

**Response by Rossendale Borough Council to
the list of additional sites with planning approval submitted by
Edenfield Community Neighbourhood Forum**

1 Introduction

1.1 This note has been prepared by Rossendale Borough Council (RBC) in response to information submitted by the Edenfield Community Neighbourhood Forum (ECNF) relating to RBC's housing land supply position. ECNF's comments were provided as part of their Hearing Statement for the Local Plan Examination in a document titled, 'Housing Land Availability Review' (Examination Library ref [EL2.066h](#)) and in further notes produced during the Hearing Sessions. ECNF propose that the sites they have identified should be included in the housing land supply.

2 Housing Land Supply – Background

2.1 Paragraph 67 of the National Planning Policy Framework (NPPF) requires the local planning authority to identify a supply of sites which will provide enough housing land to meet the housing requirement for years 1-5 of the plan period and further land for the remainder of the plan period (15 years).

2.2 In Rossendale, the overall housing supply identified to meet this fifteen year requirement is made up of the following sites:

- Land allocated for housing in the emerging Local Plan (as identified in Table 1 of Policy HS2);
- Other sites which have planning permission for housing;
- Remaining capacity on other sites which are already under construction for housing.

2.3 The emerging Local Plan allocations include a mixture of sites which have planning permission for housing and other land which has been identified as being suitable for residential development. Some of these are identified as being deliverable within years 1-5, whilst the rest are shown as developable from year 6 onwards.

2.4 Other (non-allocated) sites with planning permission are identified in the Five Year Housing Land Supply (5YHLS) document, which RBC publishes on an annual basis, and which sets out how many dwellings are expected to be provided over the next five years:

https://www.rossendale.gov.uk/downloads/download/10833/5_year_housing_land_supply

2.5 As part of the Local Plan Examination, RBC were asked to produce: an up to date housing land supply paper identifying the overall housing land supply (Years 1-15) to include both proposed allocations and other sites with permission ([documents EL1.002j\(i-iv\)](#)); and a further update during the Hearing Sessions, to take account of any modifications proposed during the discussions on specific allocations ([EL4.014](#)).

2.6 Table 1 below provides RBC's commentary on the extant planning consents which ECNF have identified as being omitted from the housing allocations in the emerging Local Plan. Table 2 provides RBC's commentary on additional sites which ECNF identify as being omitted from the updated housing land supply papers. A concluding paragraph can be found in section 3 which includes further information on monitoring processes.

Table 1 – Omitted sites from Local Plan Housing Allocations identified by ENCF

Planning Ref.	Site Address	No. of Dwellings	RBC Response	Action
13/2/2758	Lindon Park Road, Ewood Bridge	231	Permission granted 1972 (ref. 13/2/2758) for 231 dwellings, 44 of which were completed in the 1970s. Due to concerns over land stability as the site progressed, work was halted. Subsequent to this, the land was designated as Green Belt. Due to length of time since site was active, RBC did not include it in the housing land supply. As part of the Examination, evidence submitted demonstrating that planning permission on the land remains extant and a case made that site should be part of the housing land supply. RBC then included the remaining 187 dwellings in the updated supply paper. The Inspector has since asked for further evidence to demonstrate future development is feasible. In cooperation with the land promoters, RBC will provide this as part of the Examination Action Response.	Provide further evidence on future developability and await Inspector's conclusion; if determined that remaining site is developable, include in housing supply
2013/0426	Wavell House, Holcombe Road, Helmshore	48	Site included in 5YHLS and remaining capacity identified in supply paper; received prior approval for change of use from offices to 48 apartments (2013/0426); Developer has reduced number of apartments to 42; 35 are complete, expected completion of whole site March 2020. Not identified as Local Plan allocation as expected to be complete before Plan adoption.	Already included in housing land supply; continue to monitor delivery
2014/0291	The Hollins, Hollin Way, Reeds Holme, Rossendale	9	Resubmission of planning approval 2014/0128; forms part of the projected capacity of Housing Allocation H11. Delivery will be recorded in 5YHLS reports.	Already included within H11; continue to monitor delivery
2015/0238	Horse And Jockey Hotel, 85 Market Street, Edenfield	10	2015/0238 forms part of the projected total capacity of 400 dwellings for allocation H72. Delivery will be recorded in supply reports.	Already included within H72; continue to monitor delivery
2016/0001	14 Deardengate, Haslingden	6	Site included in 5YHLS but RBC Building Control have since confirmed no material start made so permission now expired; unless new permission is granted, will move from 5YHLS to developable supply from year 6; RBC to continue to monitor and assess future delivery. Construction expected to start earlier so not allocated in Local Plan.	Already included in supply; continue to monitor delivery
2016/0228	Croft End, Bolton Road North, Stubbins	11	Site included in 5YHLS; currently under construction and expected completion by March 2020. Not allocated in Local Plan as remaining units expected to be delivered before Plan adoption.	Already included in supply; continue to monitor delivery

