

5 Year Housing Land Supply Report (2016 – 2021)

Produced by Forward Planning – March 2017



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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 2016 to 31 March 2021, with a base date of 31 March 2016.
- 1.5 Appendix F of this Report provides additional information in respect of the Housing Tiers, as identified in Policy 3 of the Core Strategy, and includes a map showing the areas.

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 Reports (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.

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:

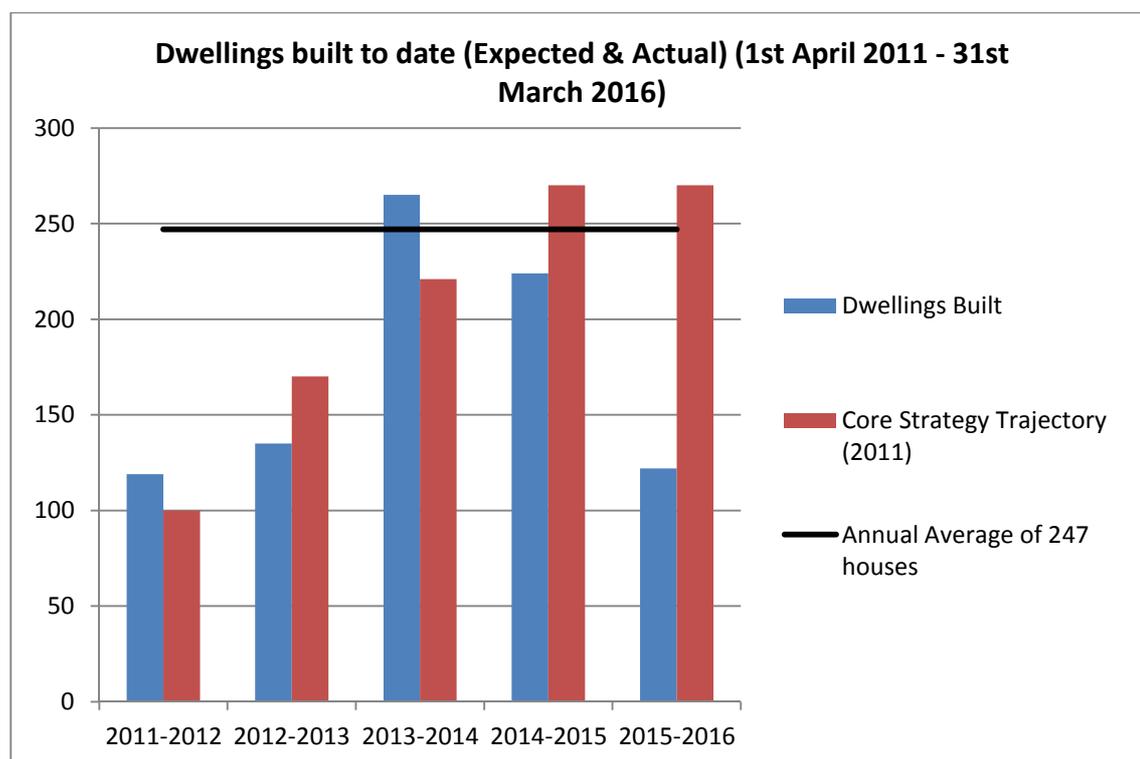
- the identification of potential housing sites, buildings or areas does not imply that the Council would necessarily grant planning permission for residential development. All planning applications incorporating residential development will continue to be treated against the appropriate development 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.
- the listing of a site within the under-construction section does not mean that the start was lawfully started and applicants are encouraged to seek confirmation e.g. via the application of a Lawful Development Certificate.

- information in the study has been based on thorough research and is to the best of our knowledge. Should you identify any discrepancies or inaccuracies in the report please email forwardplanning@rossendalebc.gov.uk and we can update the information accordingly.

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 122 new dwellings were built in Rossendale in the last year (2015/2016) on sites still under construction and sites now fully completed.
- 4.3 122 completions is well below the Core Strategy Annualised Average of 247. Graph 1 below charts housing performance in Rossendale over the four year plan period to date.

