

# 5 Year Housing Land Supply Report (2021/22 – 2025/26)

*Published August 2021*



**Rossendale**  
BOROUGH COUNCIL

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# Important Notice - Disclaimer

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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](mailto:forwardplanning@rossendalebc.gov.uk) and we can update the information accordingly.

# 1. Introduction

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- 1.1 The National Planning Policy Framework (NPPF) sets out in paragraph 74 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 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026.
- 1.2 Please note that the report has a base date of 1<sup>st</sup> April 2021 and therefore reflects the housing land supply as of this date. It reports on completions that have taken place in the previous financial year (2020/2021) 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 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 The Government guidance for 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 adopted Core Strategy DPD 2011 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 (2019-2036). 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 due to commence a six week consultation of the Main Modifications between August and October 2021. *Please note the Council consulted further on the following Emerging Local Plan matters (that includes an option to amend the housing requirement to 185 dwellings per year and extending the plan period to 2036) between 2<sup>nd</sup> June 2021 and 16<sup>th</sup> June 2021:*
  - Revised annual housing requirement from 212 to 185
  - Extend the Local Plan Period from 2019 -2034 to 2019 -2036

Following the close of consultation, recommendations were made in the Post Hearing Letter (30<sup>th</sup> June 2021) from the Planning Inspectorate to revise the annual housing requirement to 208dpa for years 2019/20 and 2020/21 of the plan and 185dpa for the remainder of the plan extended to 2036. The amended housing requirement for the whole plan period 2019 -2036 is **3,191** dwellings. Further information can be found at:

- 1.6 The main purpose of this report, 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 1<sup>st</sup> April 2021. 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

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- 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](http://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.

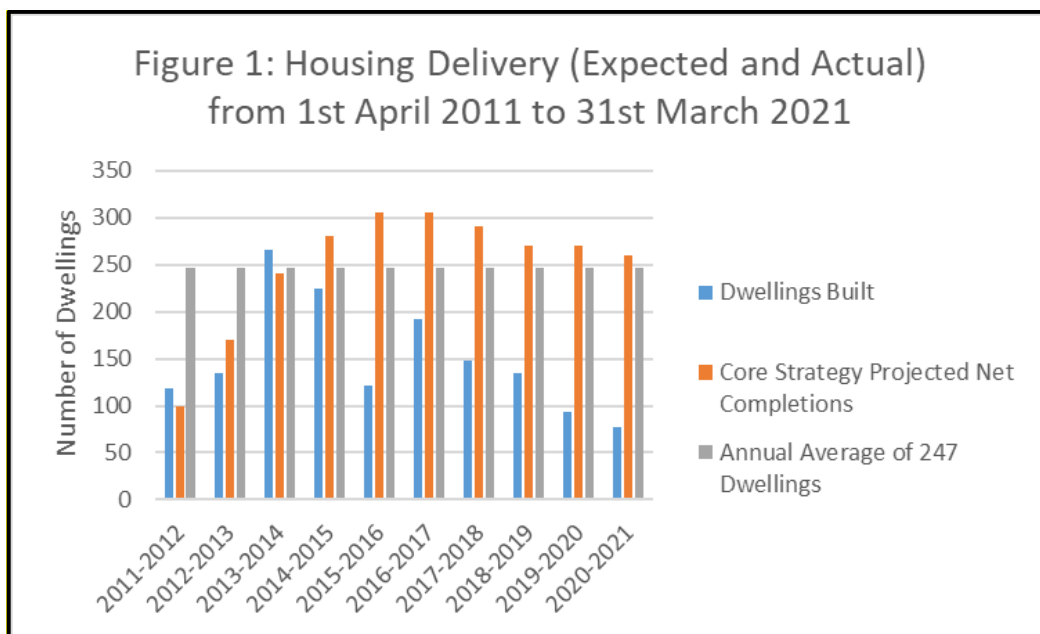
# 3. Calculating the 5 Year Requirement

3.1 Analysis of housing completions confirms that 77 new dwellings were built in Rossendale between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021, 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. 77 completions is below the Core Strategy Annualised Average of 247. Graph 1 below charts housing performance in Rossendale over the ten year plan period to date.

**Graph 1: Dwellings Built to date (Expected and Actual) – 1 April 2011 to 31 March 2021**



3.3 As shown in Table 1, a total of 1512 dwellings have been completed in Rossendale between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2021.

**Table 1: Housing performance against Core Strategy Housing trajectory (2011 to 2021)**

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 <sup>1</sup>	1435	247	2223	-788	270	2121	-686
2020/2021	77	1512	247	2470	-958	260	2381	-869

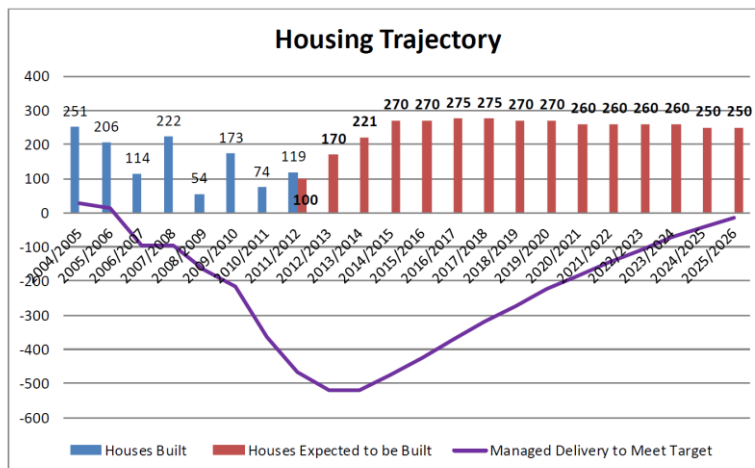
**In Summary:**

- **77 dwellings** have been completed in the last year (2020/2021), which represents 170 fewer dwellings than the Core Strategy annual average of 247 dwellings. This year's completion figure is 183 dwellings short of the Core Strategy Trajectory expected delivery of 260 dwellings.
- **1512 dwellings** have been completed over the Local Plan period to date (2011 to 2021), which represents 958 fewer dwellings than the cumulative Core Strategy Average requirement (2470) and 869 dwellings less than the cumulative Core Strategy Trajectory requirement (2381) 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 and the Covid 9 Pandemic 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.

<sup>1</sup> It is to be noted that 95 dwellings were reported to MHCLG in September 2020 due to some errors.

**Graph 2: Rossendale Housing Trajectory (Core Strategy)**



3.5 Paragraph 74 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 2021 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 1<sup>st</sup> April 2021 (see **Appendix A**). This is set out in **Scenario 1**.

3.8 For information purposes, the Council provides four 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.

3.9 **Scenario 5** follows figures set out in the Emerging Local Plan consultation (2<sup>nd</sup> to 16<sup>th</sup> June 2021). The consultation considered amending the plan period to 2036 in order to look forward 15 years from the intended adoption date (2021). The consultation also considered annual and overall housing requirement for the plan period. The Councils preferred option is set out at Scenario 5 (since recommended in the Planning Inspectors Post Hearing Letter) which extends the plan period to 2036, the housing requirement is based on the Standard Method which provides a figure of 185 dwellings per annum (dpa), with an overall housing requirement of **3191**.

