma' which is still attached to settlements such as Bacup and Stacksteads, and which should be addressed through the work of the HMR Pathfinder initiative. However, local estate agents explained that the lack of demand is also due to the poor connectivity of the eastern towns to the motorway network. Indeed, one estate agent noted that the eastern settlements are essentially 'land-locked', until access to the main road network is improved.

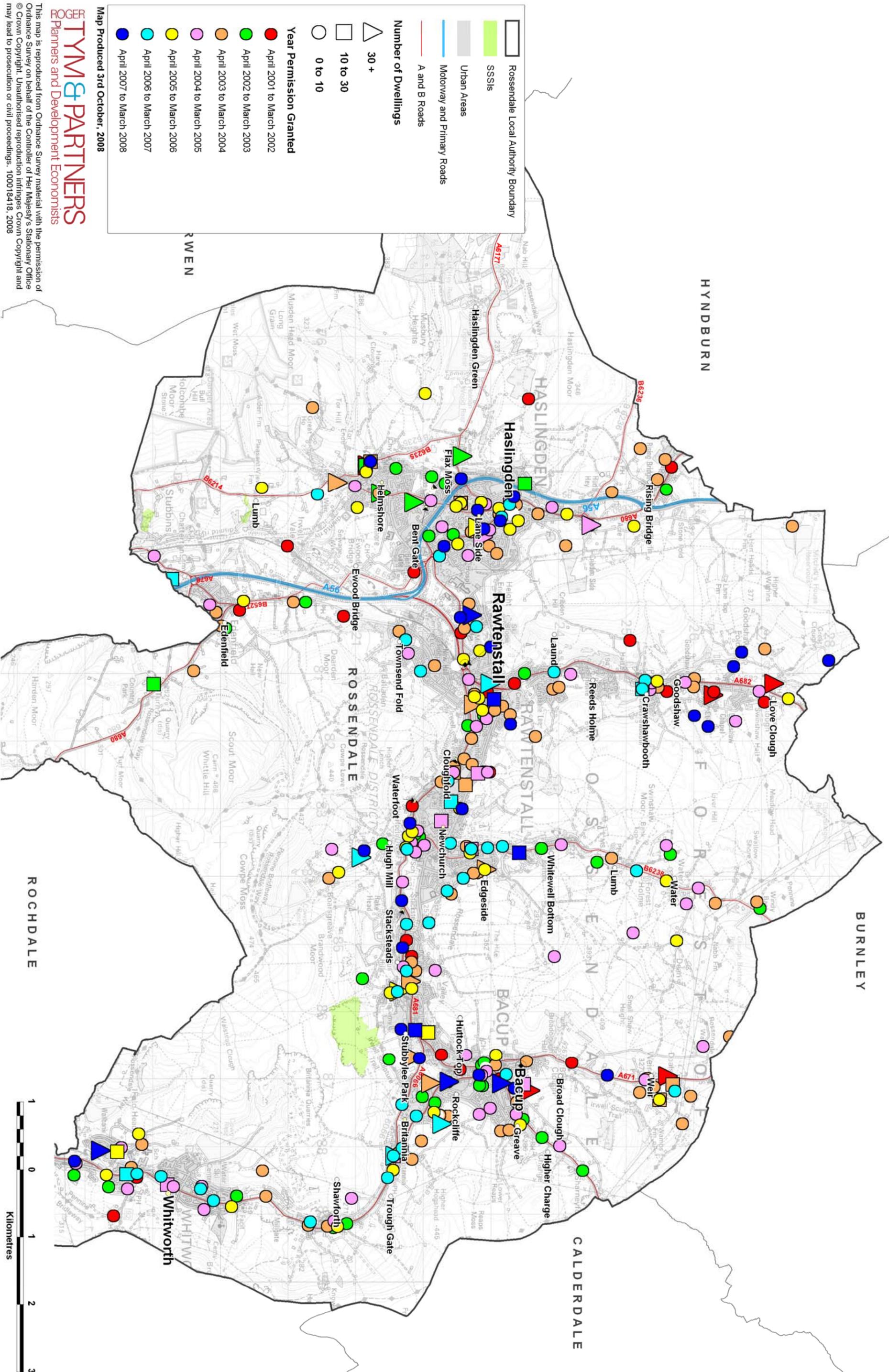
63 It is unlikely that the eastern accessibility constraints will be addressed in the short-term. However, further consideration about how to address this strategic issue is required, in order to ensure the delivery of housing over the next 15-years. It is likely that major intervention will be necessary to rejuvenate the housing market towards the east of the Borough, through provision of improved road transport connections, conversion of the East Lancashire Railway to a functioning commuter route, or a similar strategic initiative.

APPENDIX 1

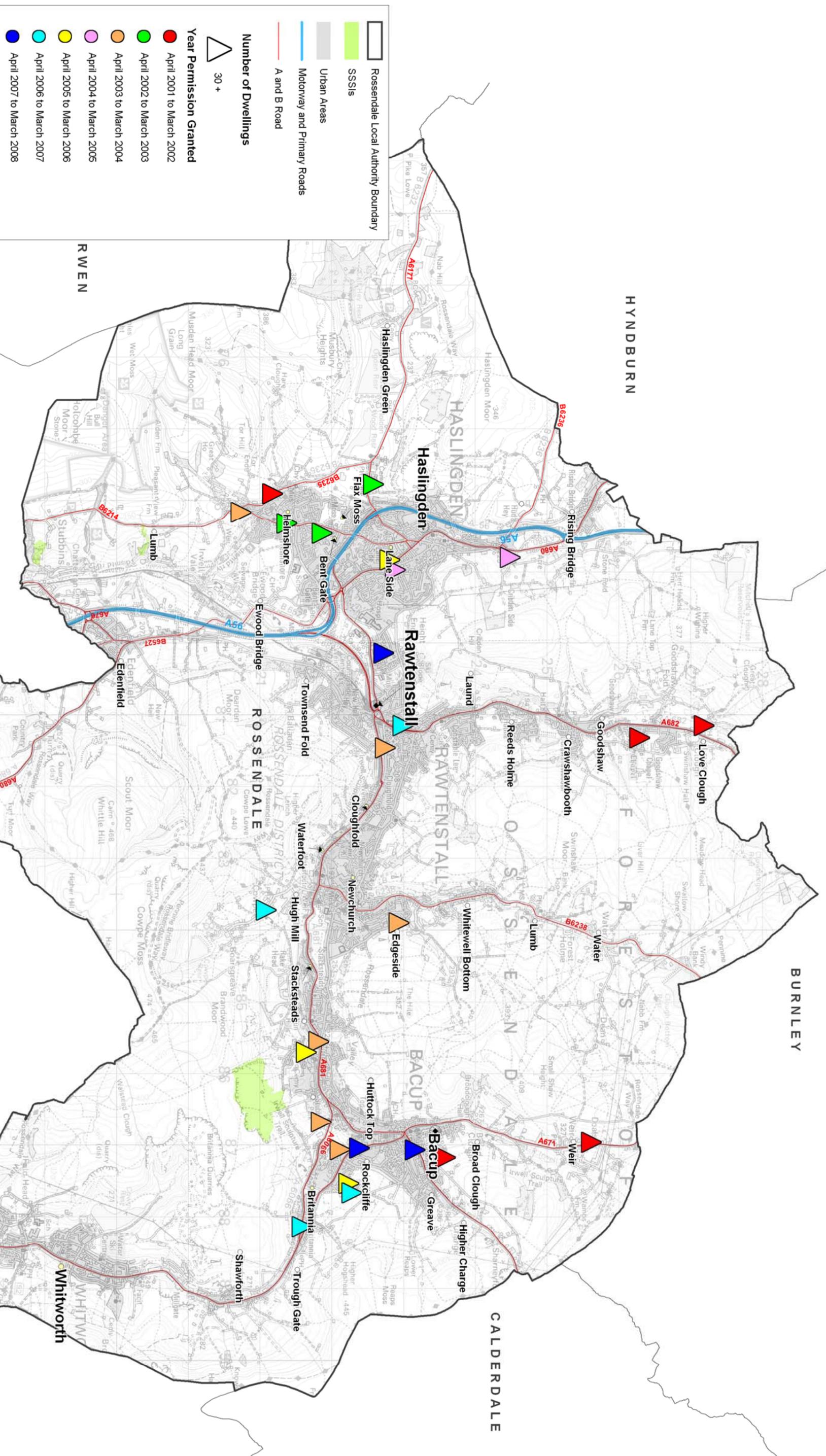
MAP 1 - Location of All Sites with Residential Planning
Permission

Map 2 - Location of Sites with Planning Permission for 30
or more Dwellings

Map 1 – Location of All Sites with Residential Planning Permissions (Granted between April 2001 and March 2008)



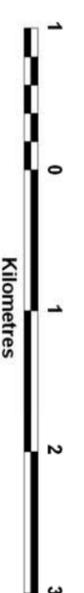
Map 2 – Location of Sites with Residential Planning Permission for 30 or more Dwellings (Granted between April 2001 and March 2008)



Map Produced 3rd October, 2008

TYM & PARTNERS
Planners and Development Economists

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APPENDIX TWO TO MAIN REPORT

SITE ASSESSMENT CRITERIA

Rossendale Borough Council
**STRATEGIC HOUSING LAND AVAILABILITY
ASSESSMENT - APPENDIX 2**



ROGER TYM & PARTNERS
Planners and Development Economists

**Stage 3(a) Assessment Factors and Criteria Used to Assess
Sites' Housing Potential**

October 2008

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2	'AVAILABILITY' CRITERIA	5
3	'ACHIEVABILITY' CRITERIA	7

1 'SUITABILITY' CRITERIA

1a. Policy Restrictions and Considerations

Impact on Green Belt (Saved Local Plan Policy DS.3)

- Not within the Green Belt 5
- Within the Green Belt 0

Impact on Greenlands¹ (Saved Local Plan Policy E.1)

Note: A list of designated Greenlands is provided in Appendix 1 of the adopted Local Plan.

- Not within Local Plan defined Greenlands 5
- Within Local Plan defined Greenlands 0

Impact on Recreational Areas (Saved Local Plan Policy E.2)

Note: A list of designated Recreation Areas is provided in Appendix 2 of the adopted Local Plan.

- Not within Local Plan defined Recreational Area 5
- Within Local Plan defined Recreational area 0

Suitability of Location - Emerging Core Strategy Development Options

Note: The emerging LDF Core Strategy identifies Rawtenstall, Haslingden and Bacup as Key Service Centres. Consultation on the Core Strategy Preferred Options also identifies Whitworth as a possible Local Service Centre and Edenfield as a location for future development. On this basis we consider it appropriate to score sites based on their location, as follows:

- Within the settlement boundary of Rawtenstall, Haslingden or Bacup 5
- Adjoining the settlement boundary of Rawtenstall, Haslingden or Bacup 4
- Within the settlement boundary of Whitworth or Edenfield 3
- Adjoining the settlement boundary of Whitworth or Edenfield 2
- Within or adjoining the settlement boundary of any other settlement 1
- Remote from any existing settlement² 0

1b. Physical Problems or Limitations

It is outside the scope of a strategic study of this nature to assess physical constraints in depth. Thus, the following criteria focus on obvious constraints. A score is awarded on the basis of available knowledge (e.g. if a large, undeveloped field cut off from existing housing, we assume that significant new drainage etc will be required; conversely if a small site in a primarily residential area, we assume that it is capable of linking within existing road infrastructure and service provision)³.

¹ For the avoidance of doubt, the term 'Greenlands' is used to describe both public and private open space, such as parks, playing fields, informal open space, allotments etc.

² For the purposes of this assessment, 'remote' is defined as being 50m or more from the boundary of any existing settlement.

³ We acknowledge that, cumulatively, the development of a large number of small sites might exert significant pressure on existing infrastructure and/or require the provision of new facilities. However, this will have to be assessed by other, more specialist studies.

