

5 Year Housing Land Supply Report (2014 – 2019)

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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Housing requirement figures in up-to-date Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process.
- 1.2 In accordance with NPPF paragraph 47 and footnote 11, sites identified within the 5 Year Supply must be deliverable. ***“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years”.***
- 1.3 Deliverable sites for housing should include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. As part of this, local planning authorities should consider both the delivery of sites against the forecast trajectory and also the deliverability of all the sites in the five year supply.
- 1.4 This 5 Year Housing Land Supply document identifies a deliverable housing supply in Rossendale Borough for the five year period from 1 April 2014 to 31 March 2019, with a base date of 31 March 2014.

2. Monitoring and Review

- 2.1 The Council monitors housing delivery on an annual basis and uses this data to inform and update the five year supply. The 5 Year Housing Land Supply sets out how planning policies have performed and been implemented over the previous financial year, including historic housing completions and future housing trajectories.
- 2.2 The Authority Monitoring Report (AMR) and 5 Year Housing Land Supply reports are both available to view on the Council's website at www.rossendale.gov.uk.
- 2.3 The AMR provides further analysis in respect of performance against targets set out in the adopted Core Strategy. The 2012-2013 version is available on our website and the 2013-2014 report will be available later in the year.

3. Important Notice - Disclaimer

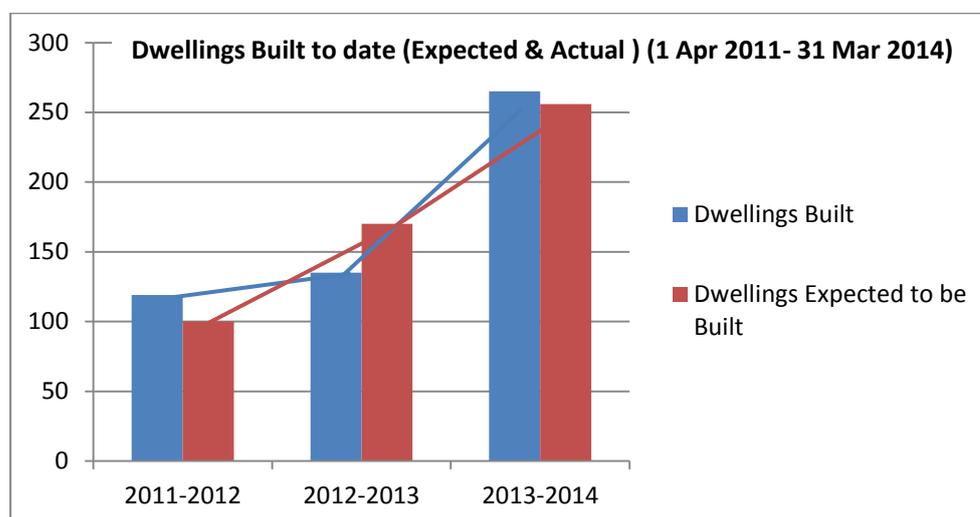
3.1 In relation to the information contained within this report (and any other report relating to the findings of Rossendale's Housing Land Supply), the Council makes the following disclaimer, without prejudice:

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

4. Calculating the 5 Year Requirement

- 4.1 Policy 2 of the adopted Core Strategy DPD (2011) sets a target of 3,700 additional dwellings to be delivered in Rossendale over the 15 year plan period up to 2026. This equates to an annual average of 247 new dwellings a year.
- 4.2 Analysis confirms that 265 new dwellings were built in Rossendale in the last year (2013/2014) on sites still under construction and sites now fully completed. This improved performance can largely be attributed to improving economic conditions, progress made on the majority of our larger development sites, and an increase in the number of smaller windfall sites coming forward.
- 4.3 265 completions represent nine more dwellings than the adjusted annual housing requirement figure for 2013/2014 of 256; a figure that includes the cumulative shortfall of 16 dwellings carried forward from the previous 2012/2013 assessment. Graph 1 below charts housing performance in Rossendale over the three year plan period to date.

Graph 1: Dwellings Built to date (Expected and Actual) – 1 April 2011 to 31 March 2014



- 4.4 As shown in Table 1 below, a total of 519 dwellings have been completed in Rossendale between 1 April 2011 and 31 March 2014. The Core Strategy requirement between 1 April 2014 and 31 March 2026 is 3,181 dwellings (i.e. the original 3,700 target minus 519 completions to date). This means that over the remaining 12 years of the plan period, an average of 265 dwellings will be required each year.

Table 1: Housing performance against Housing trajectory (2011 to 2014)

Year	Houses expected to be built (Core Strategy trajectory)	Adjusted trajectory	Houses built	+ / - (for year)
2011/2012	100		119	+19
2012/2013	170		135	-35
2013/2014	240	256 ¹	265	+25
Cumulative	510		519	+9

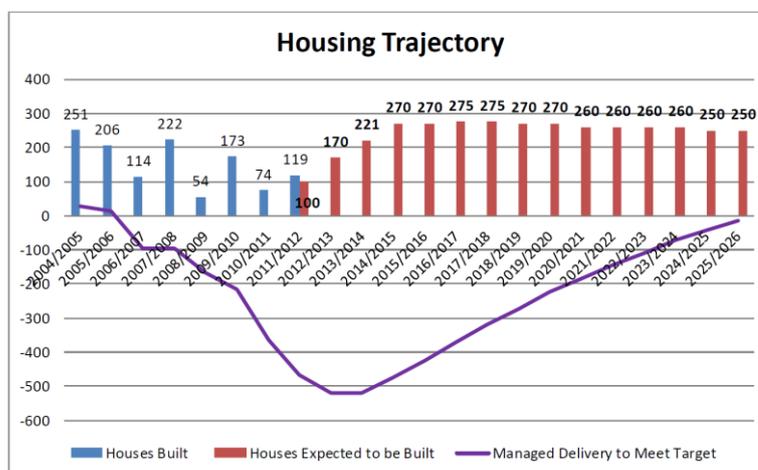
¹ Figure takes account of previous under-provision