### **Scenario 1**

**Table 2: Scenario 1 – Local housing need (of 185 dwellings) as of 1<sup>st</sup> April 2021**

Serial	Component	Calculation	Amount
A	Annual Local housing need as of 1 <sup>st</sup> April 2021 (number of dwellings per year)	Standard methodology (see Appendix A)	185
B	5 Year Requirement (A x 5)	185 x 5	925
C	20% Buffer (20% of B)	925 x 0.2	185
E	<b>Total Housing Requirement (B + C)</b>	<b>925 + 185</b>	<b>1,110</b>

### **Scenario 2**

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

Serial	Component	Calculation	Amount
A	Annual 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 2011-2021	788	958
D	20% Buffer (20% of (B+C))	(1,235 + 958) x 0.2	439
E	<b>Total 5 Year Housing Requirement (B + C+ D)</b>	<b>1,235 + 958 + 439</b>	<b>2,632</b>

### **Scenario 3**

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

- 2021/2022 = 260
- 2022/2023 = 260
- 2023/2024 = 260
- 2024/2025 = 250
- 2025/2026 = 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)	$260 + 260 + 260 + 250 + 250$	1,280
B	Backlog from under provision 2011-2021	869	869
C	20% Buffer (20% of (A+B))	$(1,280 + 869) \times 0.2$	430
D	<b>Total 5 Year Housing Requirement (A + B + C)</b>	<b><math>1,280 + 869 + 430</math></b>	<b>2,579</b>

**Scenario 4**

3.11 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 two years of the Plan (2019/2021), 171 net additional dwellings were built. This falls short of the annual housing target of 212 dwellings (424 – 2 years), resulting in a backlog of 253 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)	$212 \times 5$	1,060
B	Backlog from 2019/21	$424 - 171$	253
C	20% Buffer (20% of (A+B))	$(1,060 + 253) \times 0.2$	263
D	<b>Total Housing Requirement (A + B+C)</b>	<b><math>1,060 + 253 + 263</math></b>	<b>1,576</b>

**Scenario 5**

3.12 Scenario 5 was consulted on in June 2021 and proposes extending the plan period to 2036 (to meet requirements set out at Paragraph 22 of the NPPF) An annual housing requirement of 208 dwellings is proposed for the first two years of the plan (2019 and 2020) and 185 dwellings for the remaining years (2021 to 2036). This falls short of the housing target of 208 dwellings (416 – 2 years), resulting in a backlog of 245 dwellings.

**Table 5 – Scenario 5 Emerging Local Plan (2019-2036) annual target of 185**

Serial	Component	Calculation	Amount
A	5 Year Requirement (Sum of Annual Targets above)	$185 \times 5$	925
B	Backlog from under provision 2019-2021 (Annual requirement 2019 - 2021)(208*2)	$416 - 171$	245
C	20% Buffer (20% of (A+B))	$(925 + 245) \times 0.2$	234
D	<b>Total 5 Year Housing Requirement (A + B + C)</b>	<b><math>925 + 245 + 234</math></b>	<b>1,404</b>

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

# 4. The 5 Year Housing Land Supply

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- 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 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2026 this information is provided as of 1<sup>st</sup> April 2021.
- 4.2 The supply consists of deliverable sites in the following categories:
- 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);
  - The number of dwellings on allocated sites estimated to be delivered in the next 5 years (2021-2026)
  - A small sites allowance.  
(NB no windfall allowance has been included – see paragraph 4.5)
  - Sites on the Brownfield Land Register have been included where there is an extant planning permission.

*Note: Housing sites data (allocations and sites with planning permission) has been updated to reflect the recommendations made in the Post Hearing Letter to delete sites where the Inspector considers that the sites are no longer appropriate for development or where sites with planning permission are considered unlikely to come forward.*

- 4.3 Deliverability has been assessed using the definition of 'Deliverable' at Annexe 2 of the NPPF and guidance set out in Paragraph: 007 Reference ID: 68-007-20190722 (Revision date 24 June 2021 of the PPG <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>)
- 4.4 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 71 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 for the following reasons: The Council acknowledges that there has been a relatively high number of completions from windfall sites over the last few years, this is reflective of the current status of the Emerging Local Plan and earlier Local Plan which was withdrawn in 2014 and subsequently the amount of remaining allocations.
- 4.5 If a windfall sites allowance was taken forward this would need to demonstrate the local circumstances that prevent sites being identified. In the case of Rossendale, the Council has undertaken several calls for sites and also prepared an updated Strategic Housing Land Availability Assessment (SHLAA). The Adopted Local Plan also includes site allocations following an up to date review of land supply across the district. It is anticipated most sites will be identified in the SHLAA and are unlikely to come forward as windfall sites. Therefore a windfall allowance is not considered appropriate for the

Borough. However, a small sites allowance has been identified based on analysis of historic housing delivery.

- 4.6 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 2021 reveals that an average of 19 dwellings per year were built on small sites (table 5).
- 4.7 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 2021/21.

**Table 5: Net number of Dwellings completed on small sites**

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 <sup>2</sup>	13	12	135	8
2013/2014	48	46	265	17
2014/2015 <sup>3</sup>	18	15	221	7
2015/2016 <sup>4</sup>	13	12	122	9
2016/2017 <sup>5</sup>	22	19	192	10
2017/2018 <sup>6</sup>	25	23	149	18
2018/2019	27	24	135	17
2019/2020	32	31	93	33
2020/2021	20	18	77	23
<b>Total</b>	<b>233</b>	<b>213</b>	<b>1582</b>	<b>-</b>
<b>Average</b>	<b>21</b>	<b>19</b>	<b>144</b>	<b>13%</b>

- 4.8 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 four 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. If we were to average

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

<sup>3</sup> The figures originally reported were gross rather than net.

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

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

<sup>6</sup> 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.

the small sites allowance on an annual basis for this period the average figure would be 19 dwellings per year. This is the figure the Council intend to carry forward, therefore

36 dwellings have been included in the 5 year housing land supply for years 4 and 5.

- 4.9 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.
- 4.10 Table 6 demonstrates that Rossendale’s supply of committed sites (i.e. where planning permission has been granted and is extant (at 31/03/2021), where planning permission is subject to a Section 106 agreement, and the number of dwellings on allocated sites expected to be delivered over the next 5 years) can deliver 2271 dwellings over the next five years. Once the small sites allowance of 38 dwellings is added, the housing land supply increases to **2309 dwellings**. Please see Appendix C to E for further information on the sites contributing to the supply.