Graph 1: Dwellings Built to date (Expected and Actual) – 1 April 2011 to 31 March 2016



- 4.4 As shown in Table 1, a total of 865 dwellings have been completed in Rossendale between 1 April 2011 and 31 March 2016. The Core Strategy requirement between 1 April 2016 and 31 March 2026 is 2,835 dwellings (i.e. the original 3,700 target minus 865 completions to date). This means that over the remaining 10 years of the plan period, an average of 283 dwellings will be required each year.

Table 1: Housing performance against Core Strategy Housing trajectory (2011 to 2016)

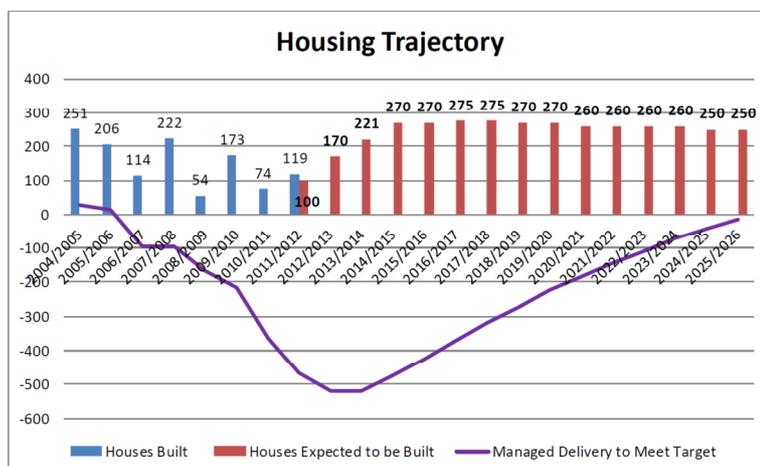
Year	Completions		Delivery against Core Strategy Average (of 247 p.a.)			Delivery against Core Strategy Trajectory		
	Actual Completions	Cumulative Completions	Annual Average of 247 houses	Cumulative annual average of 247 houses	Cumulative annual average undersupply	Core Strategy Trajectory	Cumulative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

In Summary:

- **122 dwellings** have been completed in the last year (2015/2016), which represents 125 fewer dwellings than the Core Strategy annual average of 247 dwellings. This year's completion figure is 148 dwellings short of the Core Strategy Trajectory expected delivery of 270 dwellings.
- **865 dwellings** have been completed over the Local Plan period to date (2011 to 2016), which represents 370 fewer dwellings than the cumulative Core Strategy Average requirement (1235) and 166 dwellings less than the cumulative Core Strategy Trajectory requirement (1031) for that period.

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 graph 2 shows the anticipated housing delivery known as 'Housing Trajectory'. This takes a realistic view of house building over the plan period taking into account the effects of the recession on the house building industry. As such, the annual targets vary from year to year.

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



- 4.6 In accordance with the Core Strategy, accelerated rates of housing provision are planned for the five year period 2015 to 2020 to bring the 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.
- 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 Rossendale currently does not meet the required completion rate over the plan period (2011 to 2026), there is an actual “under delivery”. In line with the NPPF, a 20% buffer (moved from later in the plan period) is considered appropriate. 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 20% buffer is applied to both scenarios.

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

Serial	Component	Calculation	Amount
A	Requirement (Plan Period Requirement / Length of Plan - 15 years)	3,700 / 15	247
B	5 Year Requirement (A x 5)	247 x 5	1235
C	20% Buffer (20% of B)	1235 x 0.2	247
D	Backlog from under provision 2011-2015	370	370
E	Total Housing Requirement (B + C+D)	1235 + 247+ 370	1852

Table 3: Scenario 2 - Annual Targets in Housing Trajectory

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

- 2016/2017 = 275
- 2017/2018 = 275
- 2018/2019 = 270
- 2019/2020 = 270
- 2020/2021 = 260

Serial	Component	Calculation	Amount
A	5 Year Requirement (Sum of Annual Targets above)	275 + 275 + 270 + 270 + 260	1350
B	20% Buffer (20% of A)	1350 x 0.2	270
C	Backlog from under provision 2011-2016	166	166
D	Total Housing Requirement (A + B + C)	1350 + 270 + 166	1786

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

5. The 5 Year Housing Land Supply

5.1 Evidence contained in this report (as shown in Appendices A to F) provides a breakdown of the Council's supply of deliverable sites between 1 April 2016 and 31 March 2021. This information is correct as of 31 March 2016.