In Summary:

- **265 dwellings** have been completed in the last year (2013/2014), which represents nine more dwellings than the adjusted, annual housing requirement
- **519 dwellings** have been completed over the Local Plan period to date (2011 to 2014), which represents nine more dwellings than the three year requirement

4.5 The Council continues to take the view that any assessment of local delivery is likely to be more robust if a longer term view is taken, since this takes account of the peaks and troughs of the housing market cycle. The adopted Core Strategy contains a graph (shown below) of anticipated housing delivery known as the 'Housing Trajectory'. This takes a realistic view of house building over the plan period taking into account the effects of the recession on the house building industry. As such, the yearly targets vary from year to year.

Appendix 2 – Rossendale Housing Trajectory (taken from Adopted Rossendale Core Strategy (2011)).



4.6 In accordance with the Core Strategy, accelerated rates of housing provision are planned for the five year period 2014 to 2019 to bring the provision trajectory back into alignment as the building industry emerges from the recession. This increased provision will satisfy and take advantage of the demand that has built-up. In line with the long-term housing trajectory it will be necessary to build at least 261 dwellings in Rossendale in 2014/2015, with nine dwellings deducted from the long-term projection of 270. This will help the Council to meet its adjusted five year delivery target for 2014-2019 of 1,351 dwellings. 270 dwellings are forecast to be built in years 2015/2016 and 2018/2019, with 275 dwellings forecast for years 2016/2017 and 2017/2018 - subject to annual performance review.

4.7 Bullet point 2 of paragraph 47 of the National Planning Policy Framework (NPPF) states that local planning authorities should “*identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*”.

4.8 As the annual housing requirement has been achieved more often than it has not been met since implementation of the Core Strategy in 2011, and Rossendale currently exceeds the required completion rate over the full plan period (2011 to 2014), there is no evidence of any persistent “under delivery”. In line with the NPPF, a 5% buffer (moved from later in the plan period) is considered the correct buffer to apply in Rossendale. This will allow us to better achieve our planned long-term supply and ensure choice and competition in the market for land.

4.9 With regard to future housing requirements, the Council sets out two scenarios. Scenario 1 follows figures set out in the 15 Year Housing Target based on an annualised average in the Core Strategy; Scenario 2 follows figures set out in the adjusted Housing Trajectory in the Core Strategy, that take a realistic view of house building and the effects of the recession. A 5% buffer is applied to both scenarios, but for completeness and clarity we also show the figures for a 20% buffer too.

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

Serial	Component	Calculation	Amount	Notional 20% Buffer
A	Requirement (Plan Period Requirement / Length of Plan - 15 years)	3,700 / 15	247	247
B	5 Year Requirement (A x 5)	247 x 5	1235	1235
C	5% Buffer (5% of B)	1235 x 0.05	62 ²	247 ³
D	Total Housing Requirement (B + C)	1235 + 62	1297*	1482

Table 3: Scenario 2 - Annual Targets in Housing Trajectory

The annual targets set out in the Housing Trajectory are as follows:

- 2014/2015 = 261 (270-9)
- 2015/2016 = 270
- 2016/2017 = 275
- 2017/2018 = 275
- 2018/2019 = 270

Serial	Component	Calculation	Amount	Notional 20% Buffer
A	5 Year Requirement (Sum of Annual Targets above)	261 + 270 + 275 + 275 + 270	1351	1351
B	5% Buffer (5% of A)	1351 x 0.05	68 ⁴	270 ⁵
C	Total Housing Requirement (A + B)	1351 + 68	1419*	1621

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

² & ⁴ 5% Buffer applied
³ & ⁵ 20% Buffer applied
 * Includes 5% Buffer

5. The 5 Year Housing Land Supply

5.1 Evidence contained in this report (as shown in Appendices A to F) provides a breakdown of the Council's five year supply of deliverable sites between 1 April 2014 and 31 March 2019. This information is correct as of 31 March 2014.

The 5 year supply consists of:

- Residential development that is currently under construction
- Unimplemented residential planning permissions
- Sites where there is resolution to grant planning permission (but no consent as yet issued)
- Specific, identified sites that have the potential to make a significant contribution to housing delivery within the stated 5 year period

Table 4: Breakdown of 5 Year Housing Land Supply 2014-2019

Category	Total	% of supply
Dwellings to be built on Sites Under Construction	713	35.8
Dwellings with Planning Permission Not Yet Started	227	11.4
Dwellings where there is Resolution to Grant Planning Permission	71	3.6
Number of Dwellings from Specific Deliverable Sites	981	49.2
Total Number of Dwellings	1992	100%

5.2 Evidence - as calculated from Scenarios 1 & 2 (page 8) and quantified in the tables below - demonstrates that Rossendale has identified sites that are capable of delivering 1,992 dwellings over the next five years. This exceeds the housing requirement as set out in both scenarios (including a 5% buffer) in Tables 2 and 3.

Table 5: Housing Land Supply - Scenario 1: Annual Average over Plan Period (2011-2026)

A	5 Year Requirement	1235
B	5% Buffer	62
C	Annual Requirement (A+B ÷ 5)	259.4
D	Total Number of Dwellings Identified	1992
E	Land Supply (D/C)	7.7

Table 6: Housing Land Supply - Scenario 2: Annual Targets in Housing Trajectory

A	5 Year Requirement	1351
B	5% Buffer	68
C	Annual Requirement (A+B ÷ 5)	283.8
D	Total Number of Dwellings Identified	1992
E	Land Supply (D/C)	7.0

5.3 By dividing the total number of dwellings identified (1,992) by the annual requirement (including the 5% buffer) in the Housing Trajectory of 283.8, this proves that Rossendale Borough Council continues to meet the NPPF requirement and can demonstrate a **7.0 years supply** of deliverable housing sites (as shown in Scenario 2, Table 6) for the period 1 April 2014 to 31 March 2019.