Access Infrastructure Constraints

- Extensive new access infrastructure not required 5
- Extensive new access infrastructure required 0

Drainage Infrastructure Constraints

- Extensive new drainage infrastructure not required 5
- Extensive new drainage infrastructure required 0

Ground Condition Constraints

- Treatment not expected to be required (sites within primarily residential areas, where there is no obvious indication of previous contaminating uses) 5
- Treatment expected to be required (e.g. sites within employment areas, former quarry sites etc which would potentially require contamination treatment) 0

Impact on Flood Risk Areas (as defined by the Environment Agency's Flood Maps and the Draft SFRA Flood Maps)

- Within Flood Zone 1 ('Low Probability of Flooding') 5
- Within Flood Zone 2 ('Medium Probability of Flooding') 3
- Within Flood Zone 3a ('High Probability of Flooding') 0

Note: There is a clear sequential approach in PPS25 regarding flood risk. Flood Risk Zones 1 and 2 are both acceptable locations for housing⁴, but under the sequential approach, Zone 1 is preferable to Zone 2. A Strategic Flood Risk Assessment (SFRA) has not yet been completed, although we understand that this may be available shortly. Housing development can be acceptable in Flood Zone 3a, provided a PPS25 'Exception Test' is passed. Nevertheless, under the PPS25 sequential approach, Flood Zone 3a sites are the least preferred location for housing development and any sites within Flood Zone 3a will be given a Priority 3 rating (if more than 50 per cent of a site is covered by Flood Zone 3a, it will be deemed to be a Flood Zone 3a site).

1c. Potential Impacts

Nature, Landscape and Wildlife Conservation⁵

- Not within or adjacent to a defined 'key nature conservation area' 5
- Adjacent to a 'defined nature conservation area' 3
- Within a 'defined key nature conservation area' 0

⁴ See Table D.3 of PPS25.

⁵ There are a number of nature/landscape/wildlife designations in the Borough. We therefore agreed, following discussions with our client, that the following designations should be considered to represent a 'key nature conservation designation' for the purposes of this strategic study: 'Areas of Special Landscape', 'Local Nature Reserves', 'Important Wildlife Sites', and 'Sites of Special Scientific Interest'. A list of 'Important Wildlife Sites' is provided in Appendix 3 of the adopted Local Plan.

1d. Environmental Conditions (re prospective residents)

'Bad Neighbour' Constraints (e.g. hazard/nuisance)

- None 5
- Yes, but potential for mitigation (sites within either residential or industrial areas with bad neighbours that could be screened, e.g. adjacent to a busy road or a site with industry along one boundary only) 3
- Major (i.e. sites enclosed on all or most sides by industrial/employment areas or with another known bad neighbour which is difficult to remedy, e.g. sewage works) 0

2 'AVAILABILITY' CRITERIA

It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, score on the basis of available information as follows:

- Held by developer/willing owner/public sector (e.g. Call for Sites submissions, and sites being actively marketed) 5
- Vacant land and buildings 4
- Low intensity land uses (e.g. agriculture, informal car parking, back gardens) 3
- Established single use (e.g. business, sports club) 2
- Thought to be in complex/multiple ownership (e.g. occupied by multiple tenants or subject to ransom strip) 1

Note: Where a site is known to be held by a developer, willing owner or public sector then it should score 5 even if one of the other conditions is also fulfilled - so, for example, an established business where the site is being actively marketed would score 5.

3 'ACHIEVABILITY' CRITERIA

3a. Market Factors

Desirability of the Wider Area Surrounding the Site

Score on the basis of ward-level house prices as illustrated in 2008 Strategic Housing Market Assessment (see map in Annex 2):

- Excellent desirability (indicated by house prices in the ward being amongst the highest in the Borough) 5
- Very good desirability 4
- Good desirability 3
- Moderate desirability 2
- Poor desirability (indicated by house prices in the ward being amongst the lowest in the Borough) 1

Desirability of the Area Immediately Surrounding the Site

Taking into account the character of the immediate area, adjacent uses and attractiveness of the locality:

- Excellent desirability 5
- Very good desirability 4
- Good desirability 3
- Moderate desirability 2
- Poor desirability 1

3b. Cost / Delivery Factors

'Deliverability' of the site

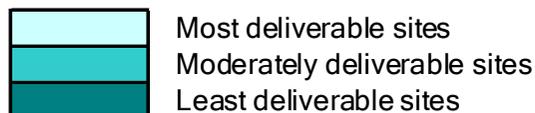
Taking into account known physical constraints (including site footprint) and anything affecting costs (for instance, expected clearance and remediation) based on information gathered from site visits.

- No known physical constraints or expected exceptional costs 5
- Some minor constraints or exceptional costs 4
- Moderate constraints or exceptional costs 2
- Significant constraints or exceptional costs 1
- Major constraints or exceptional costs 0

ANNEX 1

Second-Stage Assessment Criteria Matrix

Initial assessment	Final assessment (based on 'core' constraints)							
	No constraint	Bad neighbour constraints with potential for mitigation	Site will not become available within 5 years	Site within nature conservation designation ^b	Flood risk Zone 2	Site located within the Green Belt (apart from Major Developed Sites) ^c	Major bad neighbour constraints	Flood risk Zone 3a
Assessment against suitability, availability and achievability factors ^a								
Sites which perform well against the assessment criteria (thereby indicating no or few constraints)								
Sites which perform moderately well against the assessment criteria (thereby indicating more significant constraints)								
Sites which perform poorly against the assessment criteria (thereby indicating 'very severe' constraints)								



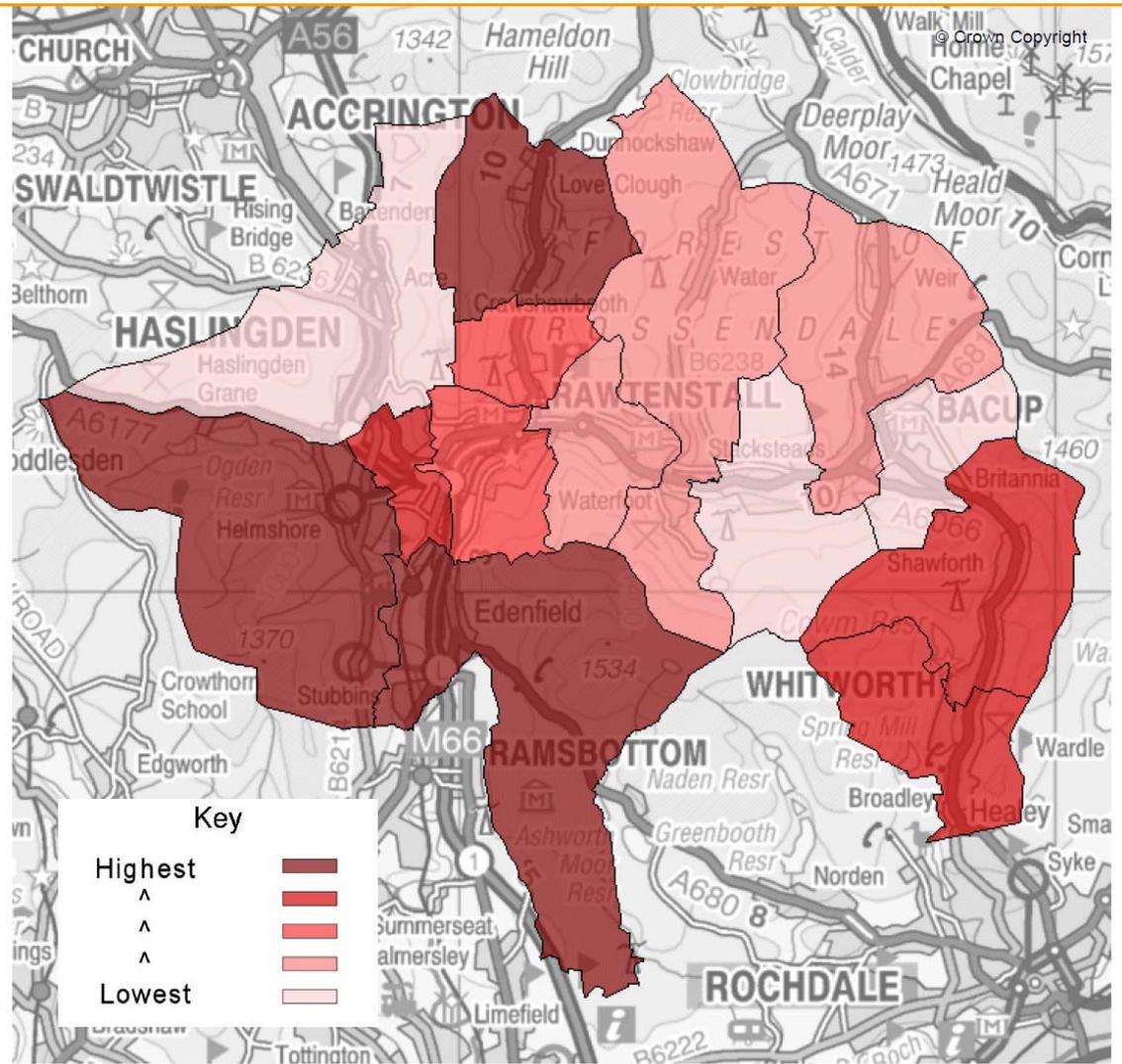
^a 'Suitability' was assessed in terms of physical constraints (access, drainage and ground treatment); 'availability' was assessed (in broad terms) using our understanding of likely ownerships; and 'achievability' was assessed using consideration of market/cost/delivery factors.

^b I.e. sites adjacent to a 'Local Nature Reserve', 'Potential Local Nature Reserve', 'Site of Biological Importance', 'Site of Special Scientific Interest', or a 'RAMSAR' site.

^c Sites that fall within the footprint of Major Developed Sites within the Green Belt will be assessed as if they fall outside of the Green Belt. See Annex C of PPG2 for the definition of Major Developed Sites.

ANNEX 2

Map of Ward-level House Prices as Illustrated in the 2008 Strategic Housing Market Assessment



APPENDIX THREE TO MAIN REPORT

SCHEDULE OF CATEGORY 1 SITES

Yield Totals For Category 1 Sites

Date 27 February 2009

Size: All site sizes

Land type: Greenfield sites and Previously Developed Land

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
448	0.11	0.11	1	Land Adjacent River Irwell, Nunhills, Acre	Blackburn Road	Bacup	Rossendale	Previously Developed Land	5
487	0.53	0.48	1	Woodtop Garage, Woodtop	Bury Road	Rawtenstall	Rossendale	Previously Developed Land	29
511	0.28	0.28	1	Vacant Garages Behind Higher Mill,	Off Grange Road	Rawtenstall	Rossendale	Previously Developed Land	17
536	0.20	0.20	1	Plot 1 Futures Park, Newline,		Bacup	Rossendale	Previously Developed Land	10
539	0.21	0.21	1	Land To Side And Rear Of Petrol Station,	Manchester Road	Haslingden	Rossendale	Previously Developed Land	10
543	0.43	0.38	1	Site East Of Acre View, Stacksteads,	Acre View	Bacup	Rossendale	Previously Developed Land	45
548	1.38	1.24	1	Barlow Bottoms, Former Facit Quarry Stone Yard, Facit,	Off Market Street	Witworth	Rossendale	Previously Developed Land	62
554	0.18	0.18	1	Vacant Workshop,	Stoneholme Road	Rawtenstall	Rossendale	Previously Developed Land	9
569	1.48	1.34	1	Land To Rear Of Former Johnny Barn Farm		Rawtenstall	Rossendale	Greenfield	67
578	0.72	0.65	1	Rear Of Union Street/Bordering Hurst	Union Street / Hurst Crescent	Rawtenstall	Rossendale	Greenfield	39
583	0.13	0.13	1	Disused Quarry Adj 121 Goodshaw Lane	Goodshaw Lane	Rawtenstall	Rossendale	Greenfield	4
586	0.27	0.27	1	Myrtle Grove House 392 Bacup Road Waterf	392 Bacup Road	Rawtenstall	Rossendale	Previously Developed Land	14
588	0.82	0.74	1	Flaxmoss House	Helmshore Road	Haslingden	Rossendale	Previously Developed Land	37

