

In response to Matter 5 – Employment need and supply – Question d.

and Matter 3 - Housing need and requirement – Questions C i. and C ii.

Employment in Rossendale has been steadily declining over the recent past, from 28,000 jobs in the year 2000 to 24,000 jobs in 2017. Although some years show an increase in jobs, the overall trend has been down and there has been a loss of jobs. Over the same time period, the Planning Department and their consultants have overestimated the number of jobs being created in Rossendale and underestimated jobs being lost, particularly in the footwear and textile sectors, this has led to a large number of Rossendale's residents commuting out of the Valley for work.

The Forecast Job number is converted into an additional housing figure, (this would have been called an uplift to account for planned economic growth, or a similar phrase) and this number would then have been added to the overall housing requirement. If most of the jobs do not materialise, or there is an actual loss of jobs, which has been the case in Rossendale over the recent past, there is no adjustment made to the figures - the overall housing requirement remains increased.

The only robust evidence (from nomis labour market reports) on this matter, shows what actually happened to employment in Rossendale – there has been a steady decline of jobs for the working population in Rossendale, consequently leading to a larger and larger percentage of the working population commuting to work outside the Valley.

See below, * [two paragraphs](#) taken from the Strategic Housing Market Assessment Update, from Page 84, which shows that the consultants are still pushing for increased housing numbers based on guessedimates, of what jobs will be created (track records show a decline in jobs, as we noted above). They also comment on affordable housing.

** (Summary and Conclusions)*

*(The need to accommodate a sufficient economically active workforce to accommodate projected economic growth. Should the Council plan for this level of economic growth, the Standard Method would provide insufficient housing to support the necessary increase in the local workforce; an uplift to **between 236 dpa and 253 dpa.**)*

The Council believes it will create 1600 jobs as per Economic Development Strategy for Rossendale 2018-2033. If they are using the same method as previously, to forecast jobs, then the result is going to be the same as prior years. (overestimating jobs created and underestimating job losses).

3 Affordable Housing Need is in the range **between 102 and 170 affordable homes per annum between 2019 to 2034. This is a significant proportion of the locally assessed need based on the standard method (204 dpa) of between 50% and 83%. The PPG suggests an increase in the total housing figures included in the plan may need to be considered by the Council where it could help deliver the required number of affordable homes.*

Regarding affordable housing - we cannot find evidence that building more houses (as the PPG suggests) would increase the finances available for affordable housing. An increase in total housing to help deliver affordable homes is not the answer, especially when the Council is not maximising the financial gain to the public purse, of the housing already allocated. The Council needs to obtain a higher value return from the developers, from the allocated housing and not accept low returns or no returns. Higher returns equals higher finance towards affordable homes and towards infrastructure. Already the last four applications for planning in Bacup have offered little or no financial support.

We would like The Plan to be changed to include definite minimum numbers of affordable homes and other financial contributions for infrastructure, which must be met by developers and landowners.

Gross Weekly Pay - All Full Time Workers

North West

local authority	weekly pay
Copeland	891.2
Fylde	642.9
Knowsley	637.3
Barrow-in-Furness	633.1
Ribble Valley	620.1
Halton	575.6
West Lancashire	572.2
Preston	562.3
Cheshire East	556.3
Manchester	555.9
Pendle	551.0
Warrington	546.3
Liverpool	544.3
Stockport	538.8
Salford	534.9
Trafford	534.0
Cheshire West and Chester	529.7
Lancaster	520.0
Eden	519.2
Bury	512.7
Carlisle	509.8
Sefton	501.2
South Lakeland	501.2
St. Helens	498.7
Wirral	492.0
South Ribble	491.2
Bolton	490.6
Chorley	488.6
Wigan	488.3
Oldham	481.1
Tameside	478.5
Blackpool	473.1
Allerdale	469.8
Hyndburn	469.5
Blackburn with Darwen	457.0
Rochdale	456.9
Burnley	452.2
Rossendale	445.1
Wyre	441.4

Source: ONS annual survey of hours and earnings - workplace analysis [2018]

Note: Median earnings in pounds for employees working in the area

Job Density
Rossendale

Year	Rossendale	Rossendale (density)	North West (density)	Great Britain (density)
2000	28,000	0.67	0.75	0.79
2001	28,000	0.68	0.76	0.80
2002	26,000	0.62	0.77	0.80
2003	23,000	0.55	0.77	0.80
2004	26,000	0.61	0.78	0.80
2005	26,000	0.61	0.76	0.80
2006	25,000	0.58	0.76	0.79
2007	23,000	0.53	0.76	0.79
2008	25,000	0.58	0.75	0.79
2009	23,000	0.53	0.74	0.77
2010	24,000	0.55	0.73	0.77
2011	24,000	0.53	0.74	0.78
2012	25,000	0.57	0.75	0.78
2013	24,000	0.55	0.77	0.79
2014	23,000	0.54	0.78	0.81
2015	27,000	0.62	0.80	0.83
2016	25,000	0.58	0.82	0.85
2017	24,000	0.54	0.83	0.86

Source: ONS jobs density

Note: The density figures represent the ratio of total jobs to population aged 16-64.

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