- 5.4 As the tables show, Rossendale is able to demonstrate - by using either of the scenarios - that it has a greater than 5 Year Housing Land Supply; this includes taking into account an additional buffer of 5% moved forward from later in the plan period.
- 5.5 7.0 years supply represents a robust and realistic approach to housing delivery in Rossendale. Had we chosen to apply the larger 20% buffer, for example, we could still have demonstrated a 6.1 years supply of deliverable dwellings.
- 5.6 Furthermore, had a windfall allowance (at an average of 13.5%; see Appendix E) – based on the last two years figures of sites with four dwellings or less - also been taken into account, Rossendale could have demonstrated a 7.9 years supply (with the 5% buffer) or 6.9 years supply (with an increased 20% buffer) of deliverable dwellings.

5.7 Summary:

Requirement

Core Strategy Housing Requirement	3,700
Completions 2011-2013	519
Remaining requirement at April 2014	3,181
Years remaining within the plan period	12
Remaining requirement per annum	265.1

Capacity

Dwellings under construction	713
Dwellings with planning permission	227
Dwellings with resolution to grant permission	71
Supply of specific deliverable sites	981
Deliverable capacity	1,992

Supply (based on the Housing Trajectory)

Years supply (including 5% buffer)	7.0
Years supply (not including 5% buffer)	7.4

Comparative “Notional” Supplies (with Reduced Buffer and with Windfall Allowance):

Years supply (with notional 20% buffer)	6.1
Years supply (with windfall allowance, at 5% buffer)	7.9
Years supply (with windfall allowance, at 20% buffer)	6.9

Appendices

Appendix A: Residential Development Currently Under Construction

- 1.1 The monitoring of housing delivery requires the Council to record and update the progress of delivery of development on allocations and sites with planning permission. All dwellings that are now under construction are included in the housing supply, as they are clearly deliverable, and the phasing of delivery is also indicated.
- 1.2 The updated information on residential development under construction has been confirmed through site visits, discussions with owners and developers, and through updates from Council Officers in Forward Planning, Development Control and Building Control. Information is as accurate as possible and provides a snapshot of the latest situation as at 31 March 2014.
- 1.3 The table below identifies housing sites across the Borough that are currently under construction.

Table 7: Residential Development Currently Under Construction

Application Number	Site Name	Site Address	Dwellings Approved	Dwellings Built	Dwellings Remaining	Expected Delivery Rate				
						2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
1996/0341	Hollin Way	Hollin Way, Burnley Road, Constablee	175	117	58	10	12	12	12	12
2003/0143	Grane Road	20 Grane Road, Haslingden	8	7	1	0	1	0	0	0
2003/0154	Irwell Springs	Irwell Springs, Weir	56	10 ⁶	46	0	23	23	0	0
2004/0401(A)	Woodland Grange	Land between Douglas Road and Tong Lane	196	142	54	0	0	18	18	18
2005/0142	Slack Lane	Rochdale Road	162	102	60	25	25	10	0	0
2006/0320 & 2012/0397 & 2013/0514	Holly Mount House	St Marys Way Rawtenstall	60	55	5	5	0	0	0	0
2007/0016		Land off Oaklands and Lower Cribden Avenue	49	9	40	0	20	20	0	0
2008/0368		Land adj 444 Newchurch Rd/Baldwin St Stacksteads	8	0	8	8	0	0	0	0
2008/0494		12 Rochdale Rd, Bacup	3	0	3	3	0	0	0	0
2008/0786		462 Helmshore Road	1	0	1	1	0	0	0	0
2009/0247 (2012/0315)	Lumbholes Mill	Cowpe Road, Rossendale	1	0	1	1	0	0	0	0
2010/0268		1 Sunnybank Close, Helmshore	1	0	1	1	0	0	0	0
2010/0667 (2013/0171)	Orama Mill	Hall Street, Whitworth	104	32	72	37	35	0	0	0
2011/0046	Holmefield House	Holcombe Road, Helmshore	74	47	27	27	0	0	0	0
2011/0223	Alderbottom Fm	Market Street, Edenfield	1	0	1	1	0	0	0	0
2011/0509		684 Burnley Road East	1	0	1	1	0	0	0	0
2011/0631		Land adjacent to 271 Holcombe Rd, Helmshore	1	0	1	1	0	0	0	0

⁶ Number of completions incorrectly listed in 2012/2013 "5 Year Housing Land Supply" Report as 14, but not included in Housing Completion figures for 2012/2013 as all dwellings were built prior to 31 March 2012. 10 Dwellings have been built, with 46 dwellings still to be built.