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
589	0.26	0.26	1	Land Rear Of Highfield Nursing Home	Haslingden	Rossendale	Greenfield	13	
597	2.73	1.02	1	Albert/Britannia Mills	Haslingden	Rossendale	Previously Developed Land	100	
601	0.52	0.47	1	Land On Eden Lane	Eden Lane	Edenfield	Rossendale	Greenfield	19
602	0.72	0.65	1	Field Adj Pinfold Farm Mews		Edenfield	Rossendale	Greenfield	19
605	0.19	0.19	1	Land At Holme Lane	Holme Lane	Haslingden	Rossendale	Greenfield	9
606	4.45	3.34	1	Site 5A Kearns Mill, Cowpe		Cowpe	Rossendale	Previously Developed Land	100
607	0.37	0.37	1	Site 5B Kearns Mill, Cowpe		Cowpe	Rossendale	Previously Developed Land	11
608	0.28	0.28	1	Site 5C Kearns Mill, Cowpe		Cowpe	Rossendale	Previously Developed Land	8
611	1.69	1.52	1	Field Adj Goodshaw Lane/Gibhill Lane	Goodshaw Lane/Gibhill Lane	Loveclough	Rossendale	Greenfield	30
613	0.31	0.31	1	Land At Souh Side Of Hudrake,	Hudrake	Haslingden	Rossendale	Greenfield	18
618	0.41	0.37	1	Awaiting Forms		Rawtenstall	Rossendale	Previously Developed Land	18
623	0.20	0.18	1	Hollin Farm, Waterfoot		Rawtenstall	Rossendale	Greenfield	5
626	2.07	1.39	1	Mount Zion Baptist & 240 Edgeside Lane	240 Edgeside Lane	Rawtenstall	Rossendale	Greenfield	42
627	0.49	0.44	1	Hobson Street Plateau	Hobson Street	Rawtenstall	Rossendale	Greenfield	26
631	0.15	0.15	1	Land Off Holland Avenue	Holland Avenue	Rawtenstall	Rossendale	Greenfield	6

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address		Town	District	Land Type	Yield
635	4.98	3.74	1	Grane Road/Gane Village	Grane Road	Haslingden	Rossendale	Previously Developed Land	112
636	2.61	1.96	1	New Hall Hey		Rawtenstall	Rossendale	Previously Developed Land	118
639	1.13	1.02	1	Carr Farm	Lomas Lane	Rawtenstall	Rossendale	Previously Developed Land	41
646	2.84	1.07	1	Warth Mill Plus Land At Rear		Rawtenstall	Rossendale	Previously Developed Land	70
652	0.83	0.74	1	Land 1376 Off Burnley Road	Burnley Road	Loveclough	Rossendale	Previously Developed Land	30
655	0.18	0.18	1	Land At Eden Street	Eden Street	Edenfield	Rossendale	Previously Developed Land	9
659	1.43	1.29	1	Land Off Greensnook Lane	Greensnook Lane	Bacup	Rossendale	Greenfield	55
665	0.26	0.26	1	Land At Corner Of Market Street & Burnle	Market Street	Bacup	Rossendale	Previously Developed Land	12
672	1.86	1.68	1	Nightfield Gate Farm	Goodshaw Lane	Loveclough	Rossendale	Greenfield	50
673	1.86	1.68	1	Constablelee Development 1		Rawtenstall	Rossendale	Greenfield	51
674	1.65	1.48	1	Constablelee Development 2		Rawtenstall	Rossendale	Greenfield	15
675	0.24	0.24	1	Constablelee Development 3		Rawtenstall	Rossendale	Greenfield	4
676	0.53	0.47	1	Constablelee Development 5		Rawtenstall	Rossendale	Greenfield	24
677	0.36	0.36	1	Willow Avenue Off Lime Tree Grove	Willow Avenue/ Lime Tree Grove	Rawtenstall	Rossendale	Greenfield	3
683	1.60	1.44	1	Haslam Farm		Rawtenstall	Rossendale	Greenfield	85

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield
684	0.18	0.18	1	Prinny Hill Works	Haslingden	Rossendale	Previously Developed Land	15
692	0.71	0.64	1	Land Off Highfield Street	Highfield Street	Haslingden	Greenfield	20
693	0.24	0.24	1	Former Moniques Site & Petrol Station	Haslingden	Rossendale	Previously Developed Land	40
695	0.11	0.11	1	Land Off Piercy Road 2	Piercy Road	Rawtenstall	Greenfield	2
697	0.17	0.17	1	Land E Of Carr Lane, Cowpe	Carr Lane	Rawtenstall	Previously Developed Land	9
702	0.17	0.17	1	Land Off 26 Commercial Street	Commercial Street	Loveclough	Greenfield	5
705	0.15	0.15	1	Edenfield Community Centre	Edenfield	Rossendale	Previously Developed Land	8
707	0.20	0.20	1	Land Rear Of Lawson Street	Lawson Street	Rawtenstall	Previously Developed Land	10
709	0.33	0.33	1	Land Off Goodshawfold Road Rear Of Slive	Rawtenstall	Rossendale	Greenfield	10
710	1.61	1.45	1	Arran Nurseries	Haslingden	Rossendale	Previously Developed Land	43
714	0.61	0.55	1	Land Adj New Line	Bacup	Rossendale	Greenfield	20
718	1.31	1.17	1	Holmewood View & Ewood Day Centre	Haslingden	Rossendale	Previously Developed Land	30
720	0.59	0.53	1	Rawtenstall Cloughfold Primary School	Rawtenstall	Rossendale	Previously Developed Land	20
722	0.64	0.58	1	The Courtyard	Grane Road	Haslingden	Previously Developed Land	29
723	0.54	0.49	1	Field Off Market Street	Market Street	Edenfield	Greenfield	24

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
724	0.25	0.25	1	Land Adj Goodshawfold Road Goodshawfold Road	Rawtenstall	Rossendale	Greenfield	7	
726	0.14	0.14	1	Land At Cowpe Road Cowpe Road	Cowpe	Rossendale	Greenfield	3	
732	0.88	0.79	1	Land Adj Laburnum Cottages, 8126 155	Rawtenstall	Rossendale	Greenfield	28	
734	0.72	0.64	1	Land (A) Adj Swinshaw Cottages, Goodshaw	Loveclough	Rossendale	Greenfield	19	
735	0.40	0.18	1	Land Adj Limy Water Goodshawfold	Limy Water	Rawtenstall	Rossendale	Greenfield	5
737	0.91	0.82	1	Crabtree Hurst 8221-3392	Rawtenstall	Rossendale	Greenfield	28	
740	0.18	0.18	1	Land Off Burnley Road, 8127-1 Burnley Road	Loveclough	Rossendale	Greenfield	5	
741	0.11	0.11	1	Land Off Burnley Road, 8127-1 Burnley Road	Loveclough	Rossendale	Greenfield	3	
745	0.28	0.28	1	Land Opp Goodshaw Baptist Church 8126- 1	Loveclough	Rossendale	Greenfield	10	
747	0.30	0.15	1	Land Opp St Mary & All Saints Goodshaw Lane	Rawtenstall	Rossendale	Previously Developed Land	5	
752	0.58	0.52	1	Land Off Hill End Lane, 8222- 3397	Hill End Lane	Rawtenstall	Rossendale	Greenfield	15
761	0.42	0.38	1	Land Off Queensway, Staghills Queensway	Rawtenstall	Rossendale	Greenfield	19	
771	0.19	0.19	1	Land At Heathbourne Road Heathbourne Road	Bacup	Rossendale	Greenfield	9	
775	0.76	0.68	1	Land At Hey Head Hey Head	Rawtenstall	Rossendale	Greenfield	34	
780	0.21	0.21	1	Land At Alden Road, Helmshore	Alden Road	Haslingden	Rossendale	Greenfield	10

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
786	0.45	0.40	1	Land Adj Foxhill Drive & Burnley Road East	Foxhill Drive/ Burnley Road East	Rawtenstall	Rossendale	Greenfield	20
787	0.11	0.11	1	Land Off Bridleway/Naze View	Bridleway/ Naze View	Rawtenstall	Rossendale	Greenfield	5
791	0.41	0.29	1	Land Off Rock Bridge Fold		Rawtenstall	Rossendale	Greenfield	15
804	0.89	0.80	1	Land To Rear Of Edinburgh Road, Helmshore	Edinburgh Road	Haslingden	Rossendale	Greenfield	24
809	0.39	0.39	1	Land To Rear Helmshore Road, Helmcroft	Helmshore Road	Haslingden	Rossendale	Previously Developed Land	20
812	0.21	0.21	1	Land Off Curven Edge, Helmshore	Curven Edge	Haslingden	Rossendale	Greenfield	11
815	0.36	0.36	1	Land Off Blackburn Road/Hud Hey	Blackburn Road/ Hud Hey	Haslingden	Rossendale	Previously Developed Land	18
816	0.12	0.12	1	Land Adj 173 Hudrake	Hudrake	Haslingden	Rossendale	Previously Developed Land	6
821	0.10	0.10	1	Plot 2 Land At Cross Street South	Cross Street South	Haslingden	Rossendale	Previously Developed Land	5
822	6.72	5.04	1	Land Off Cowtoot Lane	Cowtoot Lane	Bacup	Rossendale	Greenfield	302
823	2.90	2.18	1	Land Off Cherry Tree Lane/Lower Clowes Road	Cherry Tree Lane/ Lower Clowes Road	Rawtenstall	Rossendale	Greenfield	131
824	5.18	3.89	1	Land To Rear Hardman Avenue	Hardman Avenue	Rawtenstall	Rossendale	Greenfield	233
828	0.20	0.20	1	Land Adj 53 Grane Road	Grane Road	Haslingden	Rossendale	Greenfield	12
830	1.26	1.14	1	Land Adj Park Road	Park Road	Haslingden	Rossendale	Greenfield	57
835	0.43	0.39	1	Land Rear Fern Terrace	Fern Terrace	Haslingden	Rossendale	Greenfield	23

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
836	0.20	0.20	1	Land Adj 7 Bolton Road North	Bolton Road North	Edenfield	Rossendale	Greenfield	8
889	0.13	0.13	1	Bell Street	Bell Street	Haslingden	Rossendale	Previously Developed Land	9
896	0.24	0.21	1	Lancaster Avenue, Helmshore	Lancaster Avenue	Haslingden	Rossendale	Greenfield	11
899	0.11	0.11	1	Broadway (West)	Broadway West	Haslingden	Rossendale	Previously Developed Land	6
901	0.21	0.21	1	Harvey Longworth Court, Goodshaw Chapel	Harvey Longworth Court	Rawtenstall	Rossendale	Greenfield	11
902	0.29	0.29	1	Goodshaw Lane, Goodshaw Chapel	Goodshaw Lane	Rawtenstall	Rossendale	Greenfield	14
907	0.49	0.44	1	Land To The Rear Of Lyndale Scout Hut, Crawshawbooth		Rawtenstall	Rossendale	Greenfield	22
909	0.11	0.11	1	Scrap Yard North Of Hazel Grove, Rake Foot	Hazel Grove	Rawtenstall	Rossendale	Previously Developed Land	6
911	0.20	0.20	1	Holland Avenue	Holland Avenue	Rawtenstall	Rossendale	Previously Developed Land	12
912	0.29	0.29	1	Oak Mount Garden		Rawtenstall	Rossendale	Previously Developed Land	17
913	0.15	0.15	1	Land Opposite Eygpt Terrace,		Rawtenstall	Rossendale	Previously Developed Land	9
926	0.31	0.31	1	Wallbank Drive Caravan Site, Wallbank	Wallbank Drive	Witworth	Rossendale	Previously Developed Land	15
937	0.38	0.38	1	Waterfoot Bus Terminus, Waterfoot		Rawtenstall	Rossendale	Previously Developed Land	19
950	0.36	0.36	1	Hall Carr Road,	Hall Carr Road	Rawtenstall	Rossendale	Greenfield	21
951	0.13	0.13	1	Lomas Lane / Fallbarn Crescent,	Lomas Lane / Fallbarn Crescent	Rawtenstall	Rossendale	Greenfield	8