**Table 6: Breakdown of 5 Year Housing Land Supply 2021/22 to 2025/26**

Category	Overall total	Total expected to be delivered 2021/22 to 2025/26	% of 5 year supply
Remaining Capacity Dwellings with planning permission (see Appendix C)	1062	1055	35%
Dwellings where there is a resolution to grant planning permission (see Appendix D)	30	30	1%
Dwellings on allocated sites	1674	1186	56%
Small sites allowance	228	38	8%
<b>Total Number of Dwellings</b>	<b>2994</b>	<b>2309</b>	<b>100%</b>

- 4.11 This housing supply of 2309 dwellings 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 1<sup>st</sup> April 2021**

<b>A</b>	5 Year Requirement (185 x 5)	925
<b>B</b>	20% Buffer	185
<b>C</b>	5 Year Requirement (A+B)	1110
<b>D</b>	Annual Requirement (C ÷ 5)	222
<b>E</b>	Total Number of Dwellings Identified Through Commitments, Allocations, Resolution to Grant and Small Sites Allowance for 2021/22 to 2025/26	2309
<b>F</b>	<b>Land Supply in Years (E/D)</b>	<b>10.4</b>

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

<b>A</b>	5 Year Requirement (247 x 5)	1235
<b>B</b>	Backlog from under provision	958
<b>C</b>	20% Buffer	439
<b>D</b>	5 Year Requirement (A+B+C)	2632
<b>E</b>	Annual Requirement (D ÷ 5)	526
<b>F</b>	Total Number of Dwellings Identified Through Commitments, Allocations, Small Sites Allowance and Resolution to Grant for 2021/22 to 2025/26	2309
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>4.38</b>

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

<b>A</b>	5 Year Requirement (260+260+260+250+250)	1280
<b>B</b>	Backlog from under provision	869
<b>C</b>	20% Buffer	430
<b>D</b>	5 Year Requirement (A+B+C)	2579
<b>E</b>	Annual Requirement (D ÷ 5)	516
<b>F</b>	Total Number of Dwellings Identified Through Commitments, Allocations, Small Sites Allowance Resolution to Grant for 2021/22 to 2025/26	2309
<b>G</b>	<b>Land Supply (F/E)</b>	<b>4.47</b>

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

<b>A</b>	5 Year Requirement (212 x 5)	1060
<b>B</b>	Backlog from under provision	253
<b>C</b>	20% Buffer	263
<b>D</b>	5 Year Requirement (A+B+C)	1576
<b>E</b>	Annual Requirement (D ÷ 5)	315
<b>F</b>	Total Number of Dwellings Identified Through Commitments, Allocations, Small Sites Allowance Resolution to Grant for 2021/22 to 2025/26	2309
<b>G</b>	<b>Land Supply (F/E)</b>	<b>7.33</b>

**Table 11: Housing Land Supply – Scenario 5: Emerging Local Plan (2019-2036) annual target of 185 (June 2021 consultation)**

<b>A</b>	5 Year Requirement (185 x 5)	925
<b>B</b>	Backlog from under provision (416-171)	245
<b>C</b>	20% Buffer	234
<b>D</b>	5 Year Requirement (A+B+C)	1404
<b>E</b>	Annual Requirement (D ÷ 5)	281
<b>F</b>	Total Number of Dwellings Identified Through Commitments, Allocation, Small Sites Allowance and Resolution to Grant for 2021/22 to 2025/26	2309
<b>H</b>	<b>Land Supply (H/E)</b>	<b>8.2</b>

4.12 Table 7 shows that Rossendale Borough Council can demonstrate a **10.4 year supply** against the housing requirement of the local housing need estimated at 185 dwellings per annum in April 2021 (Scenario 1). Tables 8 and 9 identify a **4.38 year supply** against the annualised Core Strategy housing requirement of 247 dwellings per annum and **4.47 year supply** against the trajectory of the Core Strategy housing requirement which are both considered to be out of date (Scenarios 2 and 3). Table 10 shows that the Council can demonstrate a **7.33 year supply** against the housing requirement set out in the submission version of the emerging Local Plan (Scenario 4) for the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026. Finally Table 11 shows that the Council can demonstrate an **8.2 year supply** against the housing requirement consulted upon in June 2021 and recommended by the Planning Inspectors in the Post Hearing Letter (30/06/21) as the requirement to take forward for the emerging Local Plan.

4.13 The 2020/2021 Housing Land Supply Report includes housing allocations identified in the Emerging Local Plan, where the site is considered 'deliverable' (development is likely to happen within 5 years). Where proposed housing allocations have an extant planning permission for the whole site dwellings assumed to be deliverable are included in the Appendix 'Planning Permission Supply Table. Where part of the site has planning permission the dwellings are split between the Planning Permissions Table and the Site Allocations Table. A separate 'Completions' Table is also available in the Appendix and provides details of all dwellings completed between 01/04/2020 and 31/03/2021.

4.14 For information The NPPF definition (Annexe 2) of 'deliverable' is: 'To be considered deliverable, sites for housing 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 5 years'.



## 5. Summary

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### Requirement

<b>Local Housing Need (Year 2021)</b>	<b>185</b>
5 Year Housing Requirement (including 20% buffer)	1,110
<b>Core Strategy Housing Requirement (2011-2026)</b>	<b>3,700</b>
<u>Annual average of 247 dwellings</u>	
5 Year Housing Requirement (including shortfall and 20% buffer)	2,632
<u>Housing Trajectory</u>	
5 Year Housing Requirement (including shortfall and 20% buffer)	2,579
<b>Emerging Local Plan (2019-2034)</b>	<b>3,180</b>
5 Year Housing Requirement (including shortfall and 20% buffer)	1,576
<b>Emerging Local Plan (Alternative approach consultation June 2021 (2019 – 2036))</b>	<b>3,191</b>
5 Year Housing Requirement (including shortfall and 20% buffer)	1,404

### Capacity within the Identified Five Year Housing Land Supply (2021/22 to 2025/26)

Remaining no. of dwellings on sites with planning permission	1055
No. of dwellings on Allocated sites	1186
No. of dwellings with resolution to grant permission	30
Small sites allowance	38
<b>Deliverable capacity</b>	<b>2,309</b>

### Supply in Years

<b>Years supply (Scenario 1 – Local Housing Need)</b>	<b>10.4</b>
<b>Years supply (Scenario 2 – Core Strategy annualised average)</b>	<b>4.38</b>
<b>Years supply (Scenario 3 – Core Strategy Housing trajectory)</b>	<b>4.47</b>
<b>Years supply (Scenario 4 – Emerging Local Plan)</b>	<b>7.33</b>
<b>Years supply (Scenario 5 – Emerging Local Plan Consultation)</b>	<b>8.20</b>

# Appendices

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

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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.<sup>7</sup>

## Step 1 – Setting the baseline

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

- Number of households in 2021: 31,101
- Number of households in 2031:32,806

The total number of new households is 1705 over the ten-year period, equivalent to 170.5 household growth per year.

## Step 2 –An adjustment to take account of market signals

The latest [median workplace-based affordability ratio](#) for Rossendale 2020 is 5.35 based on the data published by ONS on 25 March 2021

The adjustment factor is calculated below:

$$\text{Adjustment factor} = \frac{(\text{Local affordability ratio} - 4) * 0.25 + 1}{4} = \frac{(5.35 - 4) * 0.25 + 1}{4} = 1.084375$$

The adjustment factor is 1.084375 and is used to calculate the local housing need as shown below:

Local housing need = adjustment factor \* projected household growth

$$\text{Local housing need} = 1.084375 * 170.5 = 184.89$$

The local housing need for Rossendale for the period 2021 – 2026 is estimated at 185 houses a year. Over the period 2021 to 2026 (5 years), this amounts to 925 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.