Application Number	Site Name	Site Address	Dwellings Approved	Dwellings Built	Dwellings Remaining	Expected Delivery Rate				
						2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
2011/0637	Rockcliffe Road	Land off Rockcliffe Road, Grafton Villas	82	25	57	15	20	22	0	0
2012/0055	Gordon Works	Ashworth Road, Burnley Road East	4	0	4	0	4	0	0	0
2012/0057		512 Burnley Road East	2	0	2	2	0	0	0	0
2012/0081		5 Tenterheads, Hardman Drive, Cowpe	-1 ⁷	0	-1	-1	0	0	0	0
2012/0117	Stables	Hud Hey Road, Rising Bridge	1	0	1	1	0	0	0	0
2012/0162	Former Hospital	Haslingden Rd, Rawtenstall	139	0	139	35	35	35	34	0
2012/0171	Eastgate	Land off Eastgate, Whitworth	45	0	45	0	23	22	0	0
2012/0210	East Parade	Land At East Parade/Higher Mill Street Rawtenstall	12	0	12	12	0	0	0	0
2012/0305		Land to rear of 183 Burnley Road	1	0	1	1	0	0	0	0
2012/0385	Moorland Gate, New Line	Mill / Land adjacent to Deansgreave New Line Bacup	30	24	6	6	0	0	0	0
2012/0469		Mangle Fold Barn Edenfield	2	0	2	0	2	0	0	0
2012/0485	Sowclough Farm	The Barn/land off Sowclough Road, Stacksteads	1	0	1	1	0	0	0	0
2012/0517	Crawshaw Hall	Pump House, 480 Burnley Road, Crawshawbooth	1	0	1	1	0	0	0	0
2012/0520		7 John Street, Whitworth	5 ⁸	0	5	5	0	0	0	0
2012/0533	Former Piano Factory	Woodlea Road, Waterfoot	2	0	2	2	0	0	0	0
2012/0544		Hurst Platt, Waingate Road	3	0	3	3	0	0	0	0
2013/0041	Woodland Rise	Land opposite 449- 457 Bacup Road Hareholme, BB4 7JJ	17	0	17	17	0	0	0	0
2013/0063		Garage site, Weir Lane, Burnley Road, Bacup	2	0	2	2	0	0	0	0
2013/0081	Cherry Tree	Cherry Tree Dean Road Haslingden Rossendale Lancashire BB4 4DS	6	0	6	6	0	0	0	0
2013/0110		Land Adj To 14 Park Avenue, Haslingden, Rossendale BB4	1	0	1	1	0	0	0	0
2013/0195	Old House At Home	62 Newchurch Road Rawtenstall BB4 7QX	4	1	3	1	2	0	0	0
2013/0250		Plot 5, Worswick Green	1	0	1	1	0	0	0	0
2013/0277	Mytholme House	Burnley Road East	-2 ⁹	0	-2	-2	0	0	0	0

⁷ 2012/0081: Conversion of 2 Houses into 1; Creating a net loss of 1 dwelling.

⁸ 2012/0520: Conversion of House into Flats; Creating a net gain of 5 dwellings.

⁹ 2013/0277: Demolition of 14 bedsits and erection of 12 flats; Creating a net loss of 2 dwellings

Application Number	Site Name	Site Address	Dwellings Approved	Dwellings Built	Dwellings Remaining	Expected Delivery Rate				
						2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
2013/0289		457 Grane Road	0 ¹⁰	0	0	0	0	0	0	0
2013/0308		40 Blackburn Road	1	0	1	1	0	0	0	0
2013/0433		59/61 Deardengate	1	0	1	1	0	0	0	0
2013/0354		1 Ryefield Avenue West Haslingden BB4 4BL	1	0	1	1	0	0	0	0
2013/0455		Land to south side of Bacup Hub Burnley Road	20	0	20	20	0	0	0	0
2014/0031		Madisons 2 Burnley Road, Rawtenstall	2	0	2	2	0	0	0	0
Total			1284	571	713	255	202	162	64	30
Total Dwellings Left to Build			713							
Total Dwellings Built this year from sites still under construction			163							

- 1.4 The above evidence confirms there are currently sites under construction in Rossendale with a net yield of 1,284 dwellings. 571 of the 1,284 proposed dwellings are now completed, with 713 dwellings still to be completed.
- 1.5 713 dwellings to be delivered on sites currently under construction in Rossendale accounts for 35.8% of the housing supply over the five year plan period, or 2.51 years supply.
- 1.6 Major development sites such as those at the former Hospital site, Rawtenstall; Orama Mill, Whitworth; Rochdale Road, Bacup; and, Holcombe Road, Helmshore are all expected to make significant contributions to the housing delivery in Rossendale over the next twelve months.

¹⁰ 2013/0289: Demolition of 1 dwelling and construction of 1 replacement dwelling. Net gain of zero dwellings

Appendix B: Unimplemented Residential Planning Permissions

- 2.1 All sites with full or outline planning permission are also included in the housing supply. The NPPF (paragraph 47 and footnote 11) confirms that “*Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years*”.
- 2.2 Updated Information on unimplemented residential planning permissions has been confirmed through site visits and through updates from Council Officers in Forward Planning, Development Control and Building Control. Information is as accurate as possible and provides a snapshot of the latest situation as at 31 March 2014. Expected delivery rates, where possible, have been established through discussions with developers.
- 2.3 The table below identifies planning permissions across the Borough that have not yet started and that will not expire until after 1st April 2014.

Table 8: Unimplemented Residential Planning Permissions

Application Number	Site Address	Expiry Date	Dwellings Approved	Expected Delivery Rate				
				2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
2008/0673 (2011/0183)	Side Garden of 214 Burnley Road, Weir, Bacup	08/06/2014	1	1	0	0	0	0
2007/0556 (2011/0199)	2 Tonacliffe Way, Whitworth	19/06/2014	1	1	0	0	0	0
2011/0291	Former Airtours Car park, Park Road Haslingden	11/08/2014	4	0	4	0	0	0
2011/0295	Gander Brow, Market Street, Shawforth	04/09/2014	1	1	0	0	0	0
2011/0404	1/3 Height End Cottages Kirk Hill Road Haslingden BB4 8TZ	25/10/2014	1	1	0	0	0	0
2010/0101	Old Market Hall Bank Street Bacup Lancashire OL13 8HD	07/12/2014	25	0	13	12	0	0
2008/0641 (2011/0543)	Freeholds Mill, Market Street, Shawforth	11/12/2014	1	1	0	0	0	0
2008/0706 (2011/0537)	Land North of 101 Tonacliffe Road, Whitworth	05/01/2015	1	1	0	0	0	0
2008/0761 (2011/0589)	Cedar Lodge, 227 Bury Road, Rawtenstall	23/01/2015	4	0	4	0	0	0
2009/0016 (2012/0093)	20 Bury Road, Rawtenstall	25/04/2015	4	4	0	0	0	0
2012/0020	Garden of 110 Bury Road, Edenfield	25/04/2015	1	1	0	0	0	0
2012/0096	1 Laburnham Street Haslingden (Outline)	19/06/2015	8	0	8	0	0	0
2012/0304	Land adj. to Dykes Barn Farm, Burnley Road, Broadclough	12/07/2015	1	1	0	0	0	0
2012/0285	14 Rochdale Road, Bacup	05/08/2015	3	0	3	0	0	0
2009/0345 (2012/0297)	Greenhill Garage, Rochdale Road, Bacup	12/08/2015	4	4	0	0	0	0
2009/0242 (2012/0329)	Moorgate, Tong Lane, Bacup	29/08/2015	1	1	0	0	0	0