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address		Town	District	Land Type	Yield
954	0.21	0.21	1	Adjacent To 112 Booth Road, Waterbarn	Booth Road	Bacup	Rossendale	Previously Developed Land	10
960	0.26	0.26	1	Carlton Street	Carlton Street	Bacup	Rossendale	Previously Developed Land	16
962	0.11	0.05	1	Head Lane / St. James Sq	Head Lane	Bacup	Rossendale	Previously Developed Land	4
966	0.14	0.14	1	Alama Street / South Street	Alama Street/ South Street	Bacup	Rossendale	Greenfield	9
974	0.16	0.16	1	The Laurels Care Home	Bankside Lane	Bacup	Rossendale	Previously Developed Land	11
988	0.39	0.31	1	Land Adjacent To Futures Park, Rockcliffe	Stubbley Bridge	Bacup	Rossendale	Previously Developed Land	15
990	0.10	0.10	1	10 Burnside	Burnside	Edenfield	Rossendale	Previously Developed Land	4
993	0.18	0.18	1	Land North Of Edenfield School, Pinfold		Edenfield	Rossendale	Previously Developed Land	7
999	0.21	0.21	1	Lomas Lane, Rawtenstall (Map 21)	Lomas Lane	Rawtenstall	Rossendale	Previously Developed Land	12
1013	0.32	0.32	1	Former Civic Building, Facit		Whitworth	Rossendale	Previously Developed Land	16
1027	0.21	0.04	1	Alden Rise, Helmshore	Alden Rise	Haslingden	Rossendale	Greenfield	2
1028	0.13	0.13	1	Land Adjacent To Marl Pitts Sports Complex		Rawtenstall	Rossendale	Greenfield	8
1030	0.20	0.20	1	Dean Road	Dean Road	Haslingden	Rossendale	Previously Developed Land	10
1033	0.36	0.36	1	Middlegate Green, Goodshaw Chapel		Rawtenstall	Rossendale	Greenfield	18
1034	0.41	0.37	1	Thirlmere Way, Goodshaw Chapel	Thirlmere Way	Rawtenstall	Rossendale	Greenfield	18

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
1035	0.14	0.14	1	Adelaide Street / Boulder Street, Goodshaw	Adelaide Street / Boulder Street	Rawtenstall	Rossendale	Greenfield	7
1036	0.13	0.13	1	Scout Hut, Crawshawbooth	Lyndale Close	Rawtenstall	Rossendale	Previously Developed Land	6
1037	0.18	0.18	1	Forest Bank Road, Crawshawbooth	Forest Bank Road	Rawtenstall	Rossendale	Greenfield	9
1039	0.23	0.23	1	Land North Of Oak Mount	Oak Mount	Rawtenstall	Rossendale	Greenfield	11
1047	0.84	0.68	1	Land Adjacent To St. Anne's School, Piercy	Ashworth Road	Rawtenstall	Rossendale	Greenfield	34
1052	0.25	0.25	1	Adjacent To 28 Tonacliffe Road	Tonacliffe Road	Whitworth	Rossendale	Previously Developed Land	12
1055	0.67	0.60	1	North Street / Bridge Mills	North Street	Whitworth	Rossendale	Previously Developed Land	30
1056	0.19	0.19	1	Mill Fold / Industry Street, Facit	Mill Fold/Industry Street	Whitworth	Rossendale	Previously Developed Land	9
1070	0.39	0.39	1	North Of Staghill Road, Staghill	Staghill Road	Rawtenstall	Rossendale	Greenfield	19
1072	0.27	0.27	1	Adjacent To 101 Fallbarn Crescent	Fallbarn Crescent	Rawtenstall	Rossendale	Greenfield	16
1073	0.19	0.19	1	Adjacent To 144 Fallbank Crescent	Fallbank Crescent	Rawtenstall	Rossendale	Greenfield	12
1074	0.42	0.38	1	Balladen County Primary School	Linden Lea	Rawtenstall	Rossendale	Greenfield	19
1077	0.16	0.16	1	Land Between Fallbarn Crescent And Hardmand	Fallbarn Crescent / Hardmand Avenue	Rawtenstall	Rossendale	Greenfield	10
1078	0.17	0.17	1	North Of Fearn Moss, Edgeside		Rawtenstall	Rossendale	Greenfield	7
1079	0.20	0.20	1	Glen Crescent, Brandwood	Glen Crescent	Bacup	Rossendale	Greenfield	10

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
1080	0.35	0.35	1	Booth Road / Woodland Mount, Brandwood	Booth Road	Bacup	Rossendale	Greenfield	17
1082	0.79	0.71	1	Anderson Close, Rockcliffe	Anderson Close	Bacup	Rossendale	Greenfield	36
1088	0.81	0.73	1	Land To The Rear Of Highfield	Highfield	Bacup	Rossendale	Greenfield	44
1096	2.31	0.00	1	Irwell Springs	Office Road	Weir	Rossendale	Previously Developed Land	0
1099	0.27	0.27	1	Land Off Bond Street (North) Adjacent To Edenfield	Bond Street	Edenfield	Rossendale	Greenfield	13
1103	0.12	0.00	1	Fair Hill, Helmshore	Fair Hill	Haslingden	Rossendale	Previously Developed Land	2
1111	0.11	0.11	1	Brook Bank, Whitewell Bottom	Brook Bank	Rawtenstall	Rossendale	Previously Developed Land	6
1113	1.01	0.00	1	Cawtoot Lane	Cawtoot Lane	Bacup	Rossendale	Greenfield	0
1115	0.11	0.11	1	Exchange Street	Exchange Street	Edenfield	Rossendale	Previously Developed Land	5
1122	0.11	0.11	1	Land Adjacent To Waingate, Constable Lee.	Waingate	Rawtenstall	Rossendale	Greenfield	7
1130	0.29	0.29	1	Melia Close, Rawtenstall	Melia Close	Rawtenstall	Rossendale	Previously Developed Land	17
1142	0.18	0.18	1	Rose Bank, Chatterton	Rose Bank	Stubbins	Rossendale	Greenfield	5
1144	0.14	0.14	1	Lane End Road, Rockcliffe Lane, Rockcliffe	Lane End Road	Bacup	Rossendale	Greenfield	7
1145	2.30	1.72	1	Green Hill, Rockcliffe	Green Hill	Bacup	Rossendale	Greenfield	86
1151	3.87	2.61	1	Multi-Occupied Mill Shop		Haslingden	Rossendale	Previously Developed Land	131

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address		Town	District	Land Type	Yield
1161	2.14	1.61	1	The Orchard	Helmshore Road	Haslingden	Rossendale	Greenfield	80
1164	0.30	0.30	1	Derelict Play Area Below Laburnum Street	Laburnum Street	Haslingden	Rossendale	Previously Developed Land	18
1166	0.76	0.68	1	Pitt Heads	Clegg Street	Haslingden	Rossendale	Greenfield	41
1169	3.06	2.29	1	Rear Of Alder Grange High School	Calder Road/ Hurst Lane	Rawtenstall	Rossendale	Greenfield	138
1170	0.58	0.26	1	Reeds Lane, Crawshaw Drive	Reeds Lane/ Crawshaw Drive	Rawtenstall	Rossendale	Greenfield	13
1171	0.99	0.89	1	Lawson Street	Lawson Street	Goodshaw	Rossendale	Greenfield	45
1172	0.14	0.14	1	Goodshaw Avenue / Church Street	Goodshaw Avenue / Church Street	Goodshaw	Rossendale	Greenfield	7
1174	0.09	0.09	1	Off Burnley Road	Burnley Road	Loveclough	Rossendale	Greenfield	3
1197	0.18	0.18	1	Newchurch Road Car Park	Newchurch Road	Rawtenstall	Rossendale	Previously Developed Land	13
1262	0.89	0.80	1	Land Off Moorlands Terrace	Moorlands Terrace	Bacup	Rossendale	Greenfield	40
1266	0.13	0.13	1	Land Off Grane Road	Grane Road	Haslingden	Rossendale	Greenfield	6
1285	0.11	0.11	1	North of Waingate Road	Waingate Road	Rawtenstall	Rossendale	Greenfield	7
1300	0.15	0.15	1	North of Adelaide Street	Adelaide Street	Rawtenstall	Rossendale	Previously Developed Land	8
1324	0.29	0.29	1	Land West of B6232	B6232	Haslingden	Rossendale	Previously Developed Land	17
1329	0.11	0.11	1	Land South West of Tong Lane	Tong Lane	Bacup	Rossendale	Greenfield	6

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield
Site Area Total		88.95	Number of Sites:		163	Yield Total		4195

APPENDIX FOUR TO MAIN REPORT

SCHEDULE OF CATEGORY 2 SITES

Yield Totals For Category 2 Sites

Date 27 February 2009

Size: All site sizes

Land type: Greenfield sites and Previously Developed Land

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
478	0.89	0.80	2	Excavation Pit Height End, Height End	Burnley Road	Weir	Rossendale	Greenfield	24
484	0.57	0.51	2	Former Quarry, Loveclough, Loveclough		Loveclough	Rossendale	Previously Developed Land	15
502	1.60	1.44	2	Large Hud Hey Site, Rising Bridge	Hud Hey Road	Haslingden	Rossendale	Previously Developed Land	72
504	0.15	0.15	2	Former Scrapyard, Rising Bridge	Hud Hey Road	Haslingden	Rossendale	Previously Developed Land	7
505	0.48	0.43	2	Car Park Adjacent To Winfields,	Blackburn Road	Acre	Rossendale	Previously Developed Land	22
510	2.21	1.66	2	Bottomley Bank Quarry, Crawshawbooth	Bonfire Hill	Rawtenstall	Rossendale	Greenfield	50
537	0.43	0.38	2	Plot 5 Futures Park, Newline,		Bacup	Rossendale	Previously Developed Land	19
560	3.36	2.52	2	Carter Hall Park Haslingden		Haslingden	Rossendale	Greenfield	126
564	1.79	1.61	2	Land To Rear Of Waingate	Waingate	Rawtenstall	Rossendale	Greenfield	96
567	6.23	4.67	2	Land Off Hurst Lane	Hurst Lane	Rawtenstall	Rossendale	Greenfield	280
570	8.63	6.47	2	Pike Law		Haslingden	Rossendale	Greenfield	324
575	0.75	0.68	2	Land South Of Rochdale Road Bacup	Rochdale Road	Trough Gate	Rossendale	Greenfield	34
577	20.26	10.13	2	Tong Farm Bacup		Bacup	Rossendale	Greenfield	405

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
581	0.36	0.36	2	Park Road Garage Site Waterfoot	Rawtenstall	Rossendale	Previously Developed Land	18	
582	5.58	4.18	2	Scar End Farm Weir	Weir	Rossendale	Greenfield	100	
585	2.33	1.75	2	Adj Swinshaw Hall Loveclough	Loveclough	Rossendale	Greenfield	50	
593	0.61	0.55	2	The Ducky, Rising Bridge	Northfield Road	Stone Fold	Rossendale	Greenfield	27
594	0.49	0.44	2	Kite Lime, Crawshawbooth		Rawtenstall	Rossendale	Greenfield	13
598	1.06	0.96	2	Land Off Blackburn Road	Blackburn Road	Edenfield	Rossendale	Greenfield	38
599	0.66	0.59	2	Land Off Blackburn Road	Blackburn Road	Edenfield	Rossendale	Greenfield	18
600	0.31	0.31	2	Land Behind Packhorse Hotel & Farm		Edenfield	Rossendale	Greenfield	13
603	1.28	1.15	2	Land Off Blackburn Road/Harsop Lane, Eden	Blackburn Road/Harsop Lane	Edenfield	Rossendale	Previously Developed Land	35
604	0.32	0.32	2	Ower Stack Farm 2		Bacup	Rossendale	Greenfield	16
612	0.16	0.16	2	Redundant Stable Yard To The Rear Of 580		Trough Gate	Rossendale	Previously Developed Land	8
614	1.30	1.17	2	Land Off Rising Bridge Road, Baxenden,	Rising Bridge Road	Acre	Rossendale	Greenfield	24
617	2.03	1.52	2	Green Farm	Todmorden Old Road	Bacup	Rossendale	Greenfield	65
619	0.52	0.47	2	Bentgaet House "Large Field"		Haslingden	Rossendale	Greenfield	19
621	4.91	3.69	2	Land Between Newchurch Rd & Bacup Rd	Newchurch Road/ Bacup Road	Rawtenstall	Rossendale	Greenfield	221