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<sup>7</sup> 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 is shown below.

**Table 11: List of housing completions (2020/2021)**

The site allocation reference number shown in the submission version of the emerging Local Plan (starting with an 'H' has been added for information. Of note the 3 planning permissions identified by reference H11 related to different planning permissions covering separate areas within the overall proposed allocation reference H11.

Application Number	Site Name	Net dwellings approved	Dwellings Built (Completed) 2020/2021	(Total) Net dwellings completed	Dwellings Remaining on Site (No Start/Under Construction)	Site Completed (20/21)	Greenfield or Brownfield
2014/0464 (H11)	Hollin Way, Burnley Road, Constablee	9	4	5	4	No	GF
2015/0156 (H11)	The Hollins, Hollin Way, Reeds Holme, Rossendale, Lancashire, BB4 8ED	9	1	2	7	No	GF
2016/0033	147 Market Street, Shawforth, Rochdale, OL12 8NX	1	1	1	0	Yes	BF
2016/0061	31 Booth Road, Stacksteads, Bacup, OL13 0QP	1	1	1	0	Yes	BF
2016/0155	Flaxmoss House, Helmshore Road, Haslingden, BB4 4JA	4	2	2	2	No	GF
2016/0295 (H11)	Land off Hollin Way, Reeds Holmes, BB4 8ED	9	1	2	7	No	GF
2017/0157	2 Springside, Cowpe Road, Cowpe, Rossendale, Lancashire, BB4 7DY	1	1	1	0	Yes	BF
2017/0640	Weir Hotel, Burnley Road, Bacup, OL13 8QE	3	3	3	0	Yes	BF
2018/0015	48 - 50 Deardengate, Haslingden, Rossendale, Lancashire	1	1	1	0	Yes	BF
2018/0094	Cowm Park South, Whitworth, OL12 8RQ	3	3	3	0	Yes	GF
2018/0127	Land Adjacent 255A, Market Street, Shawforth, Rochdale, Lancashire, OL12 8EG	2	2	2	0	Yes	GF
2018/0132 (H3)	Oakenhead Resource Centre Haslingden Old Road Rawtenstall Rossendale BB4 8RR	19	12	19	0	Yes	BF
2018/0202 (H26)	Land To Rear Of 32 Greensnook Lane, Bacup, Lancashire, OL13 9DQ	26	3	8	18	No	GF
2018/0043	Land Off Rockcliffe Road Bacup Lancashire	26	26	26	0	Yes	GF
2018/0586	Land adj 444 Newchurch Rd / Baldwin St, Stacksteads	4	4	4	0	Yes	BF
2018/0306	Boothfold House Booth Road Waterfoot Rossendale BB4 9BD	1	1	1	0	Yes	BF
2019/0243	Land Opposite 26A Grane Road Haslingden Rossendale Lancashire BB4 5EB	3	3	3	0	Yes	BF
2019/0170	Bacup Conservative Club Irwell Terrace Bacup Lancashire OL13 9AW	6	6	6	0	Yes	BF
2019/0333	245 Burnley Road East Waterfoot Rossendale Lancashire BB4 9HU	7	1	1	6	No	BF
2020/0290	97A 97B Bank Street Rawtenstall Rossendale Lancashire BB4 7QN	2	1	1	1	No	BF
<b>Total Units</b>		<b>137</b>	<b>77</b>	<b>92</b>	<b>45</b>		

# Appendix C: Residential Development on Sites with Extant Planning Permission

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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. Dwellings remaining on sites with planning permission (no start and under construction) at 01/04/2021 are included in the housing supply, unless the Council has evidence that the site is unlikely to come forward in the first five years in accordance with the NPPF criteria of 'deliverable'. Completion data is also included and the phasing of delivery is indicated.

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 'no start' and 'under construction' 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 2021. 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 2021. Please contact the Forward Planning team at [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk) if you consider any of this information to be incorrect.

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:

- 2019/0329 - 85 Grane Road, Haslingden, Rossendale, BB4 5ED (9 dwellings): A full planning permission (2020/0436) for 13 dwellings was submitted on 29th October 2020, at the time of writing the application is pending consideration. Any update will be provided in the next report.
- 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 outline application has been excluded from the supply as there are outstanding matters, following the examination in public the inspector has requested a note confirming whether access can be achieved. Further investigation undertaken by the Council identifies the site a 'developable' as such delivery is likely within years 6 and 10 of the new Local Plan:

- 2019/0318 Land adjacent to Slackgate Farm, Tong Lane, Bacup (Up to 33 dwellings)

Appendix C identifies housing sites across the Borough with planning permission, with and without a start and also where individual dwellings and sites have completed during the monitoring period. 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 with Planning Permission**

The following table shows sites with planning permission in Rossendale can deliver 1055 dwellings between 2021/22 to 2025/26 , 7 further dwellings with planning permission are expected to be delivered beyond this period.