Application Number	Site Address	Expiry Date	Dwellings Approved	Expected Delivery Rate				
				2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
2012/0141	Greensnook Farm Greensnook Lane Bacup Lancashire OL13 9DQ (Outline)	03/09/2015	7	0	7	0	0	0
2009/0381 (2012/0430)	16 Upper Ashmount, Hill End Lane, Cloughold	24/10/2015	1	1	0	0	0	0
2012/0367	Trishna Foods, 34 Manchester Road, Haslingden	06/11/2015	4	4	0	0	0	0
2012/0481	Springfield Coach House, 242 Newchurch Road, Rawtenstall	11/12/2015	1	1	0	0	0	0
2011/0457	Loveclough Working Mens Club Commercial Street Rossendale BB4 8QX	10/03/2016	10	10	0	0	0	0
2010/0064 (2013/0028)	Land at Highfield Park, Haslingden	18/03/2016	2	2	0	0	0	0
2009/0340	Land Off Lee Road Bacup Lancashire OL13 0EA (Outline)	20/03/2016	4	0	4	0	0	0
2013/0089	Land off Green Street, Rawtenstall	25/04/2016	1	1	0	0	0	0
2013/0093	6 Parklands Haslingden Rossendale BB4 6PE	06/05/2016	2	2	0	0	0	0
2013/0142	20 - 24 Clegg Street Haslingden Rossendale Lancashire BB4 5LW	30/05/2016	3	3	0	0	0	0
2013/0196	Vacant Land At The Junction Of Greens Lane & Brookland Avenue	17/06/2016	2	2	0	0	0	0
2013/0147	Land off Turf Meadow, Loveclough	19/06/2016	1	1	0	0	0	0
2013/0163	337-339 Burnley Road East	27/06/2016	1	1	0	0	0	0
2013/0200	Land off Burnley Road and Meadows Avenue Bacup Lancashire (Outline)	27/06/2016	6	0	0	6	0	0
2013/0065	Land adjacent to 101 Bankside Lane, Bacup	30/06/2016	2	2	0	0	0	0
2013/0261	Land off Whittle Street (behind 21 Greenfield Street), Rawtenstall	28/07/2016	1	1	0	0	0	0
2013/0255	Musbury Fold Cottage Musbury Road Haslingden Rossendale Lancashire BB4 4AP	27/08/2016	1	1	0	0	0	0
2012/0538	Land adjacent to 368 Rochdale Road (Outline)	04/09/2016	13	0	13	0	0	0
2013/0426	Wavell House Holcombe Road Helmshore Rossendale Lancashire (Prior Notification)	14/10/2016	48	0	24	24	0	0
2013/0498	Mitton House, Blackburn Road, Rising Bridge, Accrington BB5 2SB	28/01/2017	1	1	0	0	0	0
2013/0516	Magistrates Court, Oakley Road, Rawtenstall	06/02/2017	9	9	0	0	0	0
2014/0027	Hare & Hound Public House 391 Newchurch Road Bacup OL13 0NB	25/03/2017	4	4	0	0	0	0

Application Number	Site Address	Expiry Date	Dwellings Approved	Expected Delivery Rate				
				2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
2012/0158	Flaxmoss House Helmshore Road Haslingden BB4 4JA	29/05/2016	8	0	4	4	0	0
2011/0568	Former Holden Vale Hotel. Holcombe Road, Helmshore	22/01/2017	15	0	15	0	0	0
2013/0580	Broadway, Helmshore	03/03/2017	7	0	7	0	0	0
2013/0593	16 Dalesford, Haslingden	26/03/2017	1	1	0	0	0	0
2013/0531	2 The Square, Newchurch	30/03/2017	2	0	2	0	0	0
2013/0470	Hurst Platt, Waingate, Rawtenstall (outline)	15/12/2016	8	0	8	0	0	0
2012/0585	Land adj 4 East View Shawforth	21/08/2016	1	0	1	0	0	0
Total			227	64	117	46	0	0

2.4 The above evidence confirms there are planning permissions granted in Rossendale for the construction of 227 new dwellings where development has not yet commenced (as at 31 March 2014). This accounts for 11.4% of the five year housing supply over the plan period, or 0.80 years supply.

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

- 3.1 In the following cases the Council has resolved to grant permission subject to the signing of a legal agreement. It can be assumed that the sites will become available as soon as the obligations are signed and the permissions are issued. Although that does not satisfy the criterion of being available now, it can be argued that there is more than reasonable prospect that the sites will become available during the five year period.
- 3.2 Information contained in this section is confirmed from Council Officers in Forward Planning and Development Control, following on-going discussions with owners and developers. Information is as accurate as possible and provides a snapshot of the latest situation as at 31 March 2014.