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
622	0.20	0.20	2	Land Rear 280 - 290	Haslingden Road	Rawtenstall	Rossendale	Greenfield	12
630	0.69	0.62	2	Land Rear Of Haslingden Cricket Club		Haslingden	Rossendale	Previously Developed Land	31
637	0.15	0.15	2	Ewood Hall Site Garden		Ewood Bridge	Rossendale	Previously Developed Land	3
640	0.84	0.75	2	Facit Mill		Witworth	Rossendale	Previously Developed Land	60
641	3.92	2.94	2	Mayfield Chicks Ltd		Ewood Bridge	Rossendale	Previously Developed Land	100
644	1.26	1.14	2	Land South Of Hollin Lane Constablee	Hollin Lane	Rawtenstall	Rossendale	Greenfield	33
645	0.12	0.12	2	Rear Of Woodside	Woodside	Stubbins	Rossendale	Greenfield	1
647	4.54	3.40	2	Land At Moss Farm, Stackstead	Greens Lane	Bacup	Rossendale	Greenfield	120
648	0.51	0.42	2	Rear Of 690/692 Burnley Road East Water	Burnley Road	Rawtenstall	Rossendale	Greenfield	2
649	1.36	0.86	2	Land Off Burnley Road East Opp 681-723	Burnley Road East	Rawtenstall	Rossendale	Greenfield	10
654	1.04	0.93	2	Land At Robert Street (Amended)	Robert Street	Rawtenstall	Rossendale	Previously Developed Land	11
658	1.85	1.66	2	Holme Works	Holme Lane	Rawtenstall	Rossendale	Previously Developed Land	25
660	0.60	0.27	2	Land Around Union Mill		Rawtenstall	Rossendale	Previously Developed Land	22
661	1.07	0.96	2	Land Off Gagghills Road	Gagghills Road	Rawtenstall	Rossendale	Greenfield	40
668	2.33	1.74	2	Around Sheephouse Reservoir		Trough Gate	Rossendale	Greenfield	87

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
670	0.25	0.25	2	Constable Lee Court	Rawtenstall	Rossendale	Previously Developed Land	14	
671	8.34	6.26	2	Rossendale Hospital	Rawtenstall	Rossendale	Previously Developed Land	375	
679	2.80	2.10	2	Reedsholme Works (Broadleys)	Rawtenstall	Rossendale	Previously Developed Land	100	
680	2.18	1.63	2	Land West Of Blackburn Road Adj Edenfield	Blackburn Road	Edenfield	Rossendale	Greenfield	75
681	1.07	0.96	2	Land Est Of Blackburn Road Adj Edenfield	Blackburn Road	Edenfield	Rossendale	Greenfield	38
688	0.16	0.16	2	A680 Rochdale Road Nr Grime Cote Farm	Rochdale Road	Edenfield	Rossendale	Greenfield	6
689	1.21	1.08	2	Land Behind Pennine Road To West	Pennine Road	Bacup	Rossendale	Greenfield	65
696	0.45	0.37	2	Land NE Of Carr Lane, Cowpe	Carr Lane	Rawtenstall	Rossendale	Previously Developed Land	2
698	3.63	2.72	2	Laund Bank Barn 2		Rawtenstall	Rossendale	Greenfield	82
701	0.93	0.84	2	Touch & Take Farm Haslingden		Haslingden	Rossendale	Greenfield	42
708	0.21	0.21	2	Land At Goodshawfold Adj Bridge		Rawtenstall	Rossendale	Greenfield	6
711	2.41	1.81	2	Former Camms Mill		Haslingden	Rossendale	Greenfield	54
713	0.58	0.52	2	Land Off Blackburn Road, Rising Bridge	Blackburn Road	Stone Fold	Rossendale	Greenfield	26
716	2.12	1.59	2	Bengate House "Whole/ Wider Site"		Haslingden	Rossendale	Greenfield	64
719	0.41	0.37	2	Waterfoot Primary School		Rawtenstall	Rossendale	Previously Developed Land	18

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
730	0.27	0.27	2	Greenbridge, Cowpe	Rawtenstall	Rossendale	Greenfield	8	
733	2.97	2.23	2	Land Adj Recreation Ground, 81	Goodshaw	Loveclough	Rossendale	Greenfield	67
743	0.38	0.38	2	Land Off Lea Bank	Lea Bank	Rawtenstall	Rossendale	Greenfield	19
744	0.63	0.34	2	Land Off Wales Road, 8322-251	Wales Road	Rawtenstall	Rossendale	Greenfield	20
748	1.50	1.35	2	Land Adj Goodshaw Bowling Green, 8126 - 5		Loveclough	Rossendale	Previously Developed Land	40
749	1.48	1.20	2	Garage Colony Off Turnpike, 8322 - 40141	Turnpike	Rawtenstall	Rossendale	Greenfield	60
753	0.23	0.14	2	Land Off Wales Road, 8322:1552,103	Wales Road	Rawtenstall	Rossendale	Greenfield	7
754	3.52	2.64	2	Land (B) Off Swinshaw Cottages Loveclough		Loveclough	Rossendale	Greenfield	79
760	0.54	0.48	2	Land Adj Dark Lane Football Ground	Dark Lane	Rawtenstall	Rossendale	Greenfield	24
762	0.96	0.78	2	Land Opp Church Lane, Newchurch	Church Lane	Rawtenstall	Rossendale	Greenfield	39
763	1.80	1.62	2	Land Adj Swiss Clough		Rawtenstall	Rossendale	Greenfield	81
764	0.69	0.50	2	Land Off Edgeside Lane	Edgeside Lane	Rawtenstall	Rossendale	Greenfield	15
766	0.28	0.28	2	Land Near Cowpe Tunnel		Bacup	Rossendale	Greenfield	14
768	0.10	0.10	2	Land Adj Waterbarn, Stacksteads		Bacup	Rossendale	Greenfield	5
770	2.35	1.77	2	Land At Stacksteads, Riverside Park		Bacup	Rossendale	Greenfield	88

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield
776	0.56	0.45	2	Land Off Huttock End Lane Huttock End Lane	Bacup	Rossendale	Greenfield	23
777	0.39	0.39	2	Land To Rear Of 34 Sow Clough Road Sow Clough Road	Bacup	Rossendale	Greenfield	19
778	2.10	1.57	2	Land Off Newchurch Old Road Newchurch Old Road	Bacup	Rossendale	Greenfield	79
785	0.17	0.17	2	Land Adj Burnley Road East & Shaw Clough Burn;ey Road East	Rawtenstall	Rossendale	Previously Developed Land	9
788	2.21	1.16	2	Land Off Taylor Avenue, Waterfoot Taylor Avenue	Rawtenstall	Rossendale	Greenfield	58
793	0.11	0.11	2	Land At West View Road West View Road	Rawtenstall	Rossendale	Greenfield	3
796	1.46	1.19	2	Land Near Priestly Fold Water Water	Water	Rossendale	Greenfield	36
803	0.34	0.17	2	Land At Ogden Brook, Holcombe Road	Haslingden	Rossendale	Greenfield	5
807	1.00	0.81	2	Allotments At Free Lane, Helmshore Free Lane	Haslingden	Rossendale	Greenfield	24
810	2.49	1.49	2	Land Off Hill Rise Hill Rise	Haslingden	Rossendale	Greenfield	75
818	0.14	0.14	2	Plot 1 Land Off Station Road Station Road	Haslingden	Rossendale	Greenfield	8
819	0.29	0.29	2	Plot 2 Land Off Station Road Station Road	Haslingden	Rossendale	Greenfield	17
825	3.44	2.58	2	Land Off Fallbarn Crescent Fallbarn Crescent	Rawtenstall	Rossendale	Greenfield	155
831	0.67	0.60	2	Land Adj 34 Thirlmere Avenue Thirlmere Avenue	Haslingden	Rossendale	Greenfield	24
834	0.27	0.27	2	Land Adj Rear 181 Rochdale Road Rochdale Road	Edenfield	Rossendale	Greenfield	8

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
883	0.77	0.70	2	Hazel Street, Rising Bridge	Hazel Street	Stone Fold	Rossendale	Greenfield	35
887	0.10	0.10	2	Land Between 281& 261 Blackburn Rd	Blackburn Road	Haslingden	Rossendale	Greenfield	5
910	0.52	0.47	2	Lee Brook Close, Rake Foot	Lee Brook Close	Rawtenstall	Rossendale	Previously Developed Land	28
914	0.19	0.19	2	Harholme Lane / Baron Street, Clough Fold	Harholme Lane / Baron Street	Rawtenstall	Rossendale	Greenfield	9
915	0.22	0.22	2	Isle Of Man Garage, Burnley Road East, Forest Holme	Burnley Road East	Water	Rossendale	Previously Developed Land	15
916	0.27	0.27	2	And Hardstanding Between West View Road And Burnley	West View Road / Burnley Road East	Rawtenstall	Rossendale	Previously Developed Land	14
922	0.12	0.12	2	Land Between Tonacliffe Way & Horsefield Avenue	Tonacliffe Way / Horsefield Avenue	Broadley	Rossendale	Previously Developed Land	6
928	0.18	0.18	2	Adjacent To 19 Milner Street, Hallford	Milner Street	Witworth	Rossendale	Greenfield	9
933	0.91	0.82	2	Land To The Rear Of Oak Street, Shawforth	Oak Street	Witworth	Rossendale	Greenfield	41
934	0.47	0.43	2	South Valley View / Springside, Shawforth	South Valley View/ Springside	Witworth	Rossendale	Previously Developed Land	21
953	0.29	0.29	2	Rossendale Motor Sales,	Bury Road	Rawtenstall	Rossendale	Previously Developed Land	17
959	0.22	0.22	2	North Of Allerton Road, Brandwood	Allerton Road	Bacup	Rossendale	Previously Developed Land	11
964	0.12	0.12	2	Former St. John's Sunday School		Bacup	Rossendale	Previously Developed Land	7
989	0.18	0.18	2	Booth Street Garages, Nun Hills	Booth Street	Bacup	Rossendale	Previously Developed Land	9
994	0.29	0.29	2	Prinny Hill Road	Prinny Hill Road	Haslingden	Rossendale	Previously Developed Land	17

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address		Town	District	Land Type	Yield
998	0.13	0.13	2	Land Opposite Futures Business Park		Bacup	Rossendale	Greenfield	7
1009	0.53	0.48	2	Bacup Leisure Centre		Bacup	Rossendale	Previously Developed Land	29
1040	0.17	0.17	2	Football Pitch South Of Greenbank Road	Greenbank Road	Rawtenstall	Rossendale	Greenfield	10
1058	0.46	0.41	2	Land North Of King Street, Facit	King Street	Whitworth	Rossendale	Greenfield	21
1063	0.35	0.35	2	Knowsley Crescent	Knowsley Crescent	Shawforth	Rossendale	Greenfield	18
1066	0.41	0.37	2	Bacup Road Coal Yard, Waterfoot	Bacup Road	Rawtenstall	Rossendale	Previously Developed Land	18
1068	0.11	0.11	2	North Of Maiden Close, Waterfoot	Maiden Close	Rawtenstall	Rossendale	Previously Developed Land	6
1075	0.23	0.23	2	Land Adjacent To Cherry Road	Cherry Road	Rawtenstall	Rossendale	Greenfield	7
1087	0.16	0.16	2	Former Market	Bank Street	Bacup	Rossendale	Previously Developed Land	22
1089	0.11	0.11	2	Edge Drive (East), Britannia	Edge Drive	Trough Gate	Rossendale	Previously Developed Land	5
1098	0.52	0.47	2	Adjacent To Dearden Close	Dearden Close	Edenfield	Rossendale	Greenfield	23
1106	0.12	0.12	2	North Of Mount Pleasant	Mount Pleasant	Rawtenstall	Rossendale	Greenfield	7
1109	0.61	0.55	2	Lower Clowes Road, New Hall Hey	Lower Clowes Road	Rawtenstall	Rossendale	Previously Developed Land	28
1117	0.89	0.80	2	West Of Mytton Avenue, Constable Lee. Map 18	Mytton Avenue	Rawtenstall	Rossendale	Greenfield	24
1124	1.85	1.33	2	Lomas Lane, Balladen	Lomas Lane	Rawtenstall	Rossendale	Previously Developed Land	40

