

5 Year Housing Land Supply Report (2020/21 – 2024/25)

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Rossendale
BOROUGH COUNCIL

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Important Notice - Disclaimer

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 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 has 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.

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out in paragraph 73 that “local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirements set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”. The 5 Year Housing Land Supply (5YHLS) Report provides the housing land supply for the period from 1st April 2020 to 31st March 2025.
- 1.2 Please note that the report has a base date of 1st April 2020 and therefore reflects the housing land supply as of this date. It reports on completions that have taken place in the previous financial year (2019/2020) and the remaining capacity on sites that were under construction, had an extant (current) planning permission for housing and other specific deliverable housing sites as of the base date. Inevitably, there is some delay between identifying all the required information for the report and its publication and changes will have occurred on these sites within this time (for example, new sites will have gained permission and construction may have commenced/progressed on existing sites). The report is updated annually and these changes will be reflected in the next report.
- 1.3 National planning practice guidance now requires the housing target against which the five-year housing land supply is assessed to be based on either a “Local Housing Need” figure calculated using the Government’s standard methodology for assessing housing need or the housing requirement set out in an adopted Plan.
- 1.4 Previous 5YHLS reports have monitored the housing land supply against Policy 2 of the adopted Core Strategy DPD (2011). This set a target of 3,700 additional dwellings to be delivered in Rossendale over the 15 year plan period up to 2026, equating to an annual average of 247 new dwellings a year. However, the new guidance on housing need states that any adopted housing requirement which is more than five years’ old (and which has not been reviewed and found not to need updating) will be considered out of date. As the Core Strategy is more than five years’ old and the housing requirement it contains has not been reviewed, the figure of 247 dwellings a year is no longer applicable.
- 1.5 The Core Strategy is due to be replaced by the emerging Local Plan. This has a proposed housing requirement of 212 dwellings per year or 3,180 over the 15 year period covered by the Plan (2019-2034). This figure was identified using the proposed standard methodology available at the time the draft Plan was being prepared. The emerging Local Plan has been submitted to the Secretary of State in March 2019 and is currently under examination.
- 1.6 The main purpose of this report, therefore, is to identify the number of completions that have taken place during the previous financial year and the number of dwellings that are considered to be deliverable over the five-year period from the 1st April 2020. Whilst the report will continue to assess this data against the Core Strategy requirement and associated policies and demonstrate how it performs against the emerging requirement, this is for information only at this stage. Similarly, the five year supply will also be assessed against the emerging Local Plan housing requirement for information. However, the actual five-year housing land supply will be assessed against the local housing need as set out in the NPPF.

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 5YHLS report 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 5YHLS reports are both available to view on the Council's website at www.rossendale.gov.uk/localplan.
- 2.3 The AMR currently provides further analysis in respect of performance against targets set out in the adopted Core Strategy and is available on the Council's website. As with the 5YHLS report, the AMR will be updated in line with the new Local Plan once this is adopted.

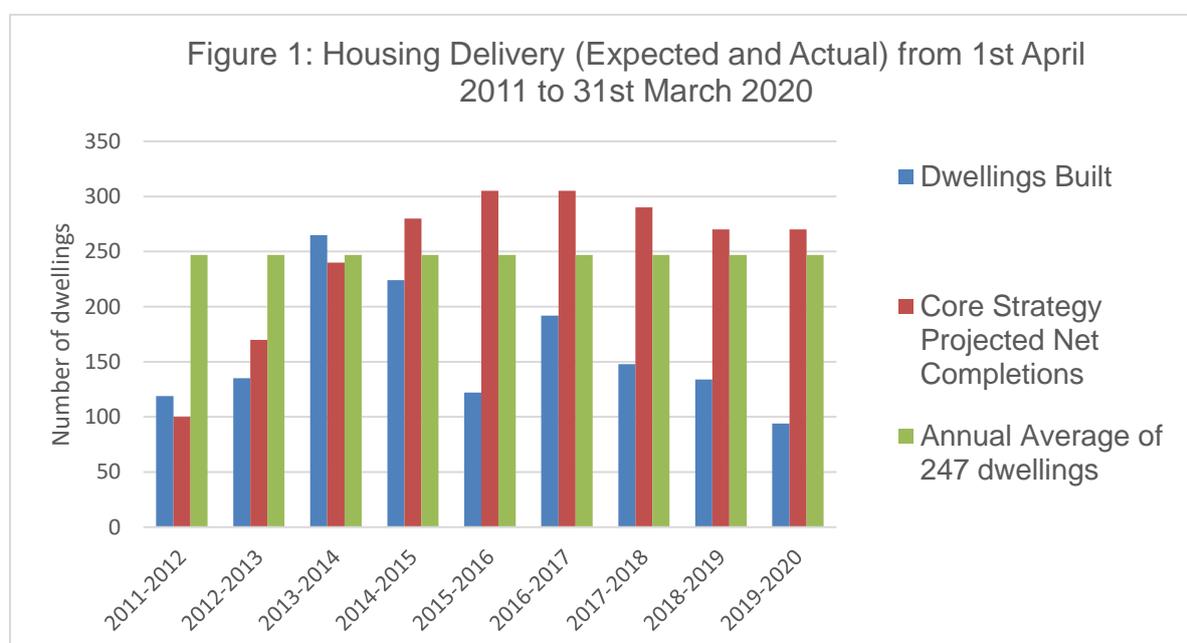
3. Calculating the 5 Year Requirement

3.1 Analysis of housing completions confirms that 94 new dwellings were built in Rossendale between 1st April 2019 and 31st March 2020, on sites still under construction and sites now fully completed (see Appendix A for a list of completions).

Core Strategy 2011 Adopted Housing Requirement

3.2 As stated in the introduction, the housing requirement set out in the 2011 Core Strategy is now considered out of date. However, this report still presents an analysis of the completions data against this requirement for information and continuity purposes. 94 completions is below the Core Strategy Annualised Average of 247. Graph 1 below charts housing performance in Rossendale over the nine year plan period to date.

Graph 1: Dwellings Built to date (Expected and Actual) – 1 April 2011 to 31 March 2020



3.3 As shown in Table 1, a total of 1,435 dwellings have been completed in Rossendale between 1st April 2011 and 31st March 2020.

Table 1: Housing performance against Core Strategy Housing trajectory (2011 to 2020)

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
2016/2017	192	1057	247	1482	-425	275	1306	-249
2017/2018	149	1206	247	1729	-523	275	1581	-375
2018/2019	135	1341	247	1976	-635	270	1851	-510
2019/2020	94 ¹	1435	247	2223	-788	270	2121	-686

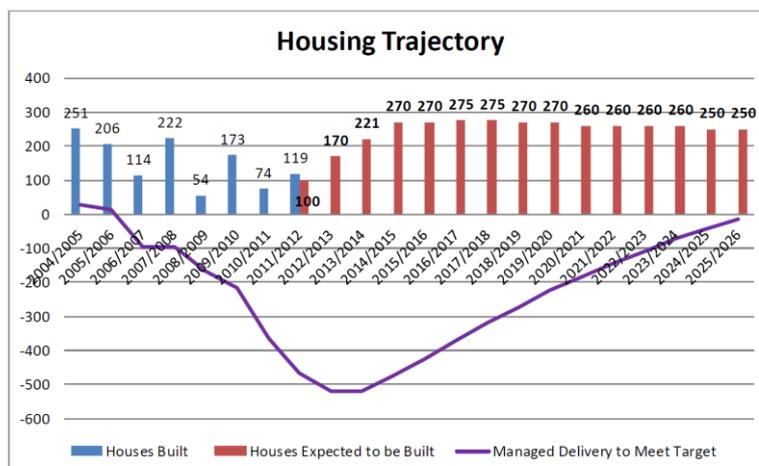
In Summary:

- **94 dwellings** have been completed in the last year (2019/2020), which represents 153 fewer dwellings than the Core Strategy annual average of 247 dwellings. This year's completion figure is 176 dwellings short of the Core Strategy Trajectory expected delivery of 270 dwellings.
- **1,435 dwellings** have been completed over the Local Plan period to date (2011 to 2020), which represents 788 fewer dwellings than the cumulative Core Strategy Average requirement (2,223) and 686 dwellings less than the cumulative Core Strategy Trajectory requirement (2,121) for that period.

3.4 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. 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. This will be updated in line with any new identified housing requirement in future.

¹ It is to be noted that 95 dwellings were reported to MHCLG in September 2020 due to some errors. On the 1st July 2021 these errors were reported to MHCLG and now the correct total of 94 has been reported.

Graph 2: Rossendale Housing Trajectory (Core Strategy)



3.5 Paragraph 73 of the NPPF states that ‘local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies or, against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.’

3.6 Therefore, based on the previous assumptions, as Rossendale did not meet the required completion rate over the plan period (2011 to 2026), an “under delivery” of housing was identified. Furthermore, the result of the Housing Delivery Test 2020 shows that Rossendale delivered less than 85% of its housing requirement. So, as of the base date of this report, a 20% buffer (moved from later in the plan period) was considered appropriate. This allows more opportunity to achieve planned long-term supply and ensure choice and competition in the market for land.