Table 9: Sites where there is Resolution to Grant Planning Permission

APP NO. (SHLAA)	Location/ Address	Achievable & Viable	Number of Dwellings	Expected Delivery Rate				
				2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019
2013/0090 606	Kearns Mill Cowpe Road Cowpe Waterfoot Lancashire	Yes - discussions with owners and developers confirm. Outline Planning Application received.	22	0	11	11	0	0
2012/0588	Former Albert Mill Site, Sunnyside Mill & Sunnyside Works, Market Street, Whitworth	Yes - discussions with owners and developers confirm. Outline Planning Application received.	49	0	25	24	0	0
Total			71	0	36	35	0	0

- 3.3 Evidence confirms there is resolution to grant permissions for 71 new dwellings in Rossendale. This accounts for 3.6% of the five year housing supply over the plan period, or 0.25 years supply.

Appendix D: Supply of Specific Deliverable Sites

- 4.1 The assessment of deliverable sites should be kept up-to-date. As part of this process, sites previously identified in the supply of specific deliverable sites as being deliverable have been re-examined and additional sites brought forward through updated assessment and review.
- 4.2 The table in this section identifies sites across the Borough that are considered to be deliverable between 1 April 2014 and 31 March 2019. In accordance with the provisions of paragraph 47 and footnote 11 of the National Planning Policy Framework (NPPF) March 2012, *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable”*.
- 4.3 The supply of specific deliverable sites is largely taken from strategic sites put forward as part of the Strategic Housing Land Availability Assessment (SHLAA) (December 2010) but other sites have also been considered as they become available. The SHLAA forms a key component of the evidence base to support the delivery of sufficient land for housing to meet the boroughs future housing requirements. The main aim of the SHLAA is to identify as many sites with potential for housing in and around settlements as possible and covers the Local Plan period up to 2026 (i.e. over 15 years).
- 4.4 It is important to note (as outlined in the disclaimer to this report) that whilst the SHLAA is an important evidence source to help inform the plan-making process, it will not in itself determine whether a site should be allocated for housing development or whether planning permission would be granted for residential development.
- 4.5 All sites listed have been re-examined and up-to-date assessments made regarding their suitability for development over the next five years. Updates have been made from previous “Supply of Specific Deliverable Sites” assessments, with some sites removed from the list due to a change of status (i.e. now under construction, planning permissions granted or resolution to grant), some sites removed due to their unsuitability (i.e. viability problems or physical constraint), and new sites added.

Table 10: Supply of Specific Deliverable Sites

Site ID sHLAA	Location/ Address	Available Now	Suitable Location	Achievable & Viable	Number of Dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery Rate				
								2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
635 / 710	Land adjacent to Grane Road and Holcombe Road, Haslingden	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers. Within the Urban Boundary. <i>Site taken forward in the Urban Boundary Review¹¹</i>	Yes - located within the second tier of settlements as set out in the Core Strategy in Haslingden	Yes - discussions with owners and developers confirm	105 ¹²		X	0	0	35	35	35
673	Land north of Lime Tree Grove, Rawtenstall (Constablee Development 1)	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers. Within the Urban Boundary.	Yes – located within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects for viability	84	X		0	20	20	20	24
674	Land east of Hollin Way, Rawtenstall (Constablee Development 2)	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers. Within the Urban Boundary.	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects for viability	44	X		0	0	15	15	14
	Land at Hollins Lane, Rawtenstall	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers. Within the Urban Boundary.	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes - discussions with owners and developers confirm	35	X		0	0	0	0	35
	Mill End Mill, Waterfoot	Yes - owner in negotiations with potential developers. Planning History. Vacant PDL, within the Urban Boundary.	Yes - located within the third tier of settlements as set out in the Core Strategy near the centre of Waterfoot	Yes - funding identified	19	X		0	0	19	0	0
676	Land west of Hollin Way, Rawtenstall (Constablee Development 5)	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers. Within the Urban Boundary.	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects for viability	24	X		0	0	10	14	0
487	Woodtop Garage, Townsendfold, Rawtenstall	Yes - site identified as part of Site Allocations DPD. Planning History. Within the Urban Boundary.	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects for viability	24	X		0	12	12	0	0
	Albion Mill, Burnley Road East, Waterfoot	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers. Planning History. Within the Urban Boundary.	Yes - located within the third tier of settlements as set out in the Core Strategy in Waterfoot	Yes - discussions with owners and developers confirm	20	X		0	0	20	0	0

¹¹ Land forms part of the Green Belt and Urban Boundary review due for publication in July 2014. The proposal, under reference SW (UB) 9, states “it is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future”

¹² Site capable of achieving 160 dwellings; 105 of the 160 dwellings estimated for completion within the five year period.

Site ID SHLAA	Location/ Address	Available Now	Suitable Location	Achievable & Viable	Number of Dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery Rate				
								2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
668	Land off Rochdale Road, adjacent to Sheephouses Reservoir	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers <i>Site taken forward in the Urban Boundary Review¹³</i>	Yes - within the Bacup Area as set out in the Core Strategy	Yes - discussions with owners and developers confirm	80		X	0	0	0	40	40
564	Land to the rear of Waingate, Spring Side, Rawtenstall	Yes - site submitted as part of Site Allocations DPD <i>Site taken forward in the Urban Boundary Review¹⁴</i>	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes - no significant constraints to development of site and good prospects for viability	30		X	0	0	0	10	20
1161	Land off Helmshore Road, Helmshore	Yes - site identified as part of Site Allocations DPD. Within the Urban Boundary.	Yes - located within the third tier of settlements as set out in the Core Strategy	Yes - no significant constraints to development of site and good prospects for viability	50	X		0	0	0	25	25
659	Land off Greensnook Lane, Bacup	Yes - site identified as part of Site Allocations DPD. Within the Urban Boundary.	Yes - within the Bacup Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects for viability	50	X		0	25	25	0	0
654	Land at Robert Street, Rawtenstall	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers. Within the Urban Boundary.	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes - discussions with owners and developers confirm	40	X		0	20	20	0	0
	Valley Centre, Rawtenstall	Yes - pre-app consultations. Council endorse of regeneration scheme.	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes - discussions with owners and developers confirm	10	X		0	10	0	0	0
	Former Leisure Site, Haslingden	Yes - vacant PDL site within the Urban Boundary.	Yes - located within the second tier of settlements as set out in the Core Strategy	Yes - discussions with owners and developers confirm	14	X		0	14	0	0	0
	Turton Hollow	Yes – site within the Urban Boundary.	Yes - located within the third tier of settlements as set out in the Core Strategy in Goodshaw	Yes - discussions with owners and developers confirm	34	X		0	0	0	17	17
	Anvil Street, Stacksteads	Yes – previous planning history. PDL site within the Urban Boundary.	Yes - located within the third tier of settlements as set out in the Core Strategy in Stacksteads	Yes - discussions with owners and developers confirm	11	X		0	0	11	0	0