The 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)

Table 4: Breakdown of 5 Year Housing Land Supply 2016-2021

Category	Total	% of supply
Dwellings to be built on Sites Under Construction	562	64.52
Dwellings with Planning Permission Not Yet Started	260	29.85
Dwellings where there is Resolution to Grant Planning Permission	49	5.63
Total Number of Dwellings	871	100%

5.2 Evidence - as calculated from Scenarios 1 & 2 (page 9) and quantified in the tables below - demonstrates that Rossendale's supply of committed sites (i.e. when planning permission has been granted as is still extant) can deliver 871 dwellings over the next five years. This is below the housing requirement as set out in both scenarios.

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

A	5 Year Requirement (247 x 5)	1235
B	20% Buffer (under-delivery)	247
C	Back log from under provision	370
D	Annual Requirement $((A+B+C) \div 5)$	370.4
E	Total Number of Dwellings Identified through commitments	871
F	Land Supply (E/D)	2.3

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

A	5 Year Requirement (275+275+270+270+260)	1350
B	20% Buffer	270
C	Back log from under provision	166
D	Annual Requirement $((A+B+C) \div 5)$	357.2
E	Total Number of Dwellings Identified through commitments	871
F	Land Supply (E/D)	2.4

- 5.3 Tables 5 and 6 show that Rossendale Borough Council can only demonstrate a **2.3 years supply** of deliverable housing sites in Scenario 1 and a **2.4 years supply** in Scenario 2 for the period 1 April 2016 to 31 March 2021.
- 5.4 For this period no specific deliverable sites (i.e. sites that are in the 'pipe-line' but with no planning consent) have been included.
- 5.5 The number of small windfall sites (i.e. sites with 4 or fewer dwellings) that has been approved over the past 6 years is included in Appendix E. On average, 16 dwellings have been completed on such sites each year, or 9% of total completions.

6. Summary

Requirement

Core Strategy Housing Requirement	3,700
Completions 2011-2016	865
Remaining requirement at April 2016	2,835
Years remaining within the plan period	10
Remaining requirement per annum	283.5

Capacity

Dwellings under construction	562
Dwellings with planning permission (not started)	260
Dwellings with resolution to grant permission	49
Small sites allowance	0
Non delivery	0
Deliverable capacity	871

Supply

Years supply (Scenario 1)	2.3
Years supply (Scenario 2)	2.4

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 developers, and through updates from Council Officers in Forward Planning, Development Control, Building Control and Council Tax. Information is as accurate as possible and provides a snapshot of the latest situation as of 31 March 2016. Please contact the Forward Planning team if you consider any of this information to be incorrect.
- 1.3 The table below identifies housing sites across the Borough currently under construction. As noted previously, please be aware that where it has been recorded that a start has been made, this should not be used for any other purposes. Should a formal confirmation be required a Lawful Development Certificate should be applied for.

Table 7: Residential Development Currently Under Construction

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2016	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
1996/0341	1990/815	Hollin Way	Hollin Way, Burnley Road, Constablee	175	144	31	10	10	11	0	0	Tier 1
2003/0143		Grane Road	20 Grane Road, Haslingden	8	5	3	3	0	0	0	0	Tier 2
2003/0154		Irwell Springs	Irwell Springs, Weir	56	10	46	23	23	0	0	0	Tier 4
2005/547	2005/0142; 2005/0142A;	Stack Lane	Rochdale Road, Bacup	185	157	28	16	12	0	0	0	Tier 4 ¹
2006/466	2004/0401	Woodland Grange	Land between Douglas Road and Tong Lane	191	164	27	15	12	0	0	0	Tier 2
2008/0494			12 Rochdale Rd, Bacup	3	0	3	3	0	0	0	0	Tier 2
2010/0123	2008/0368		Land adj 444 Newchurch Rd / Baldwin St, Stacksteads	4	0	4	4	0	0	0	0	Tier 3
2009/0242 (2012/0329)		Moorgate	Tong Lane, Bacup	2	0	2	2	0	0	0	0	Tier 2