3.7 In accordance with NPPF, the five year housing land supply is identified against the borough’s local housing need calculated using the standard methodology as of 1st April 2020 (see **Appendix A**). This is set out in **Scenario 1**.

3.8 For information purposes, the Council provides three additional scenarios. **Scenario 2** follows figures set out in the 15 year housing target based on an annualised average in

the 2011 Core Strategy; **Scenario 3** follows figures set out in the adjusted housing trajectory in the 2011 Core Strategy, that took a realistic view of house building and the effects of the recession; **Scenario 4** follows figures set out in the emerging Local Plan of an annual average of 212 dwellings per year. A 20% buffer is applied (including any shortfall) to the scenarios in accordance with the NPPF and Planning Practice Guidance.

Scenario 1

Table 2: Scenario 1 – Local housing need (of 190 dwellings) as of 1st April 2020

Serial	Component	Calculation	Amount
A	Local housing need as of 1 st April 2020 (number of dwellings per year)	Standard methodology (see Appendix A)	190
B	5 Year Requirement (A x 5)	190 x 5	950
C	20% Buffer (20% of B)	950 x 0.2	190
E	Total Housing Requirement (B + C)	950 + 190	1,140

Scenario 2

Table 2: Scenario 2 - Annual Average (of 247 dwellings) over Core Strategy 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	1,235
C	Backlog from under provision 2011-2020	788	788
D	20% Buffer (20% of (B+C))	(1,235 + 788) x 0.2	405
E	Total 5 Year Housing Requirement (B + C+ D)	1,235 + 788 + 405	2,428

Scenario 3

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

- 2020/2021 = 260
- 2021/2022 = 260
- 2022/2023 = 260
- 2023/2024 = 260
- 2024/2025 = 250

Table 3: Scenario 3 - Annual Targets in Core Strategy Housing Trajectory

Serial	Component	Calculation	Amount
A	5 Year Requirement (Sum of Annual Targets above)	260 + 260 + 260 + 260 + 250	1,290
B	Backlog from under provision 2011-2018	686	686
C	20% Buffer (20% of (A+B))	(1,290 + 686) x 0.2	395
D	Total 5 Year Housing Requirement (A + B + C)	1,290 + 686 + 395	2,371

Scenario 4

3.10 The emerging Local Plan contains a housing requirement of 212 dwellings per year or 3,180 dwellings over the identified Plan period of 2019-2034. During the first year of the Plan (2019/2020), 94 net additional dwellings were built. This falls short of the housing target of 212 dwellings, resulting in a backlog of 118 dwellings.

Table 4: Scenario 4 – Emerging Local Plan (2019–2034) annual target of 212 dwellings

Serial	Component	Calculation	Amount
A	5 Year Requirement (212 dwellings per year)	212×5	1,060
B	Backlog from 2019/20	$212 - 94$	118
C	20% Buffer (20% of (A+B))	$(1,060 + 118) \times 0.2$	236
D	Total Housing Requirement (A + B+C)	$1,060 + 118 + 236$	1,414

3.11 Figures from the four scenarios are used to identify, in the next section of the report, the total Housing Land Supply (in years) that the Local Planning Authority can currently demonstrate.

4. The 5 Year Housing Land Supply

4.1 Evidence contained in this report (as shown in Appendices C to E) provides a break-down of the Council's supply of deliverable sites between 1st April 2020 and 31st March 2025. This information is provided as of 1st April 2020.

4.2 The supply consists of:

- The remaining capacity (i.e. number of dwellings) for residential development that is currently under construction;
- The number of dwellings to be provided within extant (current) unimplemented (i.e. not yet started) residential planning permissions;
- The number of dwellings to be provided on sites where there is resolution to grant planning permission (but no consent as yet issued);
- A small sites allowance.
(NB no windfall allowance has been included)

4.3 Housing land supply calculations typically include some form of allowance for sites that are not specifically identified but where it can be assumed they will come forward for development. Whilst paragraph 70 of NPPF states that windfall sites (sites that come forward unexpectedly for housing) can be included as part of anticipated supply, the Council has decided not to include a specific windfall allowance. It has, however, identified a small sites allowance, based on analysis of historic housing delivery.

4.4 A small site is considered to be a site that could deliver 4 dwellings or fewer. In line with national guidance, such sites are not included in the SHLAA and nor are they allocated in the Local Plan. Monitoring of the houses built on small sites (but excluding garden sites) from 2010 to 2018 reveals that an average of 18 dwellings per year were built on small sites (table 5).

4.5 The Council has reviewed the small sites completions from previous years as it appears that some figures were reported as gross number of completions and other as net number of completions. Table 5 below reports the net additional dwellings provided on small sites between 2010/11 and 2019/20.

Table 5: Net number of Dwellings completed on small sites (excluding residential garden)

Year	Net number of dwellings completed on small sites (1 to 4 dwellings)	Net number of dwellings completed on small sites (1 to 4 dwellings) excluding development on private garden	Net no. of dwellings completed within the Borough	% of completion on small sites (1 to 4 dwellings) (excluding private garden)
2010/2011	5	5	74	7
2011/2012	10	8	119	7
2012/2013 ²	13	12	135	8
2013/2014	48	46	265	17
2014/2015 ³	18	15	221	7

² A permission providing an additional dwelling was missing in 2012/13 and has now been reported (reference 2010/0421)

³ The figures originally reported were gross rather than net.

Year	Net number of dwellings completed on small sites (1 to 4 dwellings)	Net number of dwellings completed on small sites (1 to 4 dwellings) excluding development on private garden	Net no. of dwellings completed within the Borough	% of completion on small sites (1 to 4 dwellings) (excluding private garden)
2015/2016 ⁴	13	12	122	9
2016/2017 ⁵	22	19	192	10
2017/2018 ⁶	25	23	149	18
2018/2019	27	24	135	17
2019/2020	32	31	93	33
Total	213	195	1505	-
Average	21	20	151	13

4.6 The monitoring of additional two years (2018/19 and 2019/20) shows that on average, 20 net additional dwellings have been completed on small sites (i.e. sites with 4 or fewer dwellings, excluding private gardens) each year over the past 10 years, or 13% of total completions.

4.7 It is therefore considered appropriate to include a small sites allowance within the calculation of the 5 Year Housing Land Supply, as it is assumed that delivery on small sites will continue in the future. When calculating the contribution from small sites an adjustment has been made for the first three years of the housing supply to take account of extant permissions. This means that the allowance is only applied from year three of the housing land supply calculation, rather than including an allowance for the full five year period. This approach avoids duplication and double counting between the small sites allowance and sites already identified in the planning pipeline. In order to be consistent with the small site allowance proposed in the Local Plan, a figure of 18 dwellings (per year) or 36 dwellings (over two years) has been factored in.

4.8 For more information regarding the small sites allowance please refer to the Small Sites and Windfall Sites: Advice Note which is included in the Appendix A of the SHLAA 2017 report.

4.9 Table 6 demonstrates that Rossendale's supply of committed sites (i.e. where planning permission has been granted and is still extant or where planning permission is subject to a section 106 agreement) can deliver 944 dwellings over the next five years. Once the small sites allowance of 36 dwellings is added, the housing land supply increases to **980 dwellings**. Please see Appendix C to E for further information on the sites contributing to the supply.

⁴ A permission providing an additional dwelling was missing in 2012/13 and has now been reported (reference 2015/0213)

⁵ The small sites completions previously reported for 2016/17 were gross instead of net.

⁶ The small sites completions previously reported for 2017/18 were gross instead of net. Also one application previously reported as outside a private garden is now considered as part of a private garden.

Table 6: Breakdown of 5 Year Housing Land Supply 2020/21 to 2024/25

Category	Overall Total	Total to be delivered 2020/21 to 2024/25	% of 5 year supply
Remaining capacity on sites under construction – see Appendix C	539	505	51%
Dwellings with Planning Permission Not Yet Started – see Appendix D	445	403	41%
Dwellings where there is Resolution to Grant Planning Permission – see Appendix E	36	36	4%
Small sites allowance (2023/24-2024/25)	-	36	4%
Total Number of Dwellings		980	100%

4.10 This housing supply of 980 dwellings based on planning commitments is below the housing requirement set out by the local housing need, Core Strategy or emerging Local Plan. Tables 7, 8, 9 and 10 now compare the 5 year housing land supply with the 5 year housing target for each scenario.