¹³ Land forms part of the Green Belt and Urban Boundary review due for publication in July 2014. The proposal, under reference BSBW(UB)07, states “it is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future”

¹⁴ Land forms part of the Green Belt and Urban Boundary review due for publication in July 2014. The proposal, under reference RCGL(UB)06, states “it is proposed to take some land from the countryside and bring it into the Urban Boundary, to enable it to be developed in the future”

Site ID SHLAA	Location/ Address	Available Now	Suitable Location	Achievable & Viable	Number of Dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery Rate				
								2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
	Waterfoot Primary School	Yes - vacant PDL within the Urban Boundary. Planning History.	Yes - located within the third tier of settlements as set out in the Core Strategy in Waterfoot	Yes – discussions with owners and developers confirm	28	X		14	14	0	0	0
	Whinberry View	Yes - vacant PDL within the Urban Boundary. Planning History.	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes – discussions with owners and developers confirm	23	X		23	0	0	0	0
1262	Land off Moorlands Terrace, Bacup	Yes - site submitted as part of Site Allocations DPD and discussions had with owners and developers. Within the Urban Boundary.	Yes - within the Bacup Area as set out in the Core Strategy	Yes - discussions with owners and developers confirm	27	X		0	0	0	27	0
	Land adjacent to Waingate, Rawtenstall	Yes – owner in negotiations with potential developer. Within the Urban Boundary.	Yes - within the Rawtenstall Area as set out in the Core Strategy	Yes – discussions with owners and developers confirm	3	X		0	0	3	0	0
933	Land to rear of Oak Street, Shawforth	Yes – site within the Urban Boundary.	Yes - located within the third tier of settlements as set out in the Core Strategy in Shawforth	Yes - no constraints to development of site and good prospects for viability	27	X		0	0	0	27	0
	Land adjacent to Harvey Longworth Court, Loveclough	Yes - site identified as part of Site Allocations DPD. Within the Urban Boundary.	Yes - located within the third tier of settlements as set out in the Core Strategy in Loveclough	Yes - no constraints to development of site and good prospects for viability	7	X		0	0	0	7	0
	Land opposite Harvey Longworth Court, Loveclough	Yes - site identified as part of Site Allocations DPD. Within the Urban Boundary.	Yes - located within the third tier of settlements as set out in the Core Strategy in Loveclough	Yes - no constraints to development of site and good prospects for viability	5	X		0	0	0	5	0
	Land opposite Haslingden Sports Centre	Yes – site within the Urban Boundary.	Yes - located within the second tier of settlements as set out in the Core Strategy	Yes – discussions with owners and developers confirm	45	X		0	0	0	23	22
	Former Bacup Health Centre	Yes – vacant site within the Urban Boundary, in area designated under Town Heritage Initiative (THI). Council owned land.	Yes - within the Bacup Area as set out in the Core Strategy	Yes – discussions with owners and developers confirm	20	X		0	0	20	0	0
	Bell Street Mill, Haslingden	Yes – site within the Urban Boundary. Vacant PDL. Council owned land.	Yes - located within the second tier of settlements as set out in the Core Strategy in Haslingden	Yes – discussions with owners and developers confirm	6	X		0	6	0	0	0

Site ID SHLAA	Location/ Address	Available Now	Suitable Location	Achievable & Viable	Number of Dwellings	Within the Urban Boundary	Outside the Urban Boundary	Expected Delivery Rate				
								2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
	Land off Springside, Shawforth	Yes – site within the Urban Boundary. Council owned land.	Yes - located within the third tier of settlements as set out in the Core Strategy in Shawforth	Yes - no constraints to development of site and good prospects for viability	6	X		0	0	6	0	0
	Land off Foxhill Drive, Whitewell Bottom	Yes – site within the Urban Boundary. Council owned land.	Yes - located within the fourth tier of settlements as set out in the Core Strategy	Yes - no constraints to development of site and good prospects for viability	12	X		0	0	0	12	0
	Northfield Road, Rising Bridge	Yes – site within the Urban Boundary. Council owned land.	Yes - located within the fourth tier of settlements as set out in the Core Strategy	Yes - no constraints to development of site and good prospects for viability	14	X		0	0	0	14	0
	Heathbourne Road, Stacksteads	Yes – site within the Urban Boundary. Council owned land.	Yes - located within the third tier of settlements as set out in the Core Strategy in Stacksteads	Yes - no constraints to development of site and good prospects for viability	10	X		0	0	0	10	0
	Land adjacent to Ullswater Way, Goodshaw	Yes – site within the Urban Boundary. Council owned land.	Yes - located within the third tier of settlements as set out in the Core Strategy in Goodshaw	Yes - no constraints to development of site and good prospects for viability	10	X		0	0	10	0	0
	Bolton Road North, Edenfield	Yes – site within the Urban Boundary. Council owned land.	Yes - located within the third tier of settlements as set out in the Core Strategy in Edenfield	Yes - no constraints to development of site and good prospects for viability	6	X		0	0	0	6	0
	Lowe View, Waterfoot	Yes – site within the Urban Boundary. Council owned land.	Yes - located within the third tier of settlements as set out in the Core Strategy in Waterfoot	Yes - no constraints to development of site and good prospects for viability	8	X		0	0	0	8	0
	Thorn Bank, Bacup	Yes – site within the Urban Boundary. Council owned land.	Yes - within the Bacup Area as set out in the Core Strategy	Yes - no constraints to development of site and good prospects for viability	50	X		0	0	0	0	50
					981			37	121	226	315	282