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2016	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
2009/0247 (2012/0315)		Lumbholes Mill	Cowpe Road, Cowpe, Rossendale	1	0	1	1	0	0	0	0	Tier 3
2009/0381 (2012/0430)			16 Upper Ashmount, Hill End Lane, Cloughold	1	0	1	0	1	0	0	0	Tier 1
2010/0268			1 Sunny Bank Close, Helmshore	1	0	1	1	0	0	0	0	Tier 3
2011/0457		Loveclough Working Mens Club	Commercial Street, Rossendale	10	0	10	2	8	0	0	0	Tier 4
2011/0631			Land adjacent to 271 Holcombe Road, Helmshore	1	0	1	1	0	0	0	0	Tier 3
2011/0637		Rockcliffe Road	Land off Rockcliffe Road, Grafton Villas	82	25	57	25	25	7	0	0	Tier 2
2012/0117		Stables	Hud Hey Road, Haslingden	1	0	1	1	0	0	0	0	Tier 4
2012/0162		Former Hospital	Haslingden Road, Rawtenstall	139	62	77	20	20	20	17	0	Tier 1
2012/0171	2010/0433; 2009/0360; 2002/261	Eastgate	Land off Eastgate, Whitworth	45	0	45	23	22	0	0	0	Tier 2
2012/0304		Land adj. to Dykes Barn Farm	Burnley Road, Broadclough, Bacup	1	0	1	1	0	0	0	0	Tier 4
2012/0367		Trishna Foods	34 Manchester Road, Haslingden	4	0	4	4	0	0	0	0	Tier 2
2012/0469			Mangle Fold Barn, Edenfield	2	0	2	2	0	0	0	0	Tier 3
2012/0517		Crawshaw Hall	Pump House, 480 Burnley Road, Crawshawbooth	1	0	1	1	0	0	0	0	Tier 4
2012/0520			7 John Street, Haslingden, BB4 5QB ²	5	0	5	5	0	0	0	0	Tier 2
2013/0028	2010/0064		Land at Highfield Park, Haslingden	2	0	2	0	2	0	0	0	Tier 2
2013/0063			Garage site, Weir lane, Burnley Road, Weir, Bacup	2	0	2	2	0	0	0	0	Tier 4
2013/0110			Land adj to 14 Park Avenue, Haslingden, BB4 4DS	1	0	1	1	0	0	0	0	Tier 2
2013/0195		Old House At Home	62 Newchurch Road, Rawtenstall, BB4 7QX	4	1	3	3	0	0	0	0	Tier 1
2013/0490			Land at swinnel brook Park, Grane Road, Haslingden, Rossendale, BB4 4FN	1	0	1	1	0	0	0	0	Tier 3
2014/0343		33 Rockcliffe Road	33 Rockcliffe Road, Bacup	2	0	2	2	0	0	0	0	Tier 2

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2016	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
2013/0556	2010/0667 2013/0171	Orama Mill	Hall Street, Whitworth	104	73	31	16	15	0	0	0	Tier 2
2013/0565		Alden View	Alden Road, Helmshore	1	0	1	1	0	0	0	0	Tier 4
2014/0123	2010/375	Roebuck Inn	1 Charles Lane, Haslingden	3	0	3	3	0	0	0	0	Tier 2
2014/0128		The Hollins	Hollin Way, Reeds Holme, Rawtenstall	9	1	8	2	2	2	2	0	Tier 1
2014/0168	2013/0470 2012/0544	Land at Hurst Platt	Waingate Road, Rawtenstall	8	0	8	4	4	0	0	0	Tier 1
2014/0192 (Prior approval)		Fairfield Barn	Meadow Top, Edgeside Lane, Waterfoot	1	0	1	1	0	0	0	0	Tier 4
2014/0232		Constable Lee Court	Land adjacent to 123 Burnley Road	16	0	16	16	0	0	0	0	Tier 1
2014/0233	2013/0516	Magistrates Court	Oakley Road, Rawtenstall	11	0	11	11	0	0	0	0	Tier 1
2014/0297	2013/0426	Wavell House	Holcombe Road, Helmshore (Prior Notification)	42 ³	0	42	42	0	0	0	0	Tier 3
2014/0335	2014/0127	Vale Lodge,	Lumb, Ramsbottom	1	0	1	1	0	0	0	0	Tier 4
2014/0420 (2015/0192)			Clovermount, Earnshaw, Bacup	1	0	1	1	0	0	0	0	Tier 2
2014/0048		Pindersfield	Ashen Bottom, Crow Wood Road/Blackburn Road	1	0	1	1	0	0	0	0	Tier 4
2014/0496			4 Stone Vista, Horncliffe View, Helmshore	0	0	0	0	0	0	0	0	Tier 3
2014/0425			Land at northern end of Hollin Way, Rawtenstall	1	0	1	1	0	0	0	0	Tier 1
2014/0355		Former Whinberry View	& No 166, Bacup Road, Rawtenstall	29	0	29	10	10	9	0	0	Tier 1
2014/0494	2012/0538		Land adjacent to 368 Rochdale Road, Bacup	12	0	12	12	0	0	0	0	Tier 3
2015/0016			16 Victoria Street, Haslingden, BB4 5DL	1	0	1	1	0	0	0	0	Tier 2
2015/0024 (and 2015/0416)		Former Kearns Mill Site	Cowpe Road, Cowpe	22	0	22	11	11	0	0	0	Tier 4
2013/0585		Jeffrey Barn Farm	Burnley Road, Bacup	1	0	1	0	0	0	0	0	Tier 4
2015/0063		Land Formerly Used In Association With Amtrack Buildings	Holly Mount Way, Rawtenstall, Rossendale, Lancashire	4	0	0	4	0	0	0	0	Tier 1