Table 7: Housing Land Supply - Scenario 1: Local Housing Need as of 1st April 2020

A	5 Year Requirement (190 x 5)	950
B	20% Buffer	190
C	5 Year Requirement (A+B)	1140
D	Annual Requirement (C ÷ 5)	228
E	Total Number of Dwellings Identified Through Commitments and Small Sites Allowance for 2020/21 to 2024/25	980
F	Land Supply in Years (E/D)	4.3

Table 8: Housing Land Supply - Scenario 2: Annual Average over Core Strategy Plan Period (2011-2026)

A	5 Year Requirement (247 x 5)	1235
B	Backlog from under provision	788
C	20% Buffer	405
D	5 Year Requirement (A+B+C)	2428
E	Annual Requirement (D ÷ 5)	486
F	Total Number of Dwellings Identified Through Commitments for 2020/21 to 2024/25	980
G	Land Supply in Years (F/E)	2

Table 9: Housing Land Supply - Scenario 3: Annual Targets in Core Strategy Housing Trajectory

A	5 Year Requirement (260+260+260+260+250)	1290
B	Backlog from under provision	686
C	20% Buffer	395
D	5 Year Requirement (A+B+C)	2371
E	Annual Requirement (D÷ 5)	474
F	Total Number of Dwellings Identified Through Commitments for 2020/21 to 2024/25	980
G	Land Supply (E/D)	2.1

Table 10: Housing Land Supply - Scenario 4: Emerging Local Plan (2019–2034) annual target of 212 dwellings

A	5 Year Requirement (212 x 5)	1060
B	Backlog from under provision	118
C	20% Buffer	236
D	5 Year Requirement (A+B+C)	1414
E	Annual Requirement (D ÷ 5)	283
F	Total Number of Dwellings Identified Through Commitments for 2020/21 to 2024/25	980
G	Land Supply (D/C)	3.5

- 4.11 Table 7 shows that Rossendale Borough Council can demonstrate a **4.3 year supply** against the housing requirement of the local housing need estimated at 190 dwellings per annum in April 2020 (Scenario 1). Tables 8 and 9 identify a **2 year supply** against the annualised Core Strategy housing requirement of 247 dwellings per annum **and 2.1 year supply** against the trajectory of the Core Strategy housing requirement which are both considered to be out of date (Scenarios 2 and 3). Finally, table 10 shows that the Council can demonstrated a **3.5 year supply** against the housing requirement set out in the submission version of the emerging Local Plan (Scenario 4) for the period 1st April 2020 to 31st March 2025.
- 4.12 It is to be noted that for this period no specific deliverable sites (i.e. sites that are in the 'pipe-line', where developers have expressed an interest but which do not yet have planning consent) have been included. The emerging Local Plan identifies specific deliverable sites which may be included as part of the five year housing land supply in the future. This will be set out in future five year housing land supply updates.

5. Summary

Requirement

Local Housing Need (Year 2020)	190
5 Year Housing Requirement (including 20% buffer)	1,140
Core Strategy Housing Requirement (2011-2026)	3,700
<u>Annual average of 247 dwellings</u>	
5 Year Housing Requirement (including shortfall and 20% buffer)	2,428
<u>Housing Trajectory</u>	
5 Year Housing Requirement (including shortfall and 20% buffer)	2,371
Emerging Local Plan (2019-2034)	3,180
5 Year Housing Requirement (including shortfall and 20% buffer)	1,414

Capacity within the Identified Five Year Housing Land Supply (2020/21 to 2024/25)

Remaining no. of dwellings on sites under construction	505
No. of dwellings with planning permission (not yet started)	403
No. of dwellings with resolution to grant permission	36
Small sites allowance	36
Deliverable capacity	980

Supply in Years

Years supply (Scenario 1 – Local Housing Need)	4.3
Years supply (Scenario 2 – Core Strategy annualised average)	2
Years supply (Scenario 3 – Core Strategy Housing trajectory)	2.1
Years supply (Scenario 4 – Emerging Local Plan)	3.5

Appendix E 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.

Appendix A: Local Housing Need Calculation based on the Standard Methodology

The Local housing need has been calculated using the Guidance on housing and economic needs assessment published on the Government's website in 2015 and last updated on 16 December 2020.⁷

Step 1 – Setting the baseline

The 2014-based household projections are used for the calculation.

- Number of households in 2020: 30,924
- Number of households in 2030: 32,652

The total number of new households is 1,728 over the ten-year period, equivalent to 172.8 household growth per year.

Step 2 –An adjustment to take account of market signals

The latest [median workplace-based affordability ratio](#) for Rossendale in 2019 is 5.63 based on the data published by ONS on 19 March 2020.

The adjustment factor is calculated below:

$$\text{Adjustment factor} = \frac{(\text{Local affordability ratio} - 4)}{4} * 0.25 + 1 = \frac{(5.63 - 4)}{4} * 0.25 + 1 = 1.101875$$

The adjustment factor is 1.101875 and is used to calculate the local housing need as shown below:

Local housing need = adjustment factor * projected household growth

$$\text{Local housing need} = 1.101875 * 172.8 = 190.404$$

The local housing need for Rossendale for the period 2020 -2030 is estimated at 190 houses a year. Over the period 2020 to 2025 (5 years), this amounts to 950 houses.

Step 3 –Capping the level of any increase

The Core Strategy has been adopted more than 5 years ago and has not been reviewed. The cap is set at 40% above the higher of the most recent housing requirement in the Plan (247 dwellings) or household growth (173 dwellings):

$$\text{Cap} = 247 + (0.4 * 247) = 247 + 98.8 = 345.8$$

The cap figure is greater than the local housing need and therefore is not applicable.

⁷ Guidance on housing and economic needs assessment available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Appendix B: List of Housing Completions

The list of housing completions monitored between 1st April 2019 and 31st March 2020 is shown below.

Table 11: List of housing completions (2019/2020)

Application Number ⁸	Previous Planning History	Site Name	Net dwelling approved	Dwellings Built 2019/2020	Total Dwellings Built on Site	Core Strategy Development Tier	Site Completed	Greenfield or Brownfield
1996/0341	1990/815	Hollin Way, Burnley Road, Constablee	175	0	152	Tier 1 - Rawtenstall	Yes	GF
2012/0329	2009/0242	Tong Lane, Bacup	2	2	2	Tier 2 - Bacup	Yes	GF
2013/0490		Land at swinnel brook Park, Grane Road, Haslingden, Rossendale, BB4 4FN	1	1	1	Tier 2 - Haslingden	Yes	BF
2014/0297	2013/0426	Holcombe Road, Helmshore (Prior Notification)	42	7	42	Tier 3 Settlements	Yes	BF
2014/0396	2014/0211	Building South Of Lower Swineherd Lowe Farm, Cob Castle Road, Haslingden Rossendale	1	1	1	Tier 4 'Isolated' Settlements	Yes	GF
2015/0156 (H11)		The Hollins, Hollin Way, Reeds Holme, Rossendale BB4 8ED	9	1	1	Tier 1 - Rawtenstall	No	GF
2015/0159	2013/0065	Land adjacent to 101 Bankside Lane, Bacup	3	2	3	Tier 2 - Bacup	Yes	GF
2015/0238 (H72)	2018/0039	Horse And Jockey Hotel, 85 Market Street, Edenfield, Bury, Lancashire, BLO 0JQ	10	10	10	Tier 3 Settlements	Yes	BF
2015/0308		Land At Hurst Lane Rawtenstall Rossendale Lancashire BB4 7RE	2	2	2	Tier 1 - Rawtenstall	Yes	GF
2015/0334 (H9)	2007/0016	Land off Oaklands and Lower Cribden Avenue, Rawtenstall	34	9	34	Tier 1 - Rawtenstall	Yes	GF
2016/0127		Land to rear of 183 Burnley Road, Rawtenstall, BB4 8HY	1	1	1	Tier 1 - Rawtenstall	Yes	GF

⁸ The site allocation reference number shown in the submission version of the emerging Local Plan (starting with an 'H') has been added for information.

Application Number ⁸	Previous Planning History	Site Name	Net dwelling approved	Dwellings Built 2019/2020	Total Dwellings Built on Site	Core Strategy Development Tier	Site Completed	Greenfield or Brownfield
2016/0170		Higher Whams Farm Burnley Road East Waterfoot BB4 9ND	1	1	1	Tier 4 'Isolated' Settlements	Yes	GF
2016/0176		533 Holcombe Road, Helmshore	1	1	1	Tier 3 Settlements	Yes	GF
2016/0228		Croft End Mill, Bolton Road North, Edenfield, Bury, BLO ONA	11	11	11	Tier 4 'Isolated' Settlements	Yes	BF
2016/0294 (2016/0607)	2015/0382	Glen Works, Ashworth Street, Waterfoot, BB4 7AY	4	4 ⁹	4	Tier 3 Settlements	Yes	BF
2016/0295 (H11)	2019/0164	Land off Hollin Way, Reeds Holmes, BB4 8ED	9	1	1	Tier 1 - Rawtenstall	No	GF
2017/0116	2016/0222	Land And Buildings On The West Side Of Holmes Drive, Bacup	1	1	1	Tier 2 - Bacup	Yes	BF
2017/0124		Cedar Lodge, Bury Road Rawtenstall, Rossendale Lancashire, BB4 6DJ	-1	-1	-1	Tier 1 - Rawtenstall	Yes	BF
2017/0156	2013/0565	Alden Road, Helmshore	1	1	1	Tier 4 'Isolated' Settlements	Yes	GF
2017/0246		Barn Adjacent O'House O Th Hill Farm Hall Fold Whitworth Rochdale, OL12 8XL	1	1	1	Tier 4 'Isolated' Settlements	Yes	GF
2017/0257		The Hollies, 2 Rising Bridge Road, Haslingden BB4 5BL	6	6	6	Tier 4 'Isolated' Settlements	Yes	BF
2017/0273	2015/0329 2012/0141	Greensnook Cottages, Greensnook Lane Bacup, Lancashire OL13 9DQ	7	1	7	Tier 2 - Bacup	Yes	BF
2017/0374	2016/0445 (LDC); 13/1/2739/1	The Bungalow, Greens Lane, Stacksteads OL13 0JL	1	1	1	Tier 4 'Isolated' Settlements	Yes	GF
2017/0459	2016/0049	Gib Hill Stables Gibb Hill Lane, Loveclough Rossendale, BB4 8TN	1	1	1	Tier 4 'Isolated' Settlements	Yes	BF
2018/0030	2015/0416; 2015/0024	Former Kearns Mill, Cowpe Road, Cowpe	20	3	20	Tier 4 'Isolated' Settlements	Yes	BF

⁹ One dwelling was already reported as built on this site within the list of sites under-construction in the 2018 5 Year Housing Land Supply, but not added to the list of completions for 2017/18. This additional dwelling not previously recorded is therefore added to the list of completions for 2019/20.