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address		Town	District	Land Type	Yield
1132	0.18	0.15	2	Dam Top	Fallbarn Road	Rawtenstall	Rossendale	Greenfield	9
1138	0.16	0.16	2	West Of Blackwood Bridge, Nun Hills	Blachwood Bridge	Bacup	Rossendale	Previously Developed Land	8
1139	0.74	0.67	2	Acre Mill Road, Nun Hills	Acre Mill Road	Bacup	Rossendale	Previously Developed Land	66
1143	0.50	0.45	2	Reed Street, Bacup	Reed Street	Bacup	Rossendale	Previously Developed Land	27
1150	0.73	0.66	2	Area Occupied By Mill Premises Alongside River		Stubbins / Edenfield	Rossendale	Previously Developed Land	33
1155	0.68	0.61	2	Land		Bacup	Rossendale	Previously Developed Land	31
1157	1.05	0.94	2	Single Stone Mill Building In Poor State Of Repair.		Whitworth	Rossendale	Previously Developed Land	94
1160	0.31	0.22	2	Roundhill View (The Ducky)		Rising Bridge	Rossendale	Greenfield	11
1162	0.41	0.37	2	End Of Haslingden Sports Centre Playing	Britannia Way	Haslingden	Rossendale	Greenfield	18
1176	2.04	1.53	2	Nun Hills	Cutler Crescent/ Prospect Terrace	Bacup	Rossendale	Greenfield	61
1177	0.63	0.40	2	Off Fernhill Drive	Fernhill Drive	Bacup	Rossendale	Greenfield	20
1180	0.88	0.79	2	Leisure Centre Off Burnley Road	Burnley Road	Bacup	Rossendale	Greenfield	47
1183	1.48	1.34	2	Land Behind Pennine Road	Pennine Road	Bacup	Rossendale	Greenfield	80
1184	0.64	0.57	2	Land Behind Buxton Street	Buxton Street	Whitworth	Rossendale	Greenfield	29
1187	1.44	1.29	2	Prinny Hill Allotments	Prinny Hill	Haslingden	Rossendale	Greenfield	78

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
1188	0.22	0.22	2	Kirk Hill Allotments	Kirk Hill	Haslingden	Rosendale	Previously Developed Land	13
1261	0.86	0.54	2	Land Off Lower House Green	Lower House Green	Water	Rosendale	Greenfield	16
1271	1.16	1.04	2	Mill Adjacent to Deansgate Road, New Line, Britannia	Deansgate Road	Trough Gate	Rosendale	Previously Developed Land	52
1302	0.17	0.17	2	Windy Willows		Rawtenstall	Rosendale	Greenfield	5
1304	0.27	0.27	2	Land adjacent to 370 Rochdale Road, Britannia	Rochdale Road	Trough Gate	Rosendale	Greenfield	14
1308	0.24	0.24	2	Land South of A617	A617	Trough Gate	Rosendale	Previously Developed Land	12
1315	0.13	0.13	2	East of Lee Road	Lee Road	Bacup	Rosendale	Greenfield	7
1318	0.17	0.17	2	Yate Farm		Rawtenstall	Rosendale	Previously Developed Land	5
1330	0.28	0.28	2	Land at Nun Hills, Acre Mill Road	Acre Mill Road	Bacup	Rosendale	Previously Developed Land	14
Site Area Total		135.18	Number of Sites:		142	Yield Total		6031	

APPENDIX FIVE TO MAIN REPORT

SCHEDULE OF CATEGORY 3 SITES

Yield Totals For Category 3 Sites

Date 27 February 2009

Size: All site sizes

Land type: Greenfield sites and Previously Developed Land

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
451	0.25	0.25	3	Former Railway Land, Stacksteads	Off Farholme Lane	Bacup	Rossendale	Greenfield	13
453	0.76	0.68	3	Former Tip, Fairwell Cemetery	Off Newchurch Road	Bacup	Rossendale	Greenfield	34
458	1.64	1.47	3	Barlow Bottoms, Former Tip	Off Market Street	Witworth	Rossendale	Greenfield	74
462	1.03	0.65	3	Facit East, Facit					
462	1.03	0.65	3	Tonnacliffe Spoil Heap, Tonnacliffe	Tonnacliffe Road	Broadley	Rossendale	Previously Developed Land	33
463	4.66	3.50	3	Spring Mill Site, Whitworth	Off Wallbank	Whitworth	Rossendale	Greenfield	175
464	0.64	0.57	3	Excavtion Pit, Hamer Pasture, Hamer Reservoir Area		Broadley	Rossendale	Previously Developed Land	17
465	0.27	0.27	3	Mining Subsidence Path A, Limers Gate, Whitworth		Shawforth	Rossendale	Previously Developed Land	8
466	0.69	0.62	3	Mining Subsidence Trough	Trough Edge End	Shawforth	Rossendale	Previously Developed Land	19
466	0.69	0.62	3	Edge End, Whitworth					
467	2.12	1.59	3	Gauther Fold Spoil Heap, Whitworth	Gauther Fold	Trough Gate	Rossendale	Previously Developed Land	64
474	0.42	0.38	3	Excavation Pit Higher	Burnley Road	Broad Clough	Rossendale	Greenfield	11
474	0.42	0.38	3	Broadclough,					
475	2.28	1.71	3	Tooter Quarry Area, Sharneyford	Todmorden Road	Sharneyford	Rossendale	Previously Developed Land	51
476	0.70	0.63	3	Spoil Heap Heap Hey, Sharneyford	Todmorden Road	Sharneyford	Rossendale	Greenfield	19
479	1.13	1.02	3	Disused Quarry Piercy Bridge, Piercy	Burnley Road East	Rawtenstall	Rossendale	Previously Developed Land	30

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
480	0.53	0.47	3	Former Electricity Sub Station Site, Hareholme	Bacup Road	Rawtenstall	Rossendale	Previously Developed Land	24
486	0.79	0.71	3	Former Quarry, Higher Chapel Hill,	Higher Chapel Hill	Rawtenstall	Rossendale	Previously Developed Land	21
490	0.40	0.36	3	Land At Dearden Clough, Dearden Clough	Rochdale Road	Edenfield	Rossendale	Previously Developed Land	18
491	0.51	0.46	3	Former Refuse Tip, Stubbins,		Stubbins	Rossendale	Previously Developed Land	14
492	0.47	0.42	3	Excavation Pit, South Of Turn	Croston Close	Cheesden	Rossendale	Previously Developed Land	13
493	0.34	0.34	3	Site B, Lumb Bridge, South Of Turn		Cheesden	Rossendale	Previously Developed Land	10
494	0.29	0.29	3	Site A, Lumb Bridge, South Of Turn		Cheesden	Rossendale	Previously Developed Land	9
495	3.10	1.86	3	Former Railway, Helmshore To Lumb, Helmshore		Irwell Vale	Rossendale	Previously Developed Land	56
506	1.30	1.17	3	Path A Mining Subsidence,	Limers Gate	Shawforth	Rossendale	Previously Developed Land	35
512	22.24	5.56	3	Hutch Bank Quarry,	Hutch Bank Road	Haslingden	Rossendale	Previously Developed Land	222
514	0.23	0.23	3	Vacant Haulage Yard,	Burnley Road East	Water	Rossendale	Previously Developed Land	7
526	0.69	0.62	3	Edenwood Mill, Stubbins	Bolton Road	Edenfield	Rossendale	Previously Developed Land	50
531	0.24	0.24	3	Car Park	Kay Street	Rawtenstall	Rossendale	Previously Developed Land	17
533	0.73	0.65	3	Stand Athletic Football Ground,	Manchester Road	Ewood Bridge	Rossendale	Previously Developed Land	20
541	1.02	0.91	3	N And J Scrapyard, Stacksteads	Blackwood Road	Bacup	Rossendale	Previously Developed Land	46

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
547	0.40	0.20	3	Former Quarry Hilltop, Baxenden	Rising Bridge	Stone Fold	Rossendale	Previously Developed Land	10
551	0.55	0.49	3	Townscape Improvement Area	Queens Street / Bacup Road	Rawtenstall	Rossendale	Previously Developed Land	35
553	0.12	0.12	3	Town Hall,	Lord Street	Rawtenstall	Rossendale	Previously Developed Land	8
557	0.21	0.21	3	Former Health Centre,	19 Yorkshire Street	Bacup	Rossendale	Previously Developed Land	15
559	0.57	0.52	3	Land South Of 51 Rising Bridge Road	51 Rising Bridge Road	Acre	Rossendale	Greenfield	26
572	0.14	0.14	3	Village Green & River Banks & Railside L		Irwell Vale	Rossendale	Greenfield	4
573	0.30	0.00	3	Britannia Mill Lodge Bacup		Trough Gate	Rossendale	Greenfield	0
576	0.13	0.09	3	Oakenclough Mill		Bacup	Rossendale	Greenfield	1
579	6.17	4.63	3	Land South Of Booth Road	Booth Road	Rawtenstall	Rossendale	Greenfield	231
580	5.24	3.93	3	Field Between Cockhall Farm & Cowm Park		Witworth	Rossendale	Greenfield	197
584	0.69	0.62	3	Land Adj 130 Haslingden Road	130 Haslingden Road	Rawtenstall	Rossendale	Greenfield	10
591	0.65	0.59	3	Tanner Barn Kings Highway/Winfields Ltd	Kings Highway	Acre	Rossendale	Greenfield	4
592	1.02	0.92	3	Winfields Hazel Mill Haslingden		Acre	Rossendale	Greenfield	46
595	2.78	2.08	3	Knotts Meadow, Crawshawbooth		Rawtenstall	Rossendale	Greenfield	63
609	1.00	0.90	3	Site 7A Former Groundwork, New Hall Hey		Rawtenstall	Rossendale	Previously Developed Land	63

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
615	0.63	0.57	3	Land Behind Tattersall Street, Off Black	Tattersall Street	Acre	Rossendale	Greenfield	15
620	3.17	2.37	3	Lower Stonefold Farm		Stone Fold	Rossendale	Greenfield	95
624	0.78	0.70	3	Cowm Water Treatment Works		Whitworth	Rossendale	Previously Developed Land	28
628	0.85	0.61	3	Fairview Playing Fields/Sunnyside Park		Rawtenstall	Rossendale	Greenfield	31
632	0.27	0.27	3	The Village Green		Irwell Vale	Rossendale	Greenfield	8
634	1.53	1.38	3	By Ogden River & Ogden Bridge		Irwell Vale	Rossendale	Previously Developed Land	41
638	0.51	0.23	3	Mill End Mill		Rawtenstall	Rossendale	Previously Developed Land	28
643	0.41	0.37	3	Rawtenstall Market & Car Park		Rawtenstall	Rossendale	Previously Developed Land	26
651	1.55	1.40	3	Springvale Works		Rawtenstall	Rossendale	Previously Developed Land	42
653	0.69	0.62	3	Land Off Lee Street	Lee Street	Bacup	Rossendale	Previously Developed Land	44
656	1.32	1.19	3	Greenbridge Mill (Hall Carr Mill)		Rawtenstall	Rossendale	Previously Developed Land	72
657	0.15	0.15	3	Eborall Fork Trucks		Rawtenstall	Rossendale	Previously Developed Land	10
662	1.25	0.56	3	Land Around Dale Mill		Rawtenstall	Rossendale	Previously Developed Land	52
663	1.57	0.71	3	Land Around Globe Mill & Waterfoot Business Park		Rawtenstall	Rossendale	Previously Developed Land	60
664	0.35	0.16	3	Land Around Albion Mill		Rawtenstall	Rossendale	Previously Developed Land	16