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				2020-21																					
13/02/2758	Land off Manchester Road and Clod Lane, Haslingden	-	Years 6-15	-	-	-	-	-	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	-	PHL recommend deletion
14/86/296 2020/0158	The Old Stables, Tippet, Cowpe		Outside				1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Listed Building Consent
2008/0494	12 Rochdale Rd, Bacup		Years 6-10				3	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0		Full
2011/0457 (10)	Loveclough Working Men's Club and land at rear and extension		Years 1-5				10	10	10	0	0	0													Full
2011/0183	Land west of Burnley Road, Weir		Years 1-5				1	1		1															Full
2012/0117	Hud Hey Road, Haslingden		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2012/0329	Tong Lane, Bacup		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2012/0346	Irwell Springs, Weir		Years 1-10				46	46	0	0	12	20	14												Full
2012/0430	16 Upper Ashmount, Hill End Lane, Cloughold		Years 1-5				1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0		Full
2013/0195	62 Newchurch Road, Rawtenstall, BB4 7QX		Years 1-5				4	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2013/0490	Land at swinnel brook Park, Grane Road, Haslingden, Rossendale, BB4 4FN		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2013/0577	Martin Croft off Hud Hey, Haslingden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
2014/0106	Far Bank End Farm, Brex, Coal Pit Lane, Whitewell Bottom		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2014/0175	50 Tonacliffe Road, Whitworth		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining												Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)					
				Completions 2020-21	Completions 2021-22			2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33			2033-34	2034-35	2035-36		
2014/0198	Hey Head Farm Rochdale Road Bacup Lancashire OL13 9XF		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval
2014/0233 (11)	Magistrates Court, Rawtenstall		Years 1-5				11	11	0	5	6															Full
2014/0297	Holcombe Road, Helmshore		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2014/0343	33 Rockcliffe Road, Bacup		Years 1-5				2	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0		Full
2014/0396	Building South Of Lower Swineherd Lowe Farm Cob Castle Road Haslingden Rossendale Lancashire		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval
2014/0420	Clovermount, Earnshaw, Bacup		Years 1-5				1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0		Full
2014/0464 (9)	The Hollins, Hollin Way		Years 1-15	5	4		9	4	2	2																Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				2020-21	2020-21																				
2015/0060	580 Bacup Road , Waterfoot Rossendale, BB4 7HB		Years 1-5				2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2015/0108	46 Dalesford, Haslingden, BB4 6QH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
2015/0156	The Hollins, Hollin Way, Reeds Holme, Rossendale, Lancashire, BB4 8ED		Years 1-10	2	1		9	7	2	2	2	1													Full
2015/0159	Land adjacent to 101 Bankside Lane, Bacup		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2015/0308	Land At Hurst Lane Rawtenstall Rossendale Lancashire BB4 7RE		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2015/0327 2012/0285	14 Rochdale Road, Bacup OL13 9NW		Years 1-5				3	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0		Full
2015/0377	Flowers Inn, Todmorden Road, Bacup, OL13 9UA		Years 1-5				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2015/0488	Cottage Plantation Mill, Flip Road, Haslingden, BB4 5EJ	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0004	14 Deardengate, Haslingden, Rossendale, BB4 5QJ	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0033	147 Market Street, Shawforth, Rochdale, OL12 8NX		Years 1-5		1	Yes	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0061	31 Booth Road, Stacksteads, Bacup, OL13 0QP		Years 1-5		1	Yes	1			0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0062	Holly Mount Way, Rawtenstall, Rossendale, Lancashire	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0074 LAPSED	Millfold, Facit, Rochdale, Lancashire	-	Years 1-5		-	-	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	-	Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2016/0127	Land to rear of 183 Burnley Road, Rawtenstall, BB4 8HY		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full	
2016/0131	Lumb Slack Farm, Burnley Road East, Waterfoot, BB4 9PQ	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	
2016/0143	Land off Green Street, Rawtenstall BB4 7QX	-	Years 1-5				1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0		Full	
2016/0146 (Outline)	157-159 Manchester Road, Haslingden, BB4 6NT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	
2016/0149	31 Burnley Road East, Waterfoot, BB4 9AG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	
2016/0155	Flaxmoss House, Helmshore Road, Haslingden, BB4 4JA		Years 1-5		2	Yes	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0		Full	
2016/0170	Higher Whams Farm Burnley Road East, Waterfoot, BB4 9ND		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full	
2016/0176	533 Holcombe Road, Helmshore		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full	

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2016/0182	Bowness Bungalow Shawclough Road Whitewell Bottom Rossendale BB4 9JZ		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0205	Wellington Hotel , 10 Todmorden Road, Bacup, OL13 9BN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
2016/0214	The Barn, Nicholas Folly , Higher Greens , Blackwood Road , Stacksteads, Bacup , Lancashire, OL13 0JS		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval
2016/0217	Former CAB offices, Whitworth Rise, Whitworth, OL12 8AB		Years 1-5				2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval
2016/0228	Croft End Mill, Bolton Road North, Edenfield, Bury, BL0 0NA		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2016/0236	Land East Of 10 Clough End Road, Haslingden, BB4 5AN		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0273 (7)	Land off Lower Clowes Road, New Hall Hey		Years (6-10)				7	7							7										Full
2016/0278	Oakenshaw House, Oakenshaw View, Whitworth, OL12 8SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
2016/0294 (2016/0607)	Glen Works, Ashworth Street, Waterfoot, BB4 7AY		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval
2016/0295 (9)	Land off Hollin Way, Reeds Holmes, BB4 8ED		Years 1-5	2	1		9	7	2	2	2	1													Full
2016/0306 (outline)	Cedar Works, Millar Barn Lane, Waterfoot, BB4 7AU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2016/0320 (8)	Former Haslingden Police Station, Manchester Road	-	Years 1-5	-	-	-	8	8	0	5	3									-	-	-	-	-	-
2016/0323	454 Market Street, Whitworth, Rochdale, OL12 8QN		Years 1-5				4	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0630	Waingate Road, Rawtenstall		Outside	4			8	4															4		Full
2016/0342	Spring Bank Farm, Rawtenstall, Rossendale, BB4 8RR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0373	Greens Moor Cottage, Cutler Lane, Stacksteads, Bacup, OL13 0BA		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0424	Pleasant View Farm, Helmshore Road, Haslingden, BL8 4PQ		Years 1-5				5	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0438	Nicholas Folly, Higher Greens, Blackwood Road, Stacksteads		Years 1-5				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2016/0581	Honey Hole, Tunstead Road, Stacksteads, Bacup, OL13 8NQ		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0601	Land formerly used in association with Amtrack building, Holly Mount Way, Rawtenstall BB4 8UN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
2016/0609	3 Musbury Road Haslingden Rossendale Lancashire BB4 4AP		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0611	8-12 Burnley Road Rawtenstall Rossendale Lancashire BB4 8EW		Years 6-10				1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0		Full
2016/0630 (previously under 2019/0378)	Waingate Road, Rawtenstall		Outside	4			7	3															3		Full
2017/0031	Land off Burnley Road and Meadows Avenue, Bacup		Years 1-5				6	6		6															Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2017/0116	Land And Buildings On The West Side Of Holmes Drive Bacup Lancashire		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2017/0124	Cedar Lodge, Bury Road, Rawtenstall, Rossendale, Lancashire, BB4 6DJ		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2017/0156	Alden Road, Helmshore		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2017/0157	2 Springside Cowpe Road Cowpe Rossendale Lancashire BB4 7DY		Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full





Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2017/0378 LAPSED 20/21	Land North Of 14 Laneside Road Haslingden Rossendale Lancashire BB4 5NT	-	Years 1-5	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	Full
2017/0389 2020/0604	Land West Of The Bowling Green Loveclough Rossendale Lancashire BB4 8QU	-	Years 1-5				2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2017/0423 2020/0259	Land North Of 112 Booth Road Stacksteads Bacup Lancashire OL13 0TA	-	Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Outline

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2017/0438 LAPSED 20/21	Land Behind 2 - 10 Bridleway Waterfoot Rossendale Lancashire BB4 9DS	-	Years 1-5	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	Full
2017/0440	29A Burnley Road East Waterfoot Rossendale Lancashire BB4 9AG	-	Years 1-5				2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0		Full
2017/0454 SUPERSCED D	Irwell Inn 71 Burnley Road Bacup	-	Years 1-5	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	Full
2017/0459	Gib Hill Stables Gibb Hill Lane Loveclough Rossendale Lancashire BB4 8TN	-	Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2018/0015	48 - 50 Deardengate Haslingden Rossendale Lancashire		Years 1-5		1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0030	Cowpe Road, Cowpe		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0031	Land To North Of Turton Hollow Road Crawshawbooth Rossendale Lancashire BB4 8BA		Years 1-5				2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0040	2 Ash Grove Burnley Road Rawtenstall Rossendale Lancashire BB4 8HE		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0043	Land off Rockcliffe Road Bacup		Years 1-5		26	Yes	26	0																	
2018/0046 Prior Approval	Coal Pit Fields, Dean Lane, Water		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior approval