Application Number	Previous Planning History	Site Name	Site Address	Net Number of Dwellings Approved	Dwellings Built as of 31st March 2016	Dwellings Remaining	Expected Delivery Rate					Development Tier
							2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
2015/0064			356-358 Manchester Road, Haslingden, BB4 6PU	1	0	1	1	0	0	0	0	Tier 2
2015/0069			Land Adjacent To 100 Bankside Lane, Bacup, OL13 8HP	1	0	1	1	0	0	0	0	Tier 2
2015/0439	2013/0520	Plots 5 & 6	Worswick Green, Rawtenstall, BB4 7NN	2	0	2	2	0	0	0	0	Tier 1
2014/0559		St John The Evangelist Parish Church	Burnley Road, Bacup, OL13 8AB	1	0	1	1	0	0	0	0	Tier 2
2015/0256		Building South Of Mill House Farm	Goodshawfold Road, Loveclough, Rossendale, Lancashire	1	0	1	1	0	0	0	0	Tier 4
2015/0523		The Glory	1222 Burnley Road, Rawtenstall, Rossendale, BB4 8RG	4	0	4	4	0	0	0	0	Tier 4
Total				1208	642	562	320	177	49	19	0	
Total Dwellings Left to Build				562								
Total Dwellings Built this year from sites still under construction				58								

Footnotes to the Table

- 1 The site is currently in the housing development tier 4, however if the proposed Urban Boundary change is accepted the site will be within tier 2.
- 2 Planning permission for the conversion of a house into 6 flats, resulting in the net gain of 5 dwellings. The previous 5YHLS supply stated the site was located in Whitworth. The error has been corrected.
- 3 The planning permission refers to 48 dwellings, however the Initial Notice regarding Building Control refers to 42 dwellings. It is expected that only 42 dwellings will be built.
- 1.4 The above table shows there are currently sites under construction in Rossendale with a net yield of 1,208 dwellings. 642 of the 1,208 proposed dwellings have now been completed, with 562 dwellings still to be completed.
- 1.5 562 dwellings to be delivered on sites currently under construction in Rossendale accounts for 26.27% of the housing supply over the five year plan period, or 1.8 years supply (Scenario 1).
- 1.6 Major development sites such as those at the former Hospital site, Rawtenstall; Orama Mill, Whitworth; and Rochdale Road, Bacup are all expected to make significant contributions to the housing delivery in Rossendale over the next twelve months.

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 2016. 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 2016.