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
666	1.21	1.09	3	Waterbarn Cricket Ground	Bacup	Rossendale	Greenfield	54	
669	0.72	0.64	3	Land Between Rossendale Crescent & Warco	Rossendale Crescent	Bacup	Rossendale	Greenfield	32
678	1.89	1.70	3	Cloughfold Rec	Rawtenstall	Rossendale	Greenfield	85	
682	122.70	61.35	3	Scout Moor Quarry	Scout Moor	Rossendale	Previously Developed Land	1840	
685	1.48	1.33	3	Edenfield Recreation Ground	Edenfield	Rossendale	Greenfield	67	
686	0.56	0.50	3	Hutch Bank Quarry	Haslingden	Rossendale	Previously Developed Land	20	
687	31.24	15.62	3	Cowpe Quarry & Cragg Quarry	Cowpe Moss	Rossendale	Previously Developed Land	469	
694	0.24	0.24	3	Land Off Piercy Road	Piercy Road	Rawtenstall	Rossendale	Previously Developed Land	7
699	0.24	0.17	3	Laund Bank Barn	Rawtenstall	Rossendale	Greenfield	5	
715	19.20	9.60	3	Land Around Sheephouses Reservoir	Bacup	Rossendale	Greenfield	480	
725	18.20	9.10	3	Hurdles Quarry	Rawtenstall	Rossendale	Previously Developed Land	364	
727	9.79	7.34	3	Brow Edge Quarry	Rawtenstall	Rossendale	Previously Developed Land	220	
728	0.73	0.66	3	Land At Todd Carr Road	Todd Carr Road	Rawtenstall	Rossendale	Previously Developed Land	33
731	0.70	0.44	3	Hippings Lane, 8322SE 2930	Hippings Lane	Rawtenstall	Rossendale	Greenfield	22
738	0.35	0.35	3	Land At Higher Cloughfold 8222-45	Higher Cloughfold	Rawtenstall	Rossendale	Greenfield	18

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
755	23.83	11.92	3	Cragg Quarry - 3694	Cowpe Moss	Rossendale	Previously Developed Land	358	
758	0.19	0.13	3	Land Adj 8 Glen Terrace, Waterfoot	Glen Terrace	Rawtenstall	Greenfield	7	
759	2.81	2.10	3	Land At Hareholme	Hareholme Lane	Rawtenstall	Greenfield	105	
765	1.02	0.28	3	Land Adj St Michael's, Lumb		Water	Rossendale	Greenfield	8
767	0.11	0.11	3	Glen Top Adj 595 Newchurch Road	Newchurch Road	Bacup	Rossendale	Previously Developed Land	5
774	1.10	0.99	3	Recreation Ground Stacksteads		Bacup	Rossendale	Greenfield	49
789	1.20	1.08	3	Land At Height Top Farm		Rawtenstall	Rossendale	Greenfield	32
792	0.23	0.18	3	Rear Rock Barn, Lumb		Rawtenstall	Rossendale	Greenfield	5
795	0.23	0.23	3	Land Off Dean Lane Weir	Dean Lane	Water	Rossendale	Greenfield	7
798	3.62	1.90	3	Land Off Osborne Terrace, Stacksteads	Osborne Terrace	Bacup	Rossendale	Greenfield	95
801	0.22	0.00	3	Land At Duck Pond, New Line		Bacup	Rossendale	Greenfield	0
808	0.84	0.76	3	Land South Of Helmshore Memorial Ground		Haslingden	Rossendale	Greenfield	23
826	1.62	1.46	3	Land Off Bocholt Way	Bocholt Way	Rawtenstall	Rossendale	Greenfield	88
832	10.62	5.31	3	Land Adj Laund Slack Farm		Haslingden	Rossendale	Greenfield	212
833	1.44	1.29	3	Land Rear 39 Bleakholt Road	Bleakholt Road	Edenfield	Rossendale	Greenfield	39

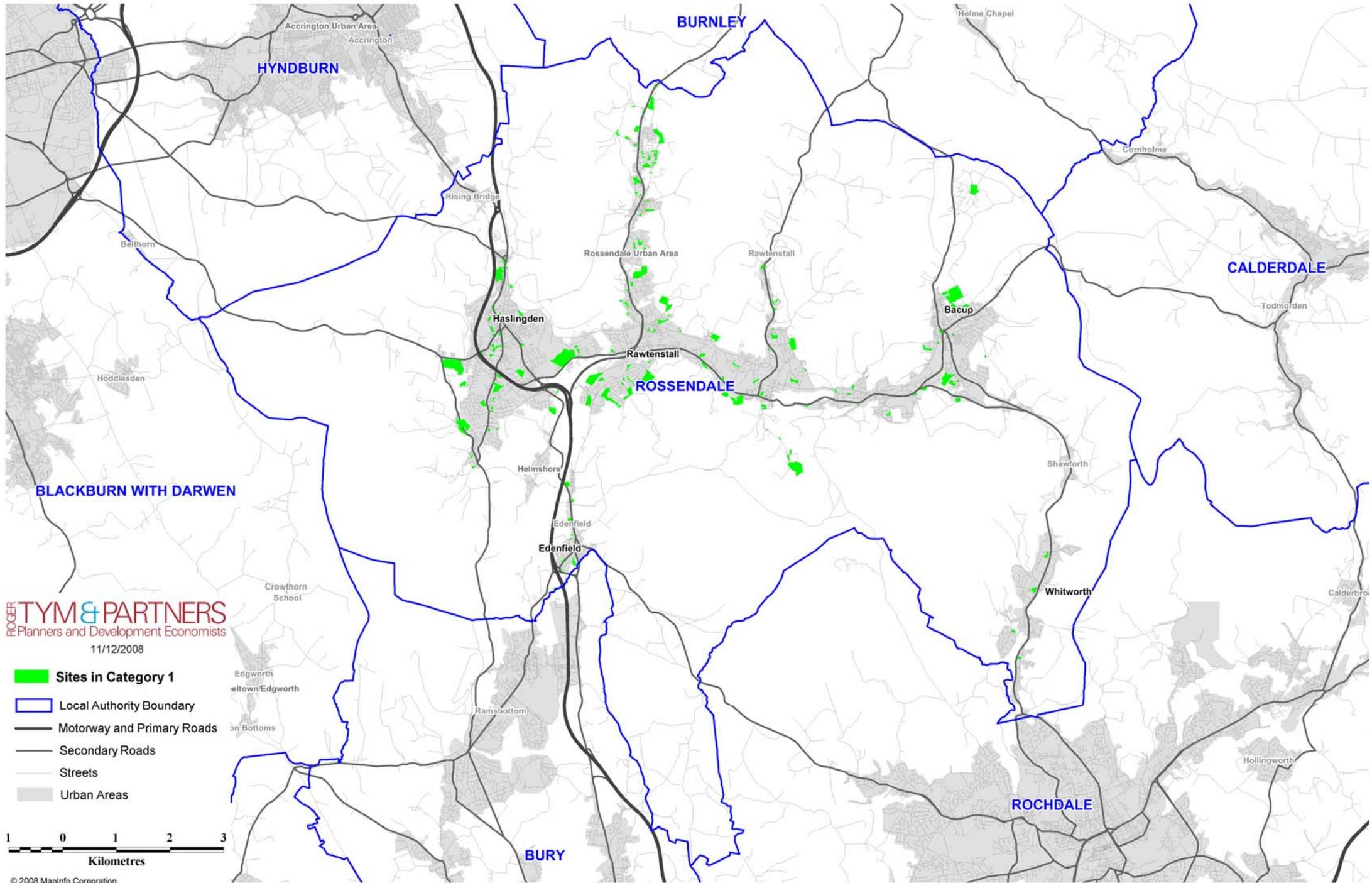
Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
957	0.34	0.34	3	East Of 518 Newchurch Road, Brandwood	Newchurch Road	Bacup	Rossendale	Previously Developed Land	17
980	0.17	0.17	3	Land Opposite Moor View, Britannia	Rochdale Road	Trough Gate	Rossendale	Previously Developed Land	9
984	0.40	0.36	3	West Of Warren Drive, Britannia	Warren Drive	Trough Gate	Rossendale	Greenfield	18
997	0.39	0.39	3	Ormerod Street Works	Ormerod Street	Water	Rossendale	Previously Developed Land	24
1019	0.59	0.53	3	Baxenden Chemicals Ltd, Rising Bridge	Roundhill Lane	Stone Fold	Rossendale	Greenfield	27
1021	0.21	0.21	3	Bridgeside, Bridge Road, Roundhill	Bridge Road	Acre	Rossendale	Greenfield	10
1029	0.14	0.14	3	Rock View Works, Trough Gate		Shawforth	Rossendale	Previously Developed Land	7
1045	0.09	0.09	3	Ashworth Road, Scout	Ashworth Road	Rawtenstall	Rossendale	Previously Developed Land	5
1053	0.31	0.09	3	Coppice Drive	Coppice Drive	Whitworth	Rossendale	Greenfield	5
1057	2.90	2.17	3	Long Acres Farm		Whitworth	Rossendale	Greenfield	109
1062	0.43	0.38	3	Eagley Bank		Shawforth	Rossendale	Greenfield	19
1064	0.23	0.23	3	Freeholds Mill Market, Land Adjacent To Trough Cottages		Shawforth	Rossendale	Greenfield	11
1083	0.43	0.39	3	Land Adjacent To Warnock Farm		Bacup	Rossendale	Greenfield	16
1086	0.17	0.17	3	Albert Terrace Mill & Petrol Station		Bacup	Rossendale	Previously Developed Land	20
1092	0.63	0.00	3	Land Between River Irwell & Back Cemetery Terrace (Kiln	Back Cemetery Terrace	Bacup	Rossendale	Previously Developed Land	0

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield	
1094	0.19	0.19	3	Land To The Rear Of 214 Burnley Road East	Burnley Road East	Weir	Rossendale	Greenfield	6
1097	0.49	0.44	3	Rose Bank, Chatterton	Rose Bank	Stubbins	Rossendale	Greenfield	13
1147	3.01	2.26	3	Bacup Town Centre: Area Located To The South Of The		Bacup	Rossendale	Previously Developed Land	135
1148	1.46	1.31	3	Newchurch Road (Including Railway Street And The	Railway Street/ Newchurch Road	Bacup	Rossendale	Previously Developed Land	66
1149	0.41	0.30	3	Edward Turnball. (Single Mill Building Adjacent To The		Stubbins / Edenfield	Rossendale	Previously Developed Land	18
1153	2.21	1.00	3	Area Occupied By Older Works Buildings And Modern		Waterfoot / Stackstead	Rossendale	Previously Developed Land	50
1154	1.39	1.26	3	Mill buildings		Bacup	Rossendale	Previously Developed Land	76
1156	1.05	0.94	3	Lancashire Sock Ltd.		Bacup	Rossendale	Previously Developed Land	47
1159	0.93	0.84	3	Former Works Site Within Residential Area Now Divided		Whitworth	Rossendale	Previously Developed Land	42
1163	0.74	0.60	3	Disused Railway Embankment	St. Crispen Way / Grange Road	Haslingden	Rossendale	Previously Developed Land	30
1167	1.50	1.35	3	New Hall Hey Cricket Ground		Rawtenstall	Rossendale	Greenfield	81
1175	2.23	1.67	3	Edgeside Park		Waterfoot	Rossendale	Greenfield	83
1179	4.47	3.35	3	Maden Rec		Bacup	Rossendale	Greenfield	201
1182	1.87	1.69	3	Sharneyford Off Todmorden Road	Todmorden Road	Sharneyford	Rossendale	Greenfield	51
1185	0.37	0.37	3	End Of Grange Road	Grange Road	Facit	Rossendale	Greenfield	18

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Category	Site Name and Address	Town	District	Land Type	Yield
1191	0.76	0.68	3	Focus Diy Store	Rawtenstall	Rosendale	Previously Developed Land	48
1306	2.14	1.61	3	Land South East of Stone Fold	Stone Fold	Rosendale	Greenfield	64
1316	6.55	4.91	3	Sand Beds Farm	Dearden Moor	Rosendale	Greenfield	147
Site Area Total		222.69	Number of Sites:		121	Yield Total		8613