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2018/0064	Hollin Lane Farm Hollin Lane Constable Lee Rossendale Lancashire BB4 8TE		Years 1-5				2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0078	44 Manchester Road Haslingden Rossendale Lancashire BB4 5ST		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0088	6 Parklands Park Avenue Haslingden Rossendale Lancashire BB4 6PE		Years 1-5				2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0094	Cowm Park South, Whitworth, OL12 8RQ		Years 1-5		3	Yes	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0116	Lumb Old Hall Meadow Park Ramsbottom Bury Lancashire BL0 0QR		Years 1-5				1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0		Full





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2018/0150 2020/0213	Flat 1 389-391 Market Street Whitworth Rochdale Lancashire OL12 8QL		Years 6-10				2	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0126	Hawthorne House Rochdale Road Edenfield Bury Lancashire BL0 0JX		Years 1-5				9	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0154	Rear Of 85 Grane Road Haslingden Rossendale Lancashire BB4 5ED		Years 1-5				2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0157	112 Booth Road Next to top of Four Lane Ends		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0171	Aitken Court Meadow Park Ramsbottom Bury Lancashire BL0 0QR		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0188	The Cotton House 529 Helmshore Road Helmshore Rossendale BB4 4LQ		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full





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2018/0291	22 Stone Fold Village Kings Highway Haslingden Rossendale BB5 2DP		Years 1-5				2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0297	Building To West Of Lumb Grange Meadow Park Ramsbottom Bury BL0 0QR		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0306	Boothfold House Booth Road Waterfoot Rossendale BB4 9BD		Years 1-5		1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0318	Former Spring Mill (land off eastgate and westgate), Whitworth		Years 1-10				119	119	15	25	25	25	29	0											Full
2018/0321	Bridleway House, Newbigging Avenue, Waterfoot		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full









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2018/0531	49/51 Bury Old Road Shuttleworth Ramsbottom Bury BL0 0RY		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2018/0554 and 2020/0378 (97 in total)	Reedsholme Works, Rawtenstall		Years 1-10				97	97	20	20	20	20	17												Full
2018/0255 (reduced from 4 to 3 in light of 2020/0484 RM for 1dwell)	40 Tonacliffe Road Whitworth Rochdale Lancashire OL12 8SS		Years 1-5				4	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0		Outline
2018/0553	Land off Hollin Way Rossendale		Years 1-5				5	5	3	2															Full
2018/0577	Land to the rear of 410-420 Newchurch Road, Rawtenstall		Years 1-5				1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0		Full

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				Completions 2020-21																						
2018/0583	Land Off Hollin Way Reeds Holme Rossendale Lancashire BB4 8ED		Years 1-5				5	5	3	2																Full
2018/0586	Land adj 444 Newchurch Rd / Baldwin St, Stacksteads		Years 1-5	4	Yes	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0609 SUPERSCEDE D	Irwell Inn 71 Burnley Road Bacup Lancashire OL13 8DB	-	Years 1-5	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	Full
2018/0611	Higher Moss Farm, Bamford Road, Turn, Bury		Years 1-5				2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval
2019/0004 2020/0439	Buildings To Rear Of Goodshawfold Farm Goodshawfold Road Loveclough Rossendale Lancashire BB4 8QS		Years 1-5				3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval

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2019/0006	460 - 462 Newchurch Road Stacksteads Bacup Lancashire OL13 0NB		Years 1-5				3	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0		Lawful Developmen t Certificate
2019/0009	Land At Eden Lane Edenfield Bury Lancashire BL0 0LL		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0016	Hey Head Farm Rochdale Road Bacup Lancashire OL13 9XF		Years 1-5				4	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0		Prior approval
2019/0027	20 Snowdrop Close Haslingden Rossendale Lancashire BB4 6NH		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0038	Sheephouse Farm Greens Lane Stacksteads Bacup		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full

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	Lancashire OL13 0JS																								
2019/0049	The Barn Gin Croft Farm Gincroft Lane Edenfield BL0 0QX		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0052	Pasture Bottom Farm Todmorden Road Bacup Lancashire		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior approval
2019/0053	1 New Street Haslingden Rossendale Lancashire BB4 5TA		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0067	121 Goodshaw Lane, Crawshawbooth, BB4 8DJ		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0090	Agricultural Building To Rear Of Park View Cottage Cowpe Road Cowpe Rossendale Lancashire BB4 7EA		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full

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2019/0101	Village Pine Glen Top Works Newchurch Road Stacksteads		Years 1-5				14	14	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0105	First and second floor 59-61 Deardengate Haslingden		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0133	49 Bury Road Haslingden BB4 5PG		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval
2019/0139	21-23 Burnley Road East Waterfoot Rpssendale BB4 9AG		Years 1-5				5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0155	Croston Close Farm, Croston Close Road, Ramsbottom, BL9 6TB		Years 1-5				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0170	Conversion of former Conservative Club to 6 no. Flats, Irwell Terrace, Bacup, OL13 9AW		Years 1-5		6	Yes	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0176	Spring Hill Barn Dean Lane Water BB4 9RB		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full

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2019/0198	Heath Hill Booth Road, Stacksteads		Years 1-5				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0204	248A Newchurch Road Stacksteads OL13 0UE		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0226	Lee Farm Stubbylee Lane Bacup OL13 0DD		Years 1-10				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Outline
2019/0243	Land opposite 26A Grane Road Haslingden Rossendale BB4 5EB		Years 1-5		3	Yes	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0254 (2017/0640)	Weir Hotel Burnley Road Bacup Lancashire OL13 8QE		Years 1-5		3	Yes	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0268 2020/0141	Caravan Cobclough Farm Oakenclough Road, Bacup, OL13 9UZ		Years 1-5				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0287	The Croft Conway Road Cloughfold Rawtenstall BB4 7ST		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2019/0318	Tong Farm, Bacup		Years 6-10				33	33		0	0	0	33												Outline
2019/0329	85 Grane Road Haslingden BB4 5ED		Years 1-5				9	9	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0		Outline
2019/0333	245 Burnley Road East Waterfoot Rossendale BB4 9HU		Years 1-5	1	1		7	6	2	3	1	0	0	0	0	0	0	0	0	0	0	0	0		Prior Approval
2019/0341	Albert Mill, Whitworth		Years 1-10				85	85	0	15	25	25	20												Full
2019/0343	Land adj 41 Highfield Park, Haslingden		Years 1-5				2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0348	1 Daisy Bank, Bacup, Lancashire, OL13 8AL		Years 1-5			Complete 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0349	Barn 3 Gincroft Lane Edenfield Bury Lancashire BL0 0QX		Years 1-5				1	1	1																Full
2019/0350	Barn 2 Gincroft Lane Edenfield Bury		Years 1-5				1	1	1																Full





Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
	Bacup, Lancashire, OL13 OTS																								
2019/0405	Irwell Vale Mill		Years 1-5				30	30	0	15	15														Full Subject to S106
2019/0409	Land adjacent 136 Cherry Crescent Rawtenstall		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0421	Land adjacent to the Hollies Alden Road Helmshore		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0473	Land at Folly Clough Goodhsaw Lane Crawshawbooth		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0489	Moorlands Croston Close Road Ramsbottom BL9 6TB		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0493 (7)	Land south of Goodshaw Fold Road		Years 1-5				7	7	2	3	2														Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2019/0542	198 Burnley Road Rawtenstall BB4 8HH		Years 1-5			Yes 19/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0547	Cribden View Haslingden Old Road Rawtenstall		Years 1-5				1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0561	216 Newchurch Road, Stacksteads, Bacup		Years 1-5				-1	-1	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0566	Folly Farm Tunsteads Road Stacksteads OL13 8NF		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Lawful Development Certificate
2019/0573	Land adjacent 1 Lumb Cottages Meadow Park Ramsbottom		Years 1-5				1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0579	Land opposite 34-44A Lee Road Stacksteads		Years 1-5				4	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0		Full
2019/0583	47-51 Kay Street Rawtenstall Rossendale Lancashire BB4 7LS		Years 1-5				2	2		2															Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2020/0053	208 Newchurch Road Stacksteads Bacup Lancashire OL13 0TS		Years 1-5				2	2	2																Full
2020/0092 2018/0004	31 Kay Street Rawtenstall Rossendale Lancashire BB4 7LS		Years 1-5				-1	-1	-1																Full
2020/0074	Land Behind Loveclough Social Club Commercial Street Loveclough Rossendale Lancashire		Years 1-5				3	3		1	2														Full
2020/0098	16 Back Lane Rawtenstall Rossendale Lancashire BB4 7QZ		Years 1-5				0	0	0																Full
2020/0126 2019/0548	Edgeside House Ashworth Lane Edgeside Rossendale Lancashire BB4 9TJ		Years 1-5				3	3			3														Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2020/0132	1A, 1B, 1C & 1D Bank Street Rawtenstall Rossendale Lancashire BB4 6QS		Years 1-5				2	2			2														Full
2020/0142 (PIP)	1 Chapel Villas Todmorden Road Bacup Lancashire OL13 9TX		Years 6-10				1	1				1													PIP
2020/0143	Land To The South Of Pewitt Hall Farm Back Lane Rising Bridge Accrington Lancashire		Years 1-5				1	1		1															Full
2020/0144	Caravan Cobclough Farm Oakencrough Road Bacup Lancashire OL13 9UZ		Years 1-5				2	2	2																Full
2020/0160	Former Car Park Park Road Helmshore Rossendale Lancashire		Years 1 -10				8	8			4	4													Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2020/0199	Queens Arms 1 Bank Street Rawtenstall Rossendale Lancashire BB4 6QS		Years 1-5				3	3	3																Full
2020/0200	Foresters Arms 12 Pleasant Street Haslingden Rossendale BB4 5LG		Years 1-5				4	4			4														Full
2020/0203	Former Anacapri Restaurant Helmshore Road Helmshore Rossendale Lancashire BB4 4LU		Years 6-10				5	5				5													Full
2020/0219	1218 Burnley Road Rawtenstall Rossendale Lancashire BB4 8RG		Years 1-5				4	4			4														Outline
2020/0248	Crown Inn Greave Road Bacup Lancashire OL13 9HQ		Years 1-5				5	5			5														Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)	
				Completions 2020-21																							
2020/0253	The Barn 105 Gincroft Lane Edenfield Bury Lancashire BL0 0QX		Years 1-5				1	1			1																Full
2020/0262	2 Oak Close Shawforth Rochdale Lancashire OL12 8NJ		Years 1-5				1	1				1															Full
2020/0265	3 Greenfold Cottages Goodshaw Lane Crawshawbooth Rossendale Lancashire BB4 8DP		Years 1-5				1	1			1																Full
2020/0267	2 Ashworth Road Edgeside Rossendale Lancashire BB4 9JE		Years 1-5				2	2			2																Full
2020/0290	97A 97B Bank Street Rawtenstall Rossendale		Years 1-5	1	1		2	1	0	1																	CofL

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2020/0299	Ivy Lodge Studd Brow Whitworth Rochdale Lancashire OL12 8LT		Years 1-5				0	0																	Full
2020/0314	New Building Kingsway Haslingden Rossendale Lancashire		Years 1-5				8	8	4	4															Full
2020/0358	26 Tong End Whitworth Rochdale Lancashire OL12 8BJ		Years 1-5				1	1																	Full
2020/0364	6 Rose Vale Street Rawtenstall Rossendale Lancashire BB4 7PF		Years 1-5				1	1	1																Full
2020/0367	Land Off Back Lane Rising Bridge Accrington Lancashire		Years 1-5				1	1	1																Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions		Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
				Completions 2020-21																					
2020/0378	Land On The South Side Of Commercial Street Loveclough Rossendale Lancashire		Years 1-10				80	80		15	20	20	25												Full
2020/0399	432 Bacup Road Rawtenstall Rossendale Lancashire BB4 7JA		Years 1-5				1	1		1															Prior Approval
2020/0402	1 Rock View Market Street Shawforth Rochdale Lancashire OL12 8JD		Years 1-5				1	1		1															Full
2020/0414	81-83 Deardengate Haslingden Rossendale Lancashire BB4 5SN		Years 1-5				1	1		1															Full
2020/0437	240 Grane Road Haslingden Rossendale Lancashire BB4 4PB		Years 1-5				0	0	0																Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2020/0484	40 Tonacliffe Road Whitworth Rochdale Lancashire OL12 8SS		Years 1-5				1	1		1															Full
2020/0500	Mountain Rescue Headquarters 46 Clegg Street Haslingden Rossendale Lancashire BB4 5LW		Years 1-5				1	1		1															Full
2020/0504	Land Adj 22 Greave Clough Drive Bacup Lancashire OL13 9HP		Years 1-5				1	1		1															Full
2020/0505	Land Adj 22 Greave Clough Drive Bacup Lancashire OL13 9HP		Years 1-5				1	1		1															Full
2020/0514	Brow Edge Ending Rake Whitworth Rochdale		Years 1-5				1	1			1														Full

Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
	Lancashire OL12 OTT																								
2020/0516	Land At Shawclough Farm Lumb Lane Whitewell Bottom Rossendale BB4 9RW		Years 1-5				1	1		1															Full
2020/0517	Land Adj 11 Pinfold Mews Moorlands View Edenfield Bury Lancashire BL0 0HZ		Years 1-5				1	1		1															Full
2020/0521	Lower Calf Cote Meadow Park Ramsbottom Bury Lancashire BL0 0QR		Years 1-5				1	1			1														Full



Planning Application Ref	Site name	Site net developable area (Ha)	Estimated delivery	Total Completions	Completions 2020-21	Site Complete	Total (net) dwellings granted pp	No. of dwellings with permission remaining	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Outside of plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2021/0027	Hollin Lane Farm Hollin Lane Constable Lee Rawtenstall Rossendale Lancashire BB4 8TE		Years 1-5				1	1		1															Prior Approval
2021/0059	Irwell Inn, 71 Burnley Road, Bacup, Lancashire, OL13 8DB		Years 1-5				1	1		1															Full
<b>Total</b>					<b>77</b>		<b>120</b> <b>7</b>	<b>110</b> <b>1</b>	<b>170</b>	<b>28</b> <b>5</b>	<b>31</b> <b>5</b>	<b>17</b> <b>4</b>	<b>14</b> <b>1</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	

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**Table 13: Allocated Sites in the Emerging Local Plan**

The following tables shows sites Allocated in the Emerging Local Plan 2019-2036 can deliver 1,186 dwellings between 2021/22 to /2025/26. 488 further dwellings allocated in the Emerging Local Plan are expected to be delivered beyond this period.