Application Number ⁸	Previous Planning History	Site Name	Net dwelling approved	Dwellings Built 2019/2020	Total Dwellings Built on Site	Core Strategy Development Tier	Site Completed	Greenfield or Brownfield
2018/0040		2 Ash Grove, Burnley Road Rawtenstall, Rossendale Lancashire, BB4 8HE	1	1	1	Tier 1 - Rawtenstall	Yes	BF
2018/0132 (H3)		Oakenhead Resource Centre, Haslingden Old Road, Rawtenstall Rossendale, BB4 8RR	19	7	12	Tier 1 - Rawtenstall	No	BF
2018/0157	2016/0050; 2014/0401; 2014/0259	112 Booth Road Next to top of Four Lane Ends	3	3	3	Tier 3 Settlements	Yes	GF
2018/0188		The Cotton House 529 Helmshore Road Helmshore Rossendale BB4 4LQ	1	1	1	Tier 3 Settlements	Yes	BF
2018/0202 (H26)	2015/0358	Land To Rear Of 32 Greensnook Lane, Bacup, Lancashire, OL13 9DQ	26	6	8	Tier 2 - Bacup	No	GF
2018/0280		433 - 435 Market Street Whitworth, Rochdale OL12 8QL	0	0	0	Tier 2 - Whitworth	Yes	BF
2018/0297		Building To West Of Lumb Grange Meadow Park Ramsbottom Bury BLO 0QR	1	1	1	Tier 4 'Isolated' Settlements	Yes	BF
2018/0496	2017/0367	Land Off Brandwood Road Stacksteads, Bacup Lancashire, OL13 0NY	1	1	1	Tier 3 Settlements	Yes	GF
2018/0531		49/51 Bury Old Road Shuttleworth, Ramsbottom Bury BLO 0RY	1	1	1	Tier 4 'Isolated' Settlements	Yes	BF
2019/0009	2018/0374	Land At Eden Lane, Edenfield Bury Lancashire BLO 0LL	1	1	1	Tier 3 Settlements	Yes	GF
2019/0052		Pasture Bottom Farm Todmorden Road, Bacup Lancashire, OL13 9UZ	1	1	1	Tier 4 'Isolated' Settlements	Yes	GF
2019/0133		49 Bury Road, Haslingden Rossendale, Lancashire BB4 5PG	1	1	1	Tier 2 - Haslingden	Yes	BF
2019/0204		248A Newchurch Road Stacksteads Bacup Lancashire OL13 0UE	1	1	1	Tier 3 Settlements	Yes	BF
2019/0348		1 Daisy Bank Bacup Lancashire OL13 8AL	0	0	0	Tier 2 - Bacup	Yes	BF
2019/0361		37 Crabtree Avenue Edgeside Waterfoot	0	0	0	Tier 3 Settlements	Yes	BF

Application Number ⁸	Previous Planning History	Site Name	Net dwelling approved	Dwellings Built 2019/2020	Total Dwellings Built on Site	Core Strategy Development Tier	Site Completed	Greenfield or Brownfield
		Rossendale Lancashire BB4 9TD						
2019/0402		210 Newchurch Road Stacksteads Bacup Lancashire OL13 0TS	0	0	0	Tier 3 Settlements	Yes	BF
2019/0542		198 Burnley Road Rawtenstall Rossendale Lancashire BB4 8HH	1	1	1	Tier 1 - Rawtenstall	Yes	BF
Total				94				

Appendix C: Residential Development on Sites Currently Under Construction

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 remaining on sites under construction are included in the housing supply, as they are clearly deliverable, and the phasing of delivery is also indicated.

The updated information on residential development under construction has been confirmed through site visits, discussions with developers, approved building inspectors 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 1st April 2020. Please contact the Forward Planning team at forwardplanning@rossendalebc.gov.uk if you consider any of this information to be incorrect.

Table 12 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 purpose. Should a formal confirmation be required a Lawful Development Certificate should be applied for.

Table 12: Residential Development Currently Under Construction

Application number ¹⁰	Previous Planning History	Site Name	Net dwelling approved	Total Net Dwellings Built as of 31st March 2020	Net Dwellings Built in 2019/2020	Net Dwellings remaining	Expected Delivery Rate					Core Strategy Development Tier	Greenfield or Brownfield
							2020-2021	2021-2022	2022-2023	2023-2024	2024-2025		
2008/0494	2010/0629	12 Rochdale Rd, Bacup	3	0	0	3	0	0	0	0	3	Tier 2	BF
2011/0457 (H13)		Commercial Street, Rossendale	10	0	0	10	0	0	0	10	0	Tier 4	BF
2012/0117		Hud Hey Road, Haslingden	1	0	0	1	0	0	0	1	0	Tier 4	BF
2012/0346 (H44)	2003/154 2000/134	Irwell Springs, Weir	56	10	0	46	0	20	26	0	0	Tier 4	BF
2012/0430	2009/0381	16 Upper Ashmount, Hill End Lane, Cloughold, Rawtenstall	1	0	0	1	1	0	0	0	0	Tier 1	GF
2013/0195		62 Newchurch Road, Rawtenstall, BB4 7QX	4	2	0	2	1	1	0	0	0	Tier 1	BF

¹⁰ The site allocation reference number shown in the submission version of the emerging Local Plan (starting with an 'H') has been added for information.

Application number ¹⁰	Previous Planning History	Site Name	Net dwelling approved	Total Net Dwellings Built as of 31st March 2020	Net Dwellings Built in 2019/2020	Net Dwellings remaining	Expected Delivery Rate					Core Strategy Development Tier	Greenfield or Brownfield
							2020-2021	2021-2022	2022-2023	2023-2024	2024-2025		
2014/0106		Far Bank End Farm, Brex, Coal Pit Lane, Whitewell Bottom	1	0	0	1	0	1	0	0	0	Tier 4	GF
2014/0175		50 Tonacliffe Road, Whitworth	1	0	0	1	1	0	0	0	0	Tier 2	BF
2014/0198 (Prior Approval)		Hey Head Farm Rochdale Road, Bacup Lancashire, OL13 9XF	1	0	0	1	1	0	0	0	0	Tier 4	GF
2014/0233 (H2)	2013/0516	Oakley Road, Rawtenstall	11	0	0	11	0	0	5	6	0	Tier 1	BF
2014/0343		33 Rockcliffe Road, Bacup	2	0	0	2	0	0	0	2	0	Tier 2	GF
2014/0420		Clovermount, Earnshaw, Bacup	1	0	0	1	0	0	0	1	0	Tier 2	GF
2014/0464 (H11)		Hollin Way, Burnley Road, Constablee	9	1	0	8	2	1	2	2	1	Tier 1	GF
2015/0060		580 Bacup Road, Waterfoot Rossendale, BB4 7HB	2	0	0	2	0	2	0	0	0	Tier 3	BF
2015/0156 (H11)		The Hollins Hollin Way Reeds Holme Rossendale BB4 8ED	9	1	1	8	2	2	2	2	0	Tier 1	GF
2015/0327; 2012/0285		14 Rochdale Road, Bacup OL13 9NW	3	0	0	3	0	0	0	3	0	Tier 2	BF
2015/0377		Flowers Inn, Todmorden Road, Bacup, OL13 9UA	0	0	0	0	0	0	0	0	0	Tier 4	BF
2016/0033		147 Market Street, Shawforth, Rochdale, OL12 8NX	1	0	0	1	1	0	0	0	0	Tier 2	BF
2016/0061		31 Booth Road, Stacksteads, Bacup, OL13 0QP	1	0	0	1	0	1	0	0	0	Tier 3	BF
2016/0074	2015/0304	Millfold, Facit, Rochdale, Lancashire	2	0	0	2	0	0	2	0	0	Tier 3	BF
2016/0155	2015/0210 2012/0158	Flaxmoss House, Helmshore Road, Haslingden, BB4 4JA	4	2	0	2	2	0	0	0	0	Tier 3	GF
2016/0182		Bowness Bungalow Shawclough Road Whitewell Bottom Rossendale BB4 9JZ	1	0	0	1	1	0	0	0	0	Tier 4	GF