Planning Ref.	Site Address	No. of Dwellings	RBC Response	Action
2016/0424	Pleasant View Farm, Helmshore Road, Haslingden	5	Site included in 5YHLS. RBC expected construction to start earlier and therefore did not allocate the site in the Local Plan.	Already included in supply; continue to monitor delivery
2016/0306	Cedar Works, Market Street, Waterfoot	9	Site included in 5YHLS. RBC expected construction to start earlier and therefore did not allocate the site in the Local Plan.	Already included in supply; continue to monitor delivery
2017/0256	Alma Street Chapel, Alma Street, Bacup	7	Site included in 5YHLS and a material start has been made.	Already included in supply; continue to monitor delivery
2017/0257	The Hollies, 2 Rising Bridge Road, Haslingden	6	Site included in 5YHLS. The site is currently under construction and is expected to be complete by March 2020. The site has not been included in the Local Plan as expected to be delivered before the Plan is adopted.	Already included in supply; continue to monitor delivery
2017/0640	Weir Hotel, Weir, Bacup	6	Site included in 5YHLS. 2017/0640 was for demolition of pub and construction of 6 new dwellings. Since granting, ownership of site has been split - new approval 2019/0254 granted to convert the ground floor of the Weir Hotel to IT equipment refurbishing shop, with retention of existing first floor flat. RBC understand that 2019/0254 is being implemented whilst 3 new build dwellings under 2017/0640 will be constructed. This will provide 4 dwellings (net gain of 3). Site would be less than five dwellings and is therefore too small for an allocation.	Already included in supply; continue to monitor delivery
2018/0126	Hawthorn House, Rochdale Rd, Edenfield	8	Site included in 5YHLS.	Already included in supply; continue to monitor delivery
2019/0139	21 - 23 Burnley Road East, Waterfoot	5	Permission granted after base date for housing land supply paper (01/04/19)	To be included in future housing land supply updates

Table 2 below provides RBC's commentary on the list of additional extant planning consents identified by ECNF as omissions from the updated housing supply papers.

Table 2 – Omitted sites from Housing Land Supply identified by ENCF

Planning Ref.	Site Address	No. of Dwellings (net)	RBC Response	Action
2018/0220 & 2018/0018	New Troughgate Farm Tong Lane Bacup	1	Site recorded as complete in the Housing Land Supply Update Report - see EL1.002(ii) Appendix A – Housing completions . 2018/0220 was an application to vary a condition pursuant to 2018/0018.	No further action, site recorded as complete
2018/0321	Bridleway House, Newbigging Avenue, Waterfoot	1	Permission categorised as a householder application (for an extension) in error due to the description of the proposal; to be included in future housing land supply	Include in future supply update and monitor delivery
2018/0345	Higher Barn Piggery, Roundhill Road, Haslingden	1	Permission not transferred to 5YHLS record sheet in error; to be included in future housing land supply	Include in future supply update and monitor delivery
2018/0399	The Old Glory, 1222 Burnley Road, Loveclough	2	2018/0399 was a retrospective application to convert former public house and attached barn to 8 dwellings rather than previously permitted 6 dwellings (2015/0523 and 2016/0137). The two additional dwellings were recorded as being complete in the Council's 2018 5YHLS report.	No further action, site recorded as complete
2018/0372	Site To Rear Of 2, Commercial Street Loveclough	1	Already included in housing supply.	Already included in supply; continue to monitor delivery
2018/0381	2 Carr Head New Barn Lane Rawtenstall	1	Permission initially refused but granted at appeal so not shown as an "approval" in monitoring data report run from IDOX (Development Management). RBC to include site in future housing land supply updates and amend monitoring system to avoid omission of such permissions in future.	Include in future supply update; Review/amend monitoring procedure
2018/0611	Higher Moss Farm Bamford Road Turn Bury	2	Permitted development of agricultural building to dwelling; application determined that prior approval not required so not shown as an "approval" - therefore not picked up in monitoring report. RBC to include in future housing land supply updates and amend monitoring system to avoid omission of such permissions in future	Include in future supply update; Review/amend monitoring procedure