Table 8: Unimplemented Residential Planning Permissions

Application Number	Previous Planning History	Site Address	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Development Tier
					2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
2011/0568		Former Holden Vale Hotel, Holcombe Road, Helmshore	23/01/2017	15	0	0	15	0	0	Tier 4
2012/0585		Land adj 4 East View Shawforth	21/08/2016	1	0	1	0	0	0	Tier 4 ¹
2013/0089	2009/0448	Land off Green Street, Rawtenstall	26/04/2016	1	1	0	0	0	0	Tier 1
2013/0093	2012/0242	6 Parklands, Haslingden	07/05/2016	2	2	0	0	0	0	Tier 2
2013/0142		20-24 Clegg Street, Haslingden	30/05/2016	3	0	3	0	0	0	Tier 2
2013/0147		Land off Turf Meadow, Loveclough	20/06/2016	1	1	0	0	0	0	Tier 3
2013/0200		Land off Burnley Road and Meadows Avenue, Bacup (outline)	27/06/2016	6	0	6	0	0	0	Tier 2
2013/0255		Musbury Fold Cottage, Musbury Road, Haslingden	28/08/2016	1	0	1	0	0	0	Tier 3
2013/0261		Land off Whittle Street (behind 21 Greenfield Street), Rawtenstall (Outline)	29/07/2016	1	0	1	0	0	0	Tier 1
2013/0577		Martin Croft off Hud Hey, Haslingden	16/05/2017	1	1	0	0	0	0	Tier 4
2014/0002	2007/0555 and 2010/0632	Former Scout Hut, New Line, Bacup	23/04/2017	1	1	0	0	0	0	Tier 2

Application Number	Previous Planning History	Site Address	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Development Tier
					2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
2014/0198 (Prior Approval)		Hey Head Farm, Tong Lane, Bacup	04/07/2017	1	1	0	0	0	0	Tier 4
2014/0205	2011/0291	Land adjacent Park Road, Helmshore	04/07/2017	4	0	4	0	0	0	Tier 3
2014/0358 (Prior Approval)		Hey Meadow Farm, Coal Pit Lane, Whitewell Bottom	03/10/2017	1	1	0	0	0	0	Tier 4
2014/0364		1 Dam Top, Fallbarn Road, Rawtenstall, BB4 7PZ	01/04/2018	1	1	0	0	0	0	Tier 1
2014/0369 (Prior Approval)		609 Market Street, Whitworth, OL12 8QS	14/10/2017	2	0	0	0	0	0	Tier 3
2014/0396	2014/0211	Building South of Lower Swineherd Lowe Farm, Cob Castle Road, Haslingden (Prior Approval)	08/07/2017	1	1	0	0	0	0	Tier 4
2014/0401	2014/0259	112 Booth Road	29/01/2018	4	0	4	0	0	0	Tier 3
2014/0402		8-12 Burnley Road, Rawtenstall	13/11/2017	4	0	4	0	0	0	Tier 1
2014/0416	2014/0126	Cowpe Bottom Farm, Cowpe Road	26/02/2018	0 ²	0	0	0	0	0	Tier 4
2014/0432 (Prior Approval)		Height Side Farm, Todmorden Road, Bacup	25/11/2017	2	1	1	0	0	0	Tier 4
2014/0464		The Hollins, Hollin Way	09/03/2018	9	0	2	2	2	3	Tier 1
2014/0554	2012/0020	Garden of 110 Bury Road, Edenfield	20/02/2018	1	0	1	0	0	0	Tier 3
2014/175		50 Tonacliffe Road, Whitworth	23/07/2017	1	1	0	0	0	0	Tier 2
2015/0030		Hare and Hounds Garage, Newchurch Road, Stacksteads	06/11/2018	9	0	9	0	0	0	Tier 3
2015/0037		Waterfoot Primary School, Thornfield Avenue, Waterfoot	14/01/2019	28	14	14	0	0	0	Tier 3
2015/0060		580 Bacup Road, Rawtenstall, BB4 7HB	07/04/2018	2	0	2	0	0	0	Tier 1
2015/0068		562 Burnley Road, Rawtenstall, BB4 8NE	15/04/2018	1	0	1	0	0	0	Tier 3
2015/0070 (Outline)		Cowm Park South, Whitworth, OL12 8RQ	26/06/2018	3	0	3	0	0	0	Tier 2
2015/0085		Bacup Conservative Club, Irwell Terrace, Bacup, OL13 9AW	24/06/2018	5	0	5	0	0	0	Tier 2
2015/0100		Black Bull Offices, Smithy Street, Haslingden, BB4 5JZ	06/05/2018	2	0	2	0	0	0	Tier 2