Application number ¹⁰	Previous Planning History	Site Name	Net dwelling approved	Total Net Dwellings Built as of 31st March 2020	Net Dwellings Built in 2019/2020	Net Dwellings remaining	Expected Delivery Rate					Core Strategy Development Tier	Greenfield or Brownfield
							2020-2021	2021-2022	2022-2023	2023-2024	2024-2025		
2016/0214		The Barn, Nicholas Folly, Higher Greens, Blackwood Road, Stacksteads, Bacup, Lancashire, OL13 0JS	1	0	0	1	0	0	1	0	0	Tier 4	GF
2016/0236		Land East Of 10 Clough End Road, Haslingden, BB4 5AN	1	0	0	1	0	1	0	0	0	Tier 4	BF
2016/0273 (LDC) (H19)	2002/0532	Two Acres, Clayton Avenue, Rawtenstall, BB4 6EW	7	0	0	7	0	0	0	0	0	Tier 1	GF
2016/0295 (H11)		Land off Hollin Way, Reeds Holmes, BB4 8ED	9	1	1	8	1	2	1	1	2	Tier 1	GF
2016/0320 (H45)		Haslingden Police Station, Manchester Road, Haslingden, BB4 6QW	8	0	0	8	0	5	3	0	0	Tier 2	BF
2016/0323		454 Market Street, Whitworth, Rochdale, OL12 8QN	4	0	0	4	0	0	2	2	0	Tier 2	BF
2016/0373		Greens Moor Cottage, Cutler Lane, Stacksteads, Bacup, OL13 0BA	1	0	0	1	0	1	0	0	0	Tier 4	BF
2016/0424	2015/0245 (Prior Approval)	Pleasant View Farm, Helmshore Road, Haslingden, BL8 4PQ	5	0	0	5	0	0	0	5	0	Tier 4	GF
2016/0438		Nicholas Folly, Higher Greens, Blackwood Road, Stacksteads	0	0	0	0	0	0	0	0	0	Tier 4	BF
2016/0440 (H54)		Site Of Former Gordon Works, Ashworth Road, Edgeside, Waterfoot, Rossendale, BB4 9JE	6	0	0	6	6	0	0	0	0	Tier 3	BF
2016/0516 (H43)		Doals House, Hillside Crescent, Weir, Bacup, Lancashire, OL13 8RX	1	0	0	1	1	0	0	0	0	Tier 4	BF
2016/0574	2014/0002 2010/0632 2007/0555	Former Scout Hut, New Line, Bacup	1	0	0	1	1	0	0	0	0	Tier 2	BF
2016/0577		600/602 Bacup Road, Waterfoot BB4 7EU	1	0	0	1	0	1	0	0	0	Tier 3	BF
2016/0581	2015/0521	Honey Hole, Tunstead Road, Stacksteads, Bacup, OL13 8NQ	1	0	0	1	0	1	0	0	0	Tier 3	GF

Application number ¹⁰	Previous Planning History	Site Name	Net dwelling approved	Total Net Dwellings Built as of 31st March 2020	Net Dwellings Built in 2019/2020	Net Dwellings remaining	Expected Delivery Rate					Core Strategy Development Tier	Greenfield or Brownfield
							2020-2021	2021-2022	2022-2023	2023-2024	2024-2025		
2016/0609		3 Musbury Road Haslingden Rossendale Lancashire BB4 4AP	1	0	0	1	0	0	1	0	0	Tier 3	GF
2016/0611		8-12 Burnley Road Rawtenstall Rossendale Lancashire BB4 8EW	1	0	0	1	0	0	0	0	1	Tier 1	BF
2016/0630	2019/0378 2014/0168 2013/0470 2012/0544	Waingate Road, Rawtenstall	7	4	0	3	0	0	3	0	0	Tier 1	GF
2017/0157		2 Springside, Cowpe Road Cowpe, Rossendale Lancashire, BB4 7DY	1	0	0	1	0	1	0	0	0	Tier 4	BF
2017/0256		Alma Street Chapel, Alma Street, Bacup, Lancashire	7	0	0	7	0	0	0	7	0	Tier 2	BF
2017/0324		Craven Heifer 264-266 Burnley Road Rawtenstall, Rossendale Lancashire, BB4 8HH	-1	0	0	-1	-1	0	0	0	0	Tier 1	BF
2017/0454		Irwell Inn, 71 Burnley Road Bacup, Lancashire, OL13 8DB	4	0	0	4	2	2	0	0	0	Tier 2	BF
2017/0511		Land Adj 22 Whittle Street Rawtenstall, Rossendale Lancashire, BB4 8SB	2	0	0	2	2	0	0	0	0	Tier 1	GF
2017/0551 (H38)	2017/0031 2016/048 2013/0200	Land off Burnley Road and Meadows Avenue, Bacup OL13 8DH	6	0	0	6	0	6	0	0	0	Tier 2	GF
2017/0565		Tanner Farm, Kings Highway, Haslingden	1	0	0	1	1	0	0	0	0	Tier 4	BF
2017/0573		Greenfold Farm Bottomley Bank LaneCrawshawbooth Rossendale BB4 8TL	1	0	0	1	0	1	0	0	0	Tier 4	GF
2018/0015		48 - 50 Deardengate Haslingden, Rossendale Lancashire	1	0	0	1	1	0	0	0	0	Tier 2	BF
2018/0094	2017/0046 2015/0070 (Outline)	Cowm Park South, Whitworth, OL12 8RQ	3	0	0	3	3	0	0	0	0	Tier 2	GF

Application number ¹⁰	Previous Planning History	Site Name	Net dwelling approved	Total Net Dwellings Built as of 31st March 2020	Net Dwellings Built in 2019/2020	Net Dwellings remaining	Expected Delivery Rate					Core Strategy Development Tier	Greenfield or Brownfield
							2020-2021	2021-2022	2022-2023	2023-2024	2024-2025		
2018/0127	2015/0375	Land Adjacent 255A Market Street, Shawforth, Rochdale, OL12 8EG	2	0	0	2	2	0	0	0	0	Tier 4	GF
2018/0132 (H3)		Oakenhead Resource Centre, Haslingden Old Road, Rawtenstall, Rossendale, BB4 8RR	19	0	7	12	5	7	0	0	0	Tier 1	BF
2018/0142		596-598 Bacup Road, Waterfoot, Rossendale, Lancashire, BB4 7EU	4	0	0	4	0	4	0	0	0	Tier 3	BF
2018/0150		Flat 1 389-391 Market Street Whitworth Rochdale Lancashire OL12 8QL	2	0	0	2	0	0	2	0	0	Tier 2	BF
2018/0171		Aitken Court, Meadow Park, Lumb, Ramsbottom, Bury Lancashire BL0 0QR	1	0	0	1	0	1	0	0	0	Tier 4	BF
2018/0202 (H26)	2015/0358	Land To Rear Of 32 Greensnook Lane, Bacup, Lancashire, OL13 9DQ	26	8	6	18	5	6	7	0	0	Tier 2	GF
2018/0229		370 Burnley Road, Rawtenstall, Rossendale BB4 8LW	2	0	0	2	0	2	0	0	0	Tier 1	BF
2018/0290		22 Stone Fold Village, Kings Highway, Haslingden, Rossendale, BB5 2DP	1	0	0	1	1	0	0	0	0	Tier 4	GF
2018/0306		Boothfold House, Booth Road, Waterfoot, Rossendale BB4 9BD	1	0	0	1	0	1	0	0	0	Tier 3	BF
2018/0321		Bridleway House, Newbigging Avenue, Waterfoot	1	0	0	1	0	1	0	0	0	Tier 1	BF
2018/0360		Hill End Barn Park Road Helmshore Rossendale Lancashire BB4 4AR	1	0	0	1	0	1	0	0	0	Tier 4	GF
2018/0381		2 Carr Head, New Barn Lane, Rawtenstall	1	0	0	1	1	0	0	0	0	Tier 4	GF
2018/0383 (H33)	2018/0043	Land Off Rockliffe Road Bacup Lancashire	26	0	0	26	8	8	10	0	0	Tier 2	GF

Application number ¹⁰	Previous Planning History	Site Name	Net dwelling approved	Total Net Dwellings Built as of 31st March 2020	Net Dwellings Built in 2019/2020	Net Dwellings remaining	Expected Delivery Rate					Core Strategy Development Tier	Greenfield or Brownfield
							2020-2021	2021-2022	2022-2023	2023-2024	2024-2025		
2018/0468		Royal British Legion, 81-83 Deardengate, Haslingden, Rossendale, Lancashire, BB4 5SN	3	0	0	3	0	3	0	0	0	Tier 2	BF
2018/0535 (H12)	2016/0267 (outline)	Reeds Holme Works, Burnley Road, Rawtenstall Rossendale, Lancashire BB4 8LN	97	0	0	97	20	20	20	20	17	Tier 1	BF
2018/0586	2010/0123 2008/0368	Land adj 444 Newchurch Rd / Baldwin St, Stacksteads	4	0	0	4	4	0	0	0	0	Tier 3	BF
2018/0611		Higher Moss Farm, Bamford Road, Turn, Bury	2	0	0	2	2	0	0	0	0	Tier 4	GF
2019/0006	2006/0205	460 - 462 Newchurch Road, Stacksteads, Bacup Lancashire, OL13 ONB	3	0	0	3	0	0	0	3	0	Tier 3	BF
2019/0038		Sheephouse Farm, Greens Lane, Stacksteads, Bacup Lancashire, OL13 OJS	1	0	0	1	0	1	0	0	0	Tier 4	GF
2019/0139		21-23 Burnley Road East, Waterfoot, Rossendale, Lancashire, BB4 9AG	5	0	0	5	0	5	0	0	0	Tier 3	BF
2019/0170	2015/0085	Bacup Conservative Club Irwell Terrace Bacup Lancashire OL13 9AW	6	0	0	6	6	0	0	0	0	Tier 2	BF
2019/0243		Land Opposite 26A Grane Road, Haslingden, Rossendale, Lancashire, BB4 5EB	3	0	0	3	3	0	0	0	0	Tier 2	BF
2019/0254; 2017/0640	2019/0254	Weir Hotel, Burnley Road Bacup, Lancashire, OL13 8QE	3	0	0	3	3	0	0	0	0	Tier 4	BF
2019/0333		245 Burnley Road East, Waterfoot, Rossendale Lancashire, BB4 9HU	7	0	0	7	3	3	1	0	0	Tier 3	BF
2019/0400 (2018/0372) (H13)	2018/0372 2016/0478	Site To Rear Of 2 Commercial Street, Loveclough, Rossendale Lancashire BB4 8QX	1	0	0	1	0	0	0	1	0	Tier 4	BF
2019/0489		Moorlands, Croston Close Road, Ramsbottom, Bury Lancashire, BL9 6TB	1	0	0	1	0	1	0	0	0	Tier 4	BF