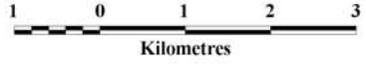
APPENDIX SIX

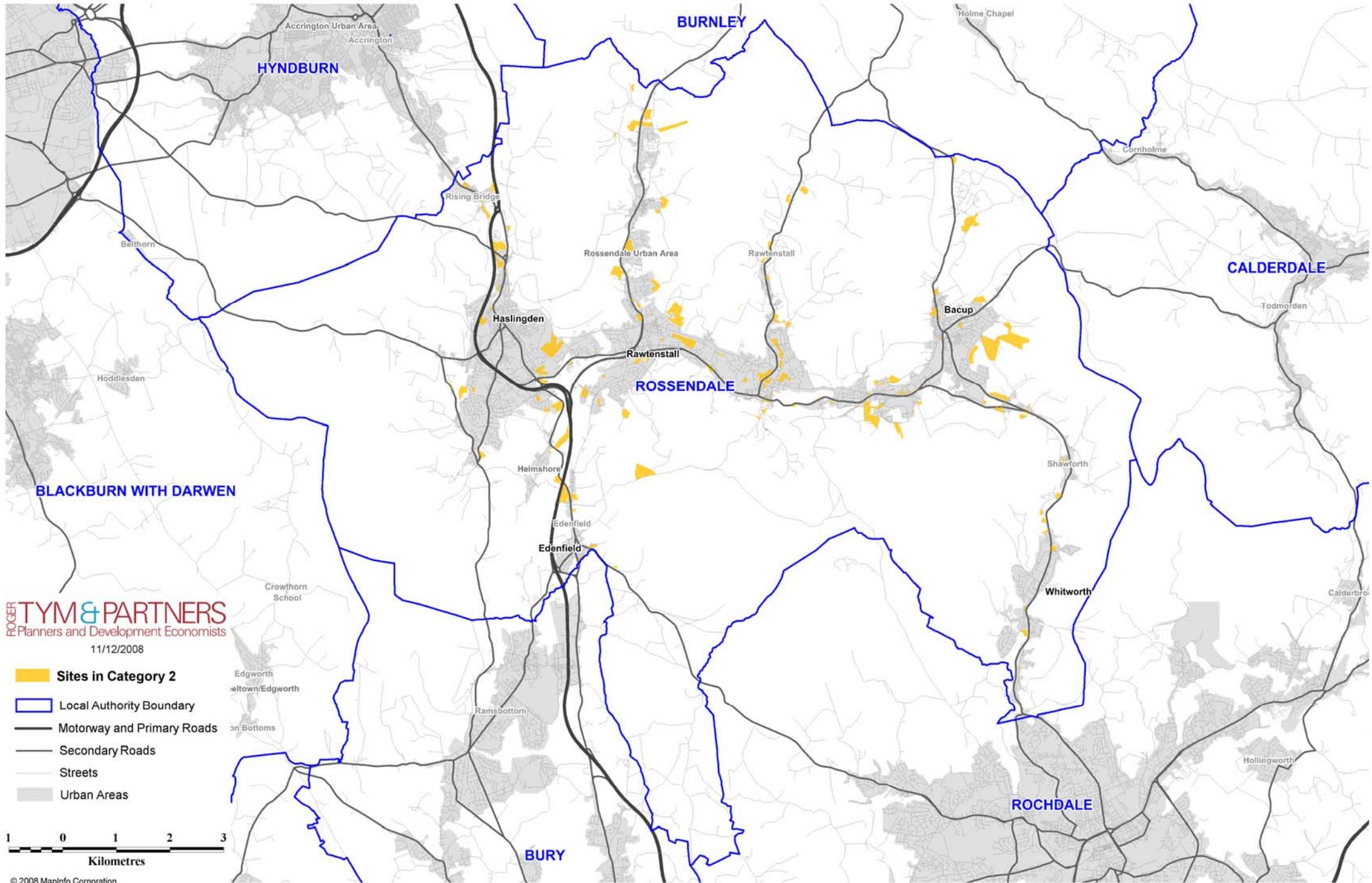
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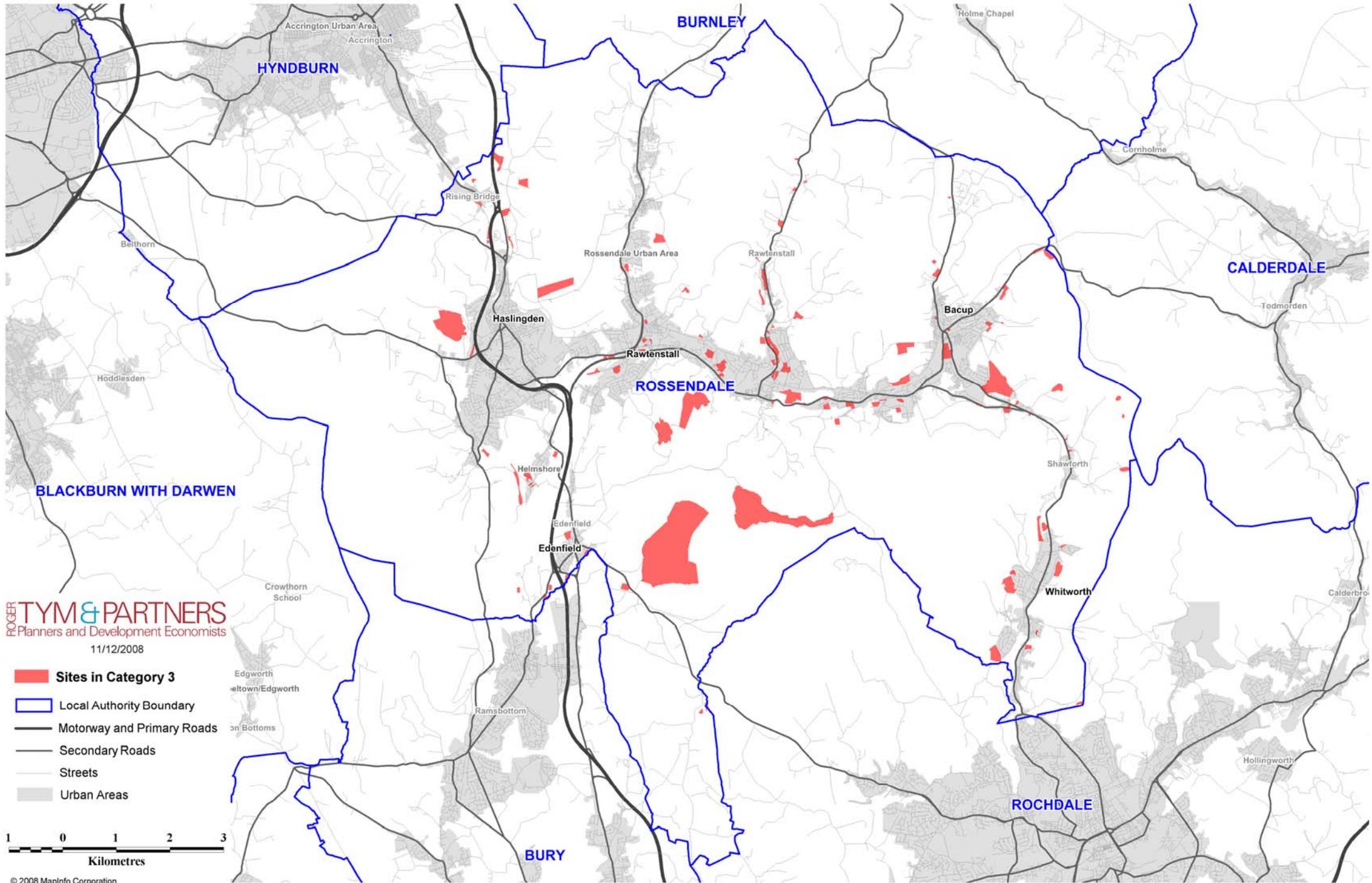
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- Sites in Category 1
- Local Authority Boundary
- Motorway and Primary Roads
- Secondary Roads
- Streets
- Urban Areas



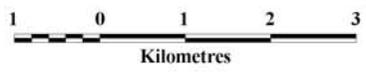


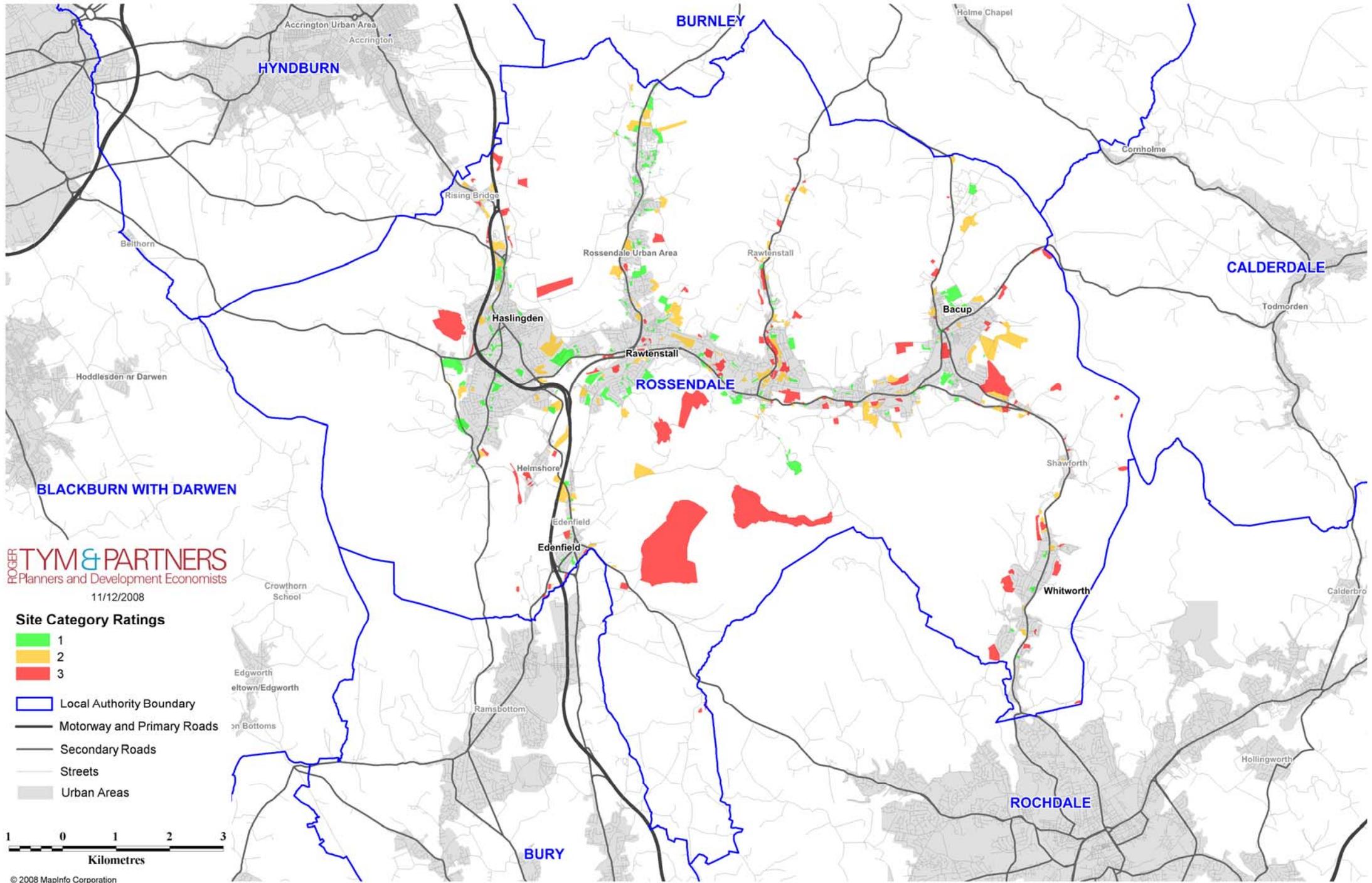
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- Sites in Category 3
- Local Authority Boundary
- Motorway and Primary Roads
- Secondary Roads
- Streets
- Urban Areas





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Site Category Ratings

- 1
- 2
- 3

- ▭ Local Authority Boundary
- ▬ Motorway and Primary Roads
- ▬ Secondary Roads
- ▬ Streets
- ▭ Urban Areas