4.6 The above evidence confirms there is currently a supply of specific deliverable sites in Rossendale with a potential yield of 981 dwellings. This accounts for 49.2% of the five year housing supply over the plan period, or 3.45 years supply.

Appendix E: Windfall Sites

- 5.1 The NPPF, paragraph 48 states that *“local planning authorities may make allowance for windfall sites in the five year supply if they have compelling evidence that sites have consistently become available”*. *“Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends”*.
- 5.2 The definition of windfalls in the Glossary to the NPPF states they are sites which have not been specifically identified as available in the Local Plan process. It also says they are “normally” previously-developed sites, but this definition does not exclude greenfield sites from being windfalls. A windfall is therefore classified as any site that produces dwellings, that is not identified in the Local Plan process.
- 5.3 The Council has analysed historic windfall delivery rates, with regard to completions in previous years. For the purposes of this report, **windfall sites have been classified as any residential development of 4 dwellings or less**, that were not identified through the Local Plan process. Completions have been counted and the total number of windfall dwellings that have been delivered in each of the last two years are listed below. Although this evidence covers the last two years only, it gives a general indication of the extent and importance of small windfall sites to Rossendale.

Table 11: Windfall Completions on sites with 4 or fewer dwellings (2012/2013 & 2013/2014)

Year	Total no. of Windfall dwellings	% of all residential completions
2013/2014 *	48	18.1%
2012/2013	12	8.9%

- 5.4 For 2012/2013 and 2013/2014 windfall completions accounted for 8.9% and 18.1% (at an average of 13.5%) of all completions respectfully, with the total number of windfall completions quadrupling from 12 in 2012/2013 to 48 in 2013/2014. As we move from the bottom of the cycle and into a period of weak economic activity it is fair to assume that the number of windfall sites coming forward in Rossendale will continue to play a significant role in future housing delivery.
- 5.5 For the purposes of this report the Council has not made allowance for windfall sites in calculating its five year supply of deliverable sites. Instead, it will continue to monitor the impact of windfall sites over the next twelve months - with a view to gaining a longer term average of windfall contributions, and reserving the right to factor a windfall allowance into future assessments.

Conversion of office and agricultural dwellings to residential:

- 5.6 NPPF paragraph 51 states that local authorities’ *“should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate”*.

- 5.7 Recent changes (May 2013 and April 2014) to the Town and Country Planning [Use Classes] Order 1987 (as amended 2014) allow the permitted development conversion of offices (class B1(a)) and buildings used for agricultural use to residential use (C3) through the prior approval system. This is likely to further increase the number of new dwellings in Rossendale and will need to be carefully monitored over the next twelve months.
- 5.8 To date, we have had one major prior notification for Wavell House, Helmshore - to change use from B1 to C3 for 48 flats.

Appendix F: Actual and Expected Residential Losses

6.1 This section gives details of dwellings lost over the last year (2013-2014) and dwellings expected to be lost over the next five years.

Table 12: Actual and Expected Residential Losses

Application Number	Site name	Location/ Address	Dwellings Lost / to be Lost	Dwellings Built / to be Built	Net Loss / Gain
Residential Losses (2013/2014)					
2012/0044	Springfield Court	Bacup	32	9	-23
2012/0156	Ashley Court	John Street, Whitworth	24	17	-7
Expected Residential Losses on Sites Currently Under Construction (2014/2015 to 2018/2019)					
2012/0081		5 Tenterheads, Cowpe	2	1	-1
2013/0277	Mytholme House	Burnley Road East	14	12	-2
2013/0289		457 Grane Road	1	1	0

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If you would like a summary of this leaflet in large print, on audio cassette or in a language other than English, please let us know and we will be happy to arrange it.

Please telephone 01706 217777 and People & Policy Team

اگر آپ کو ان معلومات کا خلاصہ بڑے حروف میں، آڈیو کیسٹ پر، یا انگریزی کے علاوہ کسی اور زبان میں درکار ہے تو برائے مہربانی ہمیں بتائیں، ہم بخوشی آپ کے لیے اس کا انتظام کریں گے۔

برائے مہربانی 01706217777 پر ٹیلیفون کریں یا پھر کمیونٹی کیشن سیکشن سے اس پتہ پر رابطہ قائم کریں:

Communications Section, Town Centres, Rawtenstall, BB4 7LZ

আপনি যদি এসব তথ্যের সার সংক্ষেপ বড় হরফের ছাপায়, অডিও ক্যাসেটে অথবা ইংরেজী ছাড়া অন্য কোন ভাষায় পেতে চান তাহলে অনুগ্রহ করে আমাদেরকে জানালে আমরা অত্যন্ত খুশী মনে তার ব্যবস্থা করব।

অনুগ্রহ করে ০১৭০৬ ২১৭৭৭৭ এই নাম্বারে অথবা কমিউনিকেশন সেকশন, টাউন সেন্টার অফিস, রটেনস্টল বি.বি.৪ ৭এল.জেড. এই ঠিকানায় যোগাযোগ করুন।



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