Application number ¹⁰	Previous Planning History	Site Name	Net dwelling approved	Total Net Dwellings Built as of 31st March 2020	Net Dwellings Built in 2019/2020	Net Dwellings remaining	Expected Delivery Rate					Core Strategy Development Tier	Greenfield or Brownfield
							2020-2021	2021-2022	2022-2023	2023-2024	2024-2025		
2019/0499		572 Bacup Road, Chimney Pieces Rawtenstall, Rossendale, Lancashire, BB4 7HB	1	0	0	1	1	0	0	0	0	Tier 1	BF
2019/0548		Edgeside House, Ashworth Lane, Edgeside, Rossendale BB4 9TJ	3	0	0	3	0	3	0	0	0	Tier 3	BF
2019/0358 (H59)	2016/0563	Rossendale United Supporters Club, Dark Lane, Newchurch, Rossendale, Lancashire, BB4 7UA	95	0	0	95	0	25	25	25	20	Tier 1	BF
2019/0566		Folly Farm, Tunstead Road Stacksteads, Bacup Lancashire, OL13 8NF	1	0	0	1	0	1	0	0	0	Tier 4	BF
2017/0590 (H22)	2017/0100 (Outline) 2016/0035	Former Health Centre, Yorkshire Street, Bacup, Lancashire, OL13 9AE (22 bedrooms divided by the average number of adults per household in Rossendale (1.79) is equivalent to 12 dwellings)	22	0	0	22	22	0	0	0	0	Tier 2	BF
Total			549	36	15	513	115	142	113	91	44		
Total no. of dwellings left to build on sites under construction			513										
No. of dwellings left to build identified as deliverable 2020/21 to 2024/25 on sites under construction			505										
Total dwellings built up to 31st March 2020 on sites still under construction			37										

The above evidence shows there are currently sites under construction in Rossendale which can deliver 505 dwellings between 2020/21 to 2024/25 out of a total 513 remaining dwellings on these sites (8 dwellings are expected to be delivered beyond this period). 36 dwellings within these sites are now complete.

Appendix D: Unimplemented Residential Planning Permissions

All sites with full planning permission are included in the five year housing land supply, unless there is evidence to suggest they will not come forward within this period. Sites with outline planning permission are included if the development proposes fewer than ten dwellings or there is evidence to demonstrate that the site will come forward in the next five years.

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 of 1st April 2020. Expected delivery rates, where possible, have been established through discussions with developers. The table below identifies planning permissions across the Borough that have not yet started and that will not expire until after 1st April 2020.

Table 13: Unimplemented Residential Planning Permissions

Application Number ¹¹	Previous Planning History	Site Address	Expiry Date	Net Number of dwelling approved	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Core Strategy Development Tier	Greenfield or Brownfield
2012/0588 (Outline) (H65)		Albert Mill Albert Street Whitworth Rochdale Lancashire OL12 8PJ	24/01/2021	49	0	0	15	20	14	Tier 2	BF
2015/0517 (Outline) (H60)		Land At Johnny Barn Close, Cloughfold, Rossendale, BB4 7TL	02/07/2021	30	0	0	20	10	0	Tier 1	GF
2016/0217		Former CAB offices, Whitworth Rise, Whitworth, OL12 8AB	N/A	2	0	2	0	0	0	Tier 3	BF
2017/0130 (Outline) (H23)		Glen Mill, 640 Newchurch Road, Stacksteads, Bacup Lancashire OL13 0NH	01/03/2021	9	0	9	0	0	0	Tier 3	BF
2017/0282	2015/0466 2016/0541	Land Adjacent 72 Holland Avenue Rawtenstall Rossendale BB4 8JJ	29/09/2020	2	0	2	0	0	0	Tier 1	GF

¹¹ The site allocation reference number shown in the submission version of the emerging Local Plan (starting with 'H' for housing sites or 'M' for mixed-use sites) has been added for information.

Application Number ¹¹	Previous Planning History	Site Address	Expiry Date	Net Number of dwelling approved	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Core Strategy Development Tier	Greenfield or Brownfield
2017/0325		Land At Clough End Road, Haslingden BB4 5AP	10/01/2021	1	0	1	0	0	0	Tier 4	GF
2017/0378		Land North Of 14 Laneside Road Haslingden Rossendale, BB4 5N	24/11/2020	1	0	1	0	0	0	Tier 2	GF
2017/0389		Land West Of The Bowling Green, Loveclough, Rossendale, BB4 8QU	04/10/2020	2	0	2	0	0	0	Tier 4	GF
2017/0423 (Outline)		Land North Of 112 Booth Road, Stacksteads, Bacup, OL13 0TA	15/11/2020	1	0	1	0	0	0	Tier 4	GF
2017/0438		Land Behind 2 - 10 Bridleway Waterfoot Rossendale Lancashire BB4 9DS	27/03/2021	4	0	4	0	0	0	Tier 1	BF
2017/0440		29A Burnley Road East Waterfoot Rossendale Lancashire BB4 9AG	23/04/2021	2	0	2	0	0	0	Tier 3	BF
2017/0618	2012/0020 2014/0554	Garden of 110 Bury Road, Edenfield, BLO 0ET	09/04/2021	1	0	0	1	0	0	Tier 3	GF
2018/0031		Land To North Of Turton Hollow Road Crawshawbooth Rossendale Lancashire BB4 8BA	09/04/2021	2	0	0	2	0	0	Tier 3	BF
2018/0046		Coal Pit Fields, Dean Lane, Water	14/03/2021	1	0	0	1	0	0	Tier 4	GF
2018/0078		44 Manchester Road Haslingden Rossendale Lancashire BB4 5ST	24/05/2021	¹²	0	1	0	0	0	Tier 2	BF
2018/0088		6 Parklands Park Avenue Haslingden Rossendale Lancashire BB4 6PE	23/04/2021	2	0	2	0	0	0	Tier 2	GF

¹² A House in Multiple Occupation (use class C4) counts as 1 dwelling in the housing land supply.

Application Number ¹¹	Previous Planning History	Site Address	Expiry Date	Net Number of dwelling approved	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Core Strategy Development Tier	Greenfield or Brownfield
2018/0091	2015/0122	Alderwood, Market Street, Edenfield, Bury, Lancashire, BL0 0JH	11/04/2021	1	0	1	0	0	0	Tier 3	BF
2018/0116		Lumb Old Hall Meadow Park Ramsbottom Bury Lancashire BL0 0QR	21/05/2021	1	0	0	1	0	0	Tier 4	BF
2018/0121	2005/106 2015/0470	Land adjacent 7 Lynns Court, Weir, Bacup, OL13 8RZ	04/06/2021	3	0	0	3	0	0	Tier 4	GF
2018/0126		Hawthorne House Rochdale Road Edenfield Bury Lancashire BL0 0JX	24/05/2021	9	0	0	9	0	0	Tier 3	GF
2018/0152		767 Market Street Whitworth Rochdale Lancashire OL12 8LS	17/05/2021	1	0	0	1	0	0	Tier 3	BF
2018/0154		Rear Of 85 Grane Road, Haslingden Rossendale Lancashire BB4 5ED	29/08/2021	2	0	2	0	0	0	Tier 2	BF
2018/0196		18 Milner Street, Whitworth, Rossendale OL12 8RQ	13/06/2021	1	0	1	0	0	0	Tier 2	BF
2018/0217		20 Bury Road Rawtenstall Rossendale Lancashire BB4 6AA	27/07/2021	4	0	4	0	0	0	Tier 1	BF
2018/0255 (Outline)		40 Tonacliffe Road Whitworth Rochdale Lancashire OL12 8SS	21/09/2021	4	0	0	4	0	0	Tier 2	GF
2018/0265		8 - 10 Shawclough Road & Disused Garage, Shawclough Street, Whitewell Bottom, Rossendale Lancashire BB4 9JY	13/11/2021	4	0	0	4	0	0	Tier 3	BF
2018/0281		Land North Of Hall Carr Road Rawtenstall Rossendale BB4 6AW	29/08/2021	1	0	1	0	0	0	Tier 1	GF