Planning Ref.	Site Address	No. of Dwellings (net)	RBC Response	Action
2019/0033	Barn Annex 101 Gincroft Lane Edenfield	1	As above	Include in future supply update; Review/amend monitoring procedure
2019/0025	Pinner Lane Cottage Pinner Lane Crawshawbooth	1	Site recorded as complete in the Council's Housing Land Supply Update Report see EL1.002j(ii) Appendix A – Housing completions	No further action, site recorded as complete
2019/0006	460 - 462 Newchurch Road Stacksteads Bacup	3	Already included in housing land supply, but incorrectly recorded as two. RBC to amend the housing land supply to reflect the correct number.	Amend supply to net gain of 3 dwellings; continue to monitor delivery
2019/0052	Pasture Bottom Farm, Todmorden Road, Bacup	1	Approval granted 03/04/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2018/0609	Irwell Inn, 71 Burnley Road Bacup	1	Approval granted 18/04/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0105	59 - 61 Deardengate, Haslingden	1	Approval granted 24/04/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0090	Rear Of Park View Cottage, Cowpe Road, Cowpe	1	Approval granted 30/04/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0133	49 Bury Road, Haslingden	1	Approval granted 23/05/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update

2018/0577	Land To The Rear Of 410 - 420 Newchurch Road Rawtenstall	1	Approval granted 23/05/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0204	248A Newchurch Road, Stacksteads	1	Approval granted 04/07/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0176	Spring Hill Barn, Dean Lane, Water	1	Approval granted 09/07/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0239	210 Newchurch Road Stacksteads Bacup	1	Approval granted 30/07/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0226	Lee Farm Stubbylee Lane Bacup	1	Approval granted 02/08/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0243	Land Opposite 26A Grane Road Haslingden	3	Approval granted 19/08/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0263	Land At Folly Clough, Goodshaw Lane, Crawshawbooth	1	Approval granted 28/08/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0351	Side Of 667 Burnley Road East, Waterfoot	1	Approval granted 20/09/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0333	245 Burnley Road East, Waterfoot	7	Approval granted 26/09/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update

2019/0343	Land Adjoining 41 Highfield Park, Haslingden	2	Approval granted 02/10/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0329	85 Grane Road, Haslingden	9	Approval granted 02/10/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update
2019/0348	1 Daisy Bank, Bacup	1	Approval granted 07/10/2019 (after current supply base date); will be included in 2020/21 5YHLS during annual update process	No immediate action, to be included in supply update

3. Conclusion

3.1 Tables 1 and 2 identify that a total of 7 dwellings were omitted from the housing land supply as of 01/04/19 in error. In light of this, RBC has also reviewed all monitoring data from the last five years to ensure that no other new permissions which could form part of the housing supply have been missed. This has involved re-running data reports on all applications between 01/04/14 and 31/03/19 to ensure that every application involving the creation of a new dwelling has been captured, including those which are not necessarily identified as "approved" in the Development Management system (for example dwellings refused but then granted at appeal and permitted development not requiring prior approval). This has then been cross-checked against previous housing land supply data.

3.2 This exercise identified a further 2 dwellings which should have been included in the housing supply previously. One of these was recently completed so will be added to the completion report for 2019/20; the other will be added to an updated housing land supply, along with the other 7 dwellings identified, and they will be monitored in the usual way. The monitoring methodology has been modified accordingly to ensure that such omissions do not occur in future.