Application Number	Previous Planning History	Site Address	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Development Tier
					2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
2015/0101		Meadow Head Lodge, Hurst Lane, Rawtenstall, Rossendale, BB4 8TB	12/05/2018	1	1	0	0	0	0	Tier 4
2015/0108	2013/0593	16 Dalesford, Haslingden	25/01/2019	1	0	1	0	0	0	Tier 2
2015/0122		Alderwood, Market Street, Edenfield, BLO 0JH	01/07/2018	1	0	1	0	0	0	Tier 4
2015/0123	2013/0588	Rear of 4 East View, Oak Street, Shawforth	18/06/2018	1	0	1	0	0	0	Tier 4 ³
2015/0156		The Hollins, Hollin Way, Reeds Holme, Rossendale, BB4 8ED	17/08/2018	9	0	2	2	2	3	Tier 1
2015/0159	2013/0065	Land adjacent to 101 Bankside Lane, Bacup	24/07/2018	3	0	3	0	0	0	Tier 2
2015/0166	2014/0495	30 Lodge Mill Lane, Ramsbottom, Bury, BLO 0RW	06/07/2018	1	0	1	0	0	0	Tier 4
2015/0190	2009/0340	Land off Lee Road, Bacup	16/03/2019	4	0	4	0	0	0	Tier 2
2015/0210 (Outline)	2012/0158	Flaxmoss House, Helmshore Road, Haslingden, BB4 4JA	30/05/2016	4	0	0	4	0	0	Tier 3
2015/0212		Rossendale Golf Club, Ewood Lane, Haslingden, Rossendale, BB4 6LH	21/07/2018	1	0	1	0	0	0	Tier 4
2015/0238		Horse And Jockey Hotel, 85 Market Street, Edenfield, Bury, BLO 0JQ	16/10/2018	10	0	10	0	0	0	Tier 3
2015/0245 (Prior Approval)		Pleasant View Farm, Helmshore Road, Haslingden, BL8 4PQ	07/09/2018	3	3	0	0	0	0	Tier 4
2015/0261		The Former Commercial Hotel, 318A, 316B & 316C Newchurch Road, Stacksteads, Bacup, OL13 0UJ	12/11/2018	7	0	7	0	0	0	Tier 3
2015/0275		1 Deardengate, Haslingden, BB4 5QN	10/09/2018	3	3	0	0	0	0	Tier 2
2015/0304		Millfold, Facit, Rochdale	26/02/2019	2	0	2	0	0	0	Tier 3
2015/0327	2012/0285	14 Rochdale Road, Bacup	27/10/2018	3	3	0	0	0	0	Tier 2
2015/0329	2012/0141	Greensnook Farm, Greensnook Lane, Bacup (outline)	07/10/2018	7	0	7	0	0	0	Tier 2
2015/0334	2007/0016	Land off Oaklands and Lower Cribden Avenue, Rawtenstall	15/12/2018	34	15	15	4	0	0	Tier 1
2015/0344 (Prior Approval)		Land To East Of Ainslea, Grane Road, Haslingden	12/10/2018	1	1	0	0	0	0	Tier 4
2015/0358		Land To Rear Of 32 Greensnook Lane, Bacup, OL13 9DQ	21/12/2018	33	0	10	10	10	3	Tier 2

Application Number	Previous Planning History	Site Address	Expiry Date	Net Number of Dwellings Approved	Expected Delivery Rate					Development Tier
					2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	
2015/0375		Land Adjacent 255A Market Street, Shawforth, Rochdale, OL12 8EG	18/03/2019	2	2	0	0	0	0	Tier 4
2015/0377		Flowers Inn, Todmorden Road, Bacup, OL13 9UA	18/12/2018	1	0	1	0	0	0	Tier 4
2015/0382		Glen Works, Ashworth Street, Waterfoot, BB4 7AY	04/01/2019	5	0	0	0	0	0	Tier 3
2015/0394		Land Adjacent 470 Burnley Road East, Waterfoot	21/03/2019	1	0	1	0	0	0	Tier 3
2015/0462		Brow Edge, Ending Rake, Whitworth, Rochdale, OL12 0TT	05/01/2019	1	1	0	0	0	0	Tier 4
2015/0499 (Prior Approval)	2015/049; 2015/0389	Priestly Fold Farm, Dean Lane, Water, BB4 9RX	02/02/2019	1	1	0	0	0	0	Tier 4
2016/0001		14 Deardengate, Haslingden, Rossendale, BB4 5QJ	24/03/2019	6	0	0	6	0	0	Tier 2
Total				260	56	131	43	14	513	

Footnotes to the Table

- 1 The site is situated within Tier 4 this corrects a mistake identified in the previous 5YHLS.
- 2 Erection of a bungalow to replace a mobile home used as a permanent residence.
- 3 This site is also situated within Tier 4 this corrects a mistake identified in the previous 5YHLS.