Application Number ¹¹	Previous Planning History	Site Address	Expiry Date	Net Number of dwelling approved	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Core Strategy Development Tier	Greenfield or Brownfield
2018/0291		22 Stone Fold Village Kings Highway Haslingden Rossendale BB5 2DP	15/10/2021	2	0	2	0	0	0	Tier 4	BF
2018/0318 (H68)	2012/0171 2010/0433 2009/0360 2002/261	Former Spring Mill, Land off Eastgate and Westgate, Whitworth	27/09/2022	119	0	20	20	20	20	Tier 2	GF
2018/0345		Higher Barn Piggery, Roundhill Road, Haslingden	30/08/2021	1	0	0	1	0	0	Tier 4	BF
2018/0349		Hutch Bank Farm Flip Road Haslingden Rossendale Lancashire BB4 5EJ	01/08/2021	2	0	2	0	0	0	Tier 2	GF
2018/0410		2 Tonacliffe Way Whitworth Rossendale OL12 8SN	27/11/2021	1	0	0	1	0	0	Tier 4	GF
2018/0414 (Outline) (H21)		Land Adjacent Reed Street Bacup Lancashire	25/11/2022	22	0	0	11	11	0	Tier 2	BF
2018/0438		Land On Former Haslingden's Working Men Club, Spring Lane, Haslingden Rossendale Lancashire, BB4 5AA	18/10/2021	1	0	1	0	0	0	Tier 2	GF
2018/0453		Workshop Rear Of 175 Burnley Road Rawtenstall Rossendale Lancashire BB4 8HY	04/10/2021	1	0	0	1	0	0	Tier 1	BF
2018/0470		Land Rear Of 166 Blackburn Road Haslingden Rossendale Lancashire BB4 5JT	17/01/2022	1	0	0	1	0	0	Tier 2	GF
2018/0497 (Prior notification)	2015/0499 2015/0498 2015/0389	Priestly Fold Farm, Dean Lane, Water, BB4 9RX	21/11/2021	1	0	0	1	0	0	Tier 4	GF

Application Number ¹¹	Previous Planning History	Site Address	Expiry Date	Net Number of dwelling approved	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Core Strategy Development Tier	Greenfield or Brownfield
2018/0502		256A Newchurch Road Stacksteads Bacup Lancashire OL13 0UE	31/01/2022	1	0	1	0	0	0	Tier 3	BF
2018/0509		Sun Dragon Cantonese Restaurant, Blackburn Road, Acre Rossendale Lancashire BB4 5AZ	10/01/2022	4	0	0	4	0	0	Tier 4	BF
2018/0554 (Outline) (H13)		Land On The South Side Of Commercial Street Loveclough Rossendale Lancashire	17/05/2022	80	30	30	20	10	0	Tier 4	GF
2018/0559	2018/0064 2018/0063	Hollin Lane Farm Hollin Lane Constable Lee Rawtenstall Rossendale Lancashire BB4 8TE	28/02/2022	1	0	0	1	0	0	Tier 4	GF
2018/0577		Land To The Rear Of 410 - 420 Newchurch Road Rawtenstall Rossendale Lancashire	23/05/2022	1	0	1	0	0	0	Tier 1	GF
2018/0583 (H11)		Land Off Hollin Way Reeds Holme Rossendale Lancashire BB4 8ED	21/03/2022	5	0	0	0	0	2	Tier 1	GF
2018/0609		Irwell Inn 71 Burnley Road Bacup Lancashire OL13 8DB	18/04/2022	1	0	0	1	0	0	Tier 2	BF
2019/0004		Buildings To Rear Of Goodshawfold Farm Goodshawfold Road Loveclough Rossendale Lancashire BB4 8QS	21/03/2022	3	0	3	0	0	0	Tier 3	GF
2019/0016		Hey Head Farm Rochdale Road Bacup Lancashire OL13 9XF	29/03/2022	4	0	0	4	0	0	Tier 4	GF
2019/0027		20 Snowdrop Close Haslingden Rossendale Lancashire BB4 6NH	27/03/2022	1	1	0	0	0	0	Tier 3	BF

Application Number ¹¹	Previous Planning History	Site Address	Expiry Date	Net Number of dwelling approved	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Core Strategy Development Tier	Greenfield or Brownfield
2019/0049	2019/0033	The Barn Gin Croft Farm Gincroft Lane Edenfield Bury Lancashire BL0 0QX	30/04/2022	1	0	0	0	1	0	Tier 4	GF
2019/0053		1 New Street Haslingden Rossendale Lancashire BB4 5TA	12/03/2022	1	0	1	0	0	0	Tier 2	BF
2019/0067		121 Goodshaw Lane, Crawshawbooth, Rossendale, Lancashire, BB4 8DJ	19/09/2022	1	0	1	0	0	0	Tier 4	GF
2019/0090	2018/0047	Agricultural Building To Rear Of Park View Cottage Cowpe Road Cowpe Rossendale Lancashire BB4 7EA	30/04/2022	1	0	1	0	0	0	Tier 4	GF
2019/0101		Village Pine, Glen Top Works, Newchurch Road, Stacksteads Bacup, Lancashire OL13 0NW	13/02/2023	14	0	0	0	14	0	Tier 4	BF
2019/0105		First And Second Floor 59 - 61 Deardengate Haslingden Rossendale BB4 5SN	24/04/2022	1	0	1	0	0	0	Tier 2	BF
2019/0155		Croston Close Farm Croston Close Road Ramsbottom Bury Lancashire BL9 6TB	21/06/2022	0	0	0	0	0	0	Tier 4	BF
2019/0176		Spring Hill Barn Dean Lane Water Rossendale Lancashire BB4 9RB	09/07/2022	1	0	0	1	0	0	Tier 4	GF
2019/0198		Heath Hill Booth Road Stacksteads	28/08/2022	-1	0	-1	0	0	0	Tier 3	BF
2019/0226 (Outline)		Lee Farm Stubbylee Lane Bacup Lancashire OL13 0DD	02/08/2022	1	0	0	0	0	1	Tier 4	GF
2019/0268		Caravan Cobclough Farm Oakenclough Road Bacup Lancashire OL13 9UZ	19/02/2023	0	0	0	0	0	0	Tier 4	BF

Application Number ¹¹	Previous Planning History	Site Address	Expiry Date	Net Number of dwelling approved	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Core Strategy Development Tier	Greenfield or Brownfield
2019/0287		The Croft Conway Road Cloughfold Rawtenstall Rossendale BB4 7ST	23/12/2022	1	0	0	1	0	0	Tier 4	GF
2019/0329 (Permission in Principle)		85 Grane Road Haslingden Rossendale Lancashire BB4 5ED	02/10/2022	9	0	0	0	9	0	Tier 2	BF
2019/0343	2016/0571	Land Adjoining 41 Highfield Park, Haslingden Rossendale Lancashire	02/10/2022	2	0	0	2	0	0	Tier 2	GF
2019/0349		Barn 3, Gincroft Lane, Edenfield, Bury, Lancashire, BL0 0QX	06/07/2023	1	0	0	0	1	0	Tier 4	GF
2019/0350		Barn 2, Gincroft Lane Edenfield, Bury Lancashire, BL0 0QX	22/06/2023	1	0	0	0	1	0	Tier 4	GF
2019/0351 (Permission in Principle)		Side Of 667 Burnley Road East Waterfoot Rossendale Lancashire BB4 9PG	20/09/2022	1	0	0	1	0	0	Tier 4	GF
2019/0382		Sherfin Nook Barn, Kings Highway, Haslingden, Rossendale, Lancashire, BB5 2DT	14/11/2022	1	0	0	1	0	0	Tier 4	GF
2019/0409		Land Adjacent 136 Cherry Crescent Rawtenstall Rossendale Lancashire	10/12/2022	1	0	0	1	0	0	Tier 1	GF
2019/0421	2009/0047 1986/570	Land Adjacent To The Hollies, Alden Road, Helmshore, Rossendale Lancashire BB4 4AQ	17/02/2023	1	0	0	0	1	0	Tier 3	GF
2019/0473	2019/0263	Land At Folly Clough Goodshaw Lane Crawshawbooth Rossendale Lancashire	28/08/2022	1	0	0	1	0	0	Tier 4	GF

Application Number ¹¹	Previous Planning History	Site Address	Expiry Date	Net Number of dwelling approved	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Core Strategy Development Tier	Greenfield or Brownfield
2019/0493 (H17)		Land Opposite Braeside Goodshawfold Road Loveclough Rossendale Lancashire	17/01/2023	7	0	7	0	0	0	Tier 3	GF
2019/0504	2017/0552	Land Off Helmshore Road Adjacent To 1A Deansgrave, Haslingden Rossendale Lancashire BB4 4BZ	26/02/2023	1	0	0	1	0	0	Tier 3	GF
2019/0533		488 Helmshore Road Helmshore Rossendale BB4 4JR	20/12/2022	0	0	0	0	0	0	Tier 3	BF
2019/0547		Cribden View Haslingden Old Road Rawtenstall Rossendale Lancashire BB4 8RR	27/02/2023	1	0	0	1	0	0	Tier 1	BF
2019/0561		216 Newchurch Road Stacksteads, Bacup	22/01/2023	-1	0	0	-1	0	0	Tier 3	BF
2019/0573		Land Adjacent 1 Lumb Cottages Meadow Park Ramsbottom Bury Lancashire	26/02/2023	1	0	0	1	0	0	Tier 4	BF
2019/0579		Land Opposite 34-44A Lee Road Stacksteads Bacup Lancashire	11/03/2023	4	0	0	0	4	0	Tier 3	GF
Total number of dwellings expected to be built				445	31	117	137	81	37		
Total number of dwellings expected to be built in the next five years (2020 -2025)				403							

Evidence that the major outline applications (i.e. of ten dwellings or more) or planning permission in principle shown above are deliverable in the next five years:

- 2012/0588 - Albert Mill, Albert Street, Whitworth, OL12 8PJ (49 dwellings): Since the approval of the outline application, a full application was received for 85 dwellings (2019/0341). Please see Appendix E. During the Development Control Committee on 5th November 2019 it was resolved to grant planning permission subject to a Section 106 Agreement and the planning permission was approved in November 2020. This will be updated in the next report.

- 2015/0517 - Land at Johnny Barn Close, Cloughfold, Rossendale, BB4 7TL (30 dwellings): A reserved matter application (2020/0039) was submitted and approved in July 2020. This will be updated in the next 5 year housing land supply.
- 2018/0554 - Land On the South Side Of Commercial Street Loveclough Rossendale Lancashire (80 dwellings): An application for approval of reserved matters (2020/0378) was submitted and approved after 31st March 2020 and this will be updated in the next 5 year housing land supply.
- 2019/0329 - 85 Grane Road, Haslingden, Rossendale, BB4 5ED (9 dwellings): A full planning permission comprising the site has been submitted after 31st March 2020 and at the time of writing is currently pending consideration. Any update will be provided in the next report.
- 2019/0351 - Side Of 667 Burnley Road East Waterfoot Rossendale Lancashire BB4 9PG (1 dwelling): A Technical Details Consent application has been submitted and validated in February 2020.
- 2018/0414 Land Adjacent Reed Street Bacup Lancashire (22 dwellings): A pre-application advice has been submitted for this site showing an interest in bringing the site forward in the near future.

The following application has been excluded from the supply as the development is no longer going ahead:

- 2017/0617 Rawtenstall Town Square, Bank Street, Rawtenstall, Rossendale Lancashire (28 dwellings): The development is no longer expected to be delivered due to changes in circumstances.

The above table shows there are planning permissions granted in Rossendale for 445 new dwellings on sites where development has not yet commenced (as of 31st March 2020). Of these, 403 dwellings are expected to be delivered between 2020/21 and 2024/25 with the remaining dwellings to be delivered in later years.

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

In the following case the Council has resolved to grant permission subject to the signing of a legal agreement. It can be assumed that the site will become available as soon as the obligation is signed and the permission is 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 site will become available during the five year period.

Information contained in this section is confirmed from Council Officers in Forward Planning. Information is as accurate as possible and provides a snapshot of the latest situation as of 1st April 2020.

Table 14: Site where there is Resolution to Grant Planning Permission

Application Number	Previous Planning History	Site Address	Greenfield or Brownfield	Achievable & Viable	Number of dwellings	2020-2021	2021-2022	2023-2023	2023-2024	2024-2025	Core Strategy Development Tier
2019/0341	2012/0588	Albert Mill, Albert Street, Whitworth, Rochdale, Lancashire, OL12 8PJ	Brownfield	Yes	85	0	0	20	20	20	Tier 2
Total no. of dwellings left to build on sites where there is a resolution to grant planning permission					36	To avoid double-counting with outline application 2012/0588 in Appendix D with 49 dwellings already identified in the supply.					
No. of dwellings left to build identified as deliverable 2020/21 to 2024/25 on sites where there is a resolution to grant planning permission					36	To avoid double-counting with outline application 2012/0588 in Appendix D with 49 dwellings already identified in the supply.					

This shows that there are 85 dwellings in the pipeline with resolution to grant permission, subject to agreement of the Section 106 Agreement, with 60 of these considered deliverable between 2020/21 to 2024/2. However, because the outline application (2012/0588) for 49 dwellings on the same site already forms part of the supply as shown in Appendix D and to avoid double-counting, it is considered that 36 additional dwellings could be provided if the permission is granted in the future.

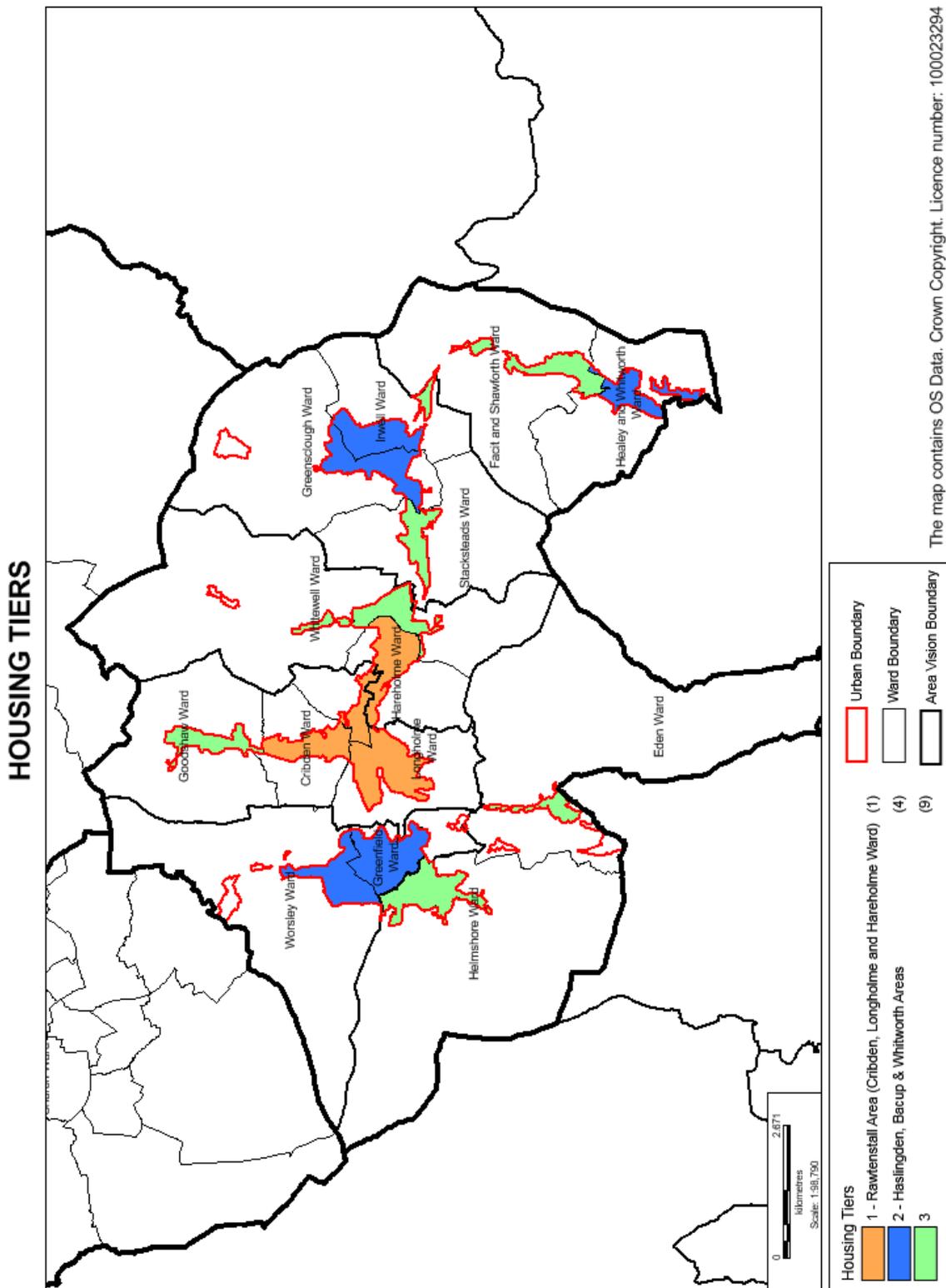
Appendix F: Development Tiers

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

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.

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 ward's boundaries.

Map 1: Housing Development Tiers



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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 01706 217777 پر ٹیلیفون کریں یا پھر کمیونٹی کیشن سیکشن سے اس پتہ پر رابطہ قائم کریں:

Communications Section, Town Centres, Rawtenstall, BB4 7LZ

آپنی যদি اسب تھوےر سار سٹنکےپ بڈ ہر فہر ہا پائ، اڈیو کاسےٹے اٹھاوا ہنرےجی ہاڈا
انہ کوان ہاٹھای پتے چان تہلے انوٹھ کرے آمادےرکے جانالے آمرا اتانت خشی منے
تار ہابھسٹھ کرہب۔

انوٹھ کرے 01706 217777 اہی نامٹارے اٹھاوا کمیونٹیکیشن سیکشن، ٹاؤن سنٹار
افیس، رٹےسٹل بی.بی.8 ۹ ایل.جےڈ. اہی ٹیکانای ہوگاہوگا کرہن۔