2.4 The above evidence confirms there are planning permissions granted in Rossendale for 260 new dwellings where development has not yet commenced (as at 31 March 2016).

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 so there is a 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 2016.

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

Application Number	Previous Planning History	Site Address	Achievable & Viable	Number of dwellings	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Development Tier
2012/0588		Albert Mill and Sunnyside, Whitworth	Yes	49	0	25	24	0	0	Tier 2
Total				49	0	25	24	0	0	

- 3.3 Evidence confirms there is resolution to grant permissions for 49 new dwellings in Rossendale.

Appendix D: Actual and Expected Residential Losses

4.0 There were no recorded losses to the dwelling stock this year.

Appendix E: List of housing completions

5.0 The list of housing completions for 2015/2016 is shown below.

Table 12: List of housing completions (2015/2016)

Application Number	Previous Planning History	Site Name	Address	Net Dwellings Approved	Dwellings Built between 1st April 2015 and 31st March 2016	Development Tier
2013/0556	2013/0171; 2010/0667	Orama Mill		104	15	2
2012/0162		Former Hospital	Haslingden Road, Rawtenstall	139	20	1
2005/547	1975/605; 2005/0142; 2005/0142 A;	Stack Lane	Rochdale Road, Bacup	185	16	2
1996/0341	1990/815	Hollin Way	Hollin Way, Burnley Road, Constablee	175	6	1
2013/0041		Woodland Rise	Land opposite 449-457, Bacup Road, Hareholme, BB4 7JJ	17	1	1
2013/0497			Land adjacent K Supplies Hill End Lane Cloughfold	5	5	1
2012/0210		East Parade	Rawtenstall	12	12	1
2012/0485		Sowclough Farm	The Barn/land off Sowclough Road, Stacksteads	1	1	4
2013/0455			Land to south side of Bacup Hub, Burnley Road	20	20	2
2014/0106		Far Bank End Farm,	Brex, Coal Pit Lane, Whitewell Bottom, OL13 8NW	1	1	4
2012/0533		Former Piano Factory	Wood Lea Road, Waterfoot	2	2	3
2013/0081		Cherry Tree	Dean Road, Haslingden, BB4 4DS	6	6	2
2013/0562		Ravenshore Farm	Holcombe Road, Helmshore	0	0	4
2013/0531		2 The Square, Newchurch	73, 75 and 77 Church Street, Newchurch	2	2	1
2013/0498		Mitton House	Blackburn Road, Rising Bridge, Acrinton, BB5 2SB	1	1	4
2013/0196			Vacant Land at the Junction of Greens Lane & Brookland Avenue	2	2	3
2014/0128		The Hollins	Hollin Way, Reeds Holme, Rawtenstall	9	1	1
2014/0237			10 Kingston Crescent, Helmshore	0	0	3
2014/0465			142 Haslingden Old Road, Rawtenstall	1	1	1

Application Number	Previous Planning History	Site Name	Address	Net Dwellings Approved	Dwellings Built between 1st April 2015 and 31st March 2016	Development Tier
2014/0338			1 Broadway, Haslingden, Rossendale BB4 4HB	1	1	3
2014/0341	2013/0580	Garage Colony to the Rear of the Parade	Broadway, Haslingden	7	7	3
2015/0015			172 - 174 Burnley Road East, Waterfoot, BB4 9DQ	1	1	1
2015/0213 (Prior Approval)			Highfield Cottage, Highfield Road, Rawtenstall, BB4 7JS	1	1	4
Total					122	

Appendix F: Development Tiers

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

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

6.3 It is to be noted that the boundary between adjacent settlements (i.e. between Helmshore and Haslingden, between Stacksteads and Bacup, and between Whitworth and Facit) has been identified by the wards boundaries. Furthermore, a change of the Urban Boundary is proposed in draft the Local Plan Part 2 to amalgamate Britannia within Bacup. Therefore, all Irwell ward would be considered as Tier 2.

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, রটেস্টল বি.বি.৪ ৭এল.জেড. এই ঠিকানায় যোগাযোগ করুন।