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)
H4	Greenbridge Mill (Hall Carr Mill) Lambert Haworth	1.28	No	Years 1-5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UB
H2 H1	Magistrates Court, Rawtenstall	0.02	Yes	Years 1-5	11	11	0	0	0	0	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H3	Land at former Oakenhead Resource Centre	0.69	Yes	Years 1-5	19		0	0	7	12	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H4 H2	Turton Hollow, Goodshaw	0.87	No	Years 6-10	26		26	0	0			0	0	0	0	15	11	0	0	0	0	0	0	0	0	0	UB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H5 H3	Swinshaw Hall, Loveclough	1.72	No	Years 1-5	47		47	0	0			0	20	27	0	0	0	0	0	0	0	0	0	0	0	0	0	CS
H6 H4	Land south of 1293 Burnley Road, Loveclough	0.19	No	Years 6-10	5		5	0	0			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	CS
H7 H5	Land Adjacent Laburnum Cottages, Goodshaw	0.31	No	Years 6-10	10		10	0	0			0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	UB
H8 H6	Oak Mount Garden, Rawtenstall	0.29	No	Years 6-10	9		9	0	0			0	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	UB
H9	Land off Oaklands and Lower Cribden Avenue	1.57	Yes	Years 1-5	34		0	25	9		Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB	
H10 H7	Land at Bury Road, Rawtenstall	0.25	No	Years 6-10	7		7	0	0			0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	UB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)
H11 H8	The Hollins, Hollin Way	2.62	Permission for part of the site	Years 1-15	70	27	34	2	1	6						2	5	5	5	5	5	5	2	0	0	0	UB
H12 H9	Reedsholme Works, Rawtenstall	2.19	Permission for part of the site	Years 1-15	110	97	13	0	0								0	0	0	6	7	0	0	0	0	0	UB
H13 H10	Loveclough Working Mens Club and land at rear and extension	3.2	Yes (outline and full)	Years 1-10	94	94		0	0			0					0	0	0	0	0	0	0	0	0	0	CS
H14 H11	Hall Carr Farm, off Yarraville Street	1.07	No	Years 6-10	26		26	0	0			0	0	0	16	10	0	0	0	0	0	0	0	0	0	0	CS
H15	Willow Avenue off Lime Tree Grove	0.35	No	Years 11-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)
H16 H12	Land East of Acrefield Drive	0.61	No	Years 11-15	18		18	0	0			0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	Partly UB and partly CS
H17 H13	Land south of Goodshaw Fold Road	0.23	Yes	Year 1-5	7	7	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CS
H18 H14	Carr Barn and Carr Farm	1.24	No	Years 6-10	25		25	0	0			0	0	0	10	10	5	0	0	0	0	0	0	0	0	0	CS
H19 H15	Land off Lower Clowes Road, New Hall Hey	0.27	Yes (LDC)	Years 11-15	7	7	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H20 H16	Old Market Hall, Bacup	0.16	No	Years 6-10	16		16	0	0			0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	UB
H21 H17	Reed Street, Bacup	0.42	Yes (outline)	Years 1-5	22	22	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H22 H18	Former Bacup Health Centre	0.2	Yes	Years 1-5	12	12	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H23 H19	Glen Mill, 640 Newchurch Road, Stacksteads	0.17	Lapsed	Years 1-10	9	0	9	0	0			0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	UB
H24 H20	The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road	0.04	No (expired)	Years 1-5	7		7	0	0			0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H25 H21	Land at Blackwood Road, Stacksteads	1.37	No	Years 6-10	41		41	0	0			0	0	0	20	21	0	0	0	0	0	0	0	0	0	0	0	CS
H26 H22	Land off Greensnook Lane, Bacup	1.43	Yes	Years 1-10	26	15	0	2	6	3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H27 H23	Land off Fernhill Drive, Bacup	0.15	No	Years 6-10	5		5	0	0			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	UB
H28 H24	Sheephouse Reservoir, Britannia	2.1	No	Years 1-5	63		63	0	0			0	30	33	0	0	0	0	0	0	0	0	0	0	0	0	0	CS
H29 H25	Land off Pennine Road, Bacup	2.8	No	Years 1-10	71		71	0	0			0	11	20	20	20	0	0	0	0	0	0	0	0	0	0	0	UB
H30 H26	Tong Farm, Bacup	1.7	Permission for part of the site	Years 1-10	51	33	18	0	0	0		0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	CS
H31 H27	Lower Stack Farm	0.32	No	Years 6-10	10		10	0	0			0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	CS
H32 H28	Booth Road/Woodland Mount, Brandwood	0.35	No	Years 1-5	14		14	0	0			0	4	10	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H33 H29	Land off Rockcliffe Road and Moorlands Terrace, Bacup	3.22	Permission for part of the site	Years 1-10	63		37	0	0	26		0	0	0	0	0	0	20	17	0	0	0	0	0	0	0	UB	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
<del>H34</del> H30	Land at Higher Cross Row, Bacup	0.53	No	Years 6-10	10		10	0	0			0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	UB
<del>H35</del> H35	<del>Shadlock Skip, Stacksteads</del> Shadlock Skip, Stacksteads	<del>0.67</del> 0.67	<del>No</del> No	<del>Years 11-15</del> Years 11-15	<del>-</del> -	<del>-</del> -	<del>-</del> -	<del>0</del> 0	<del>0</del> 0	<del>-</del> -	<del>-</del> -	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>0</del> 0	<del>-</del> -	<del>-</del> -	<del>0</del> 0	<del>0</del> 0	UB	
<del>H36</del> H31	Hare and Hounds Garage, Newchurch Road, Stacksteads	0.15	No	Years 6-10	9		9	0	0			0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	Partly UB and partly GB
<del>H37</del> H32	Land off Gladstone Street, Bacup	2.1	No	Years 6-10	63		63	0	0			0	0	0	20	20	20	3	0	0	0	0	0	0	0	0	0	UB
<del>H38</del> H33	Land off Burnley Road and Meadows Avenue, Bacup	0.13	Yes	Years 1-5	6	6	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
<del>H39</del> H34	Land off Cowtoot Lane, Bacup	3.13	No	Years 1-10	94		94	0	0			0	0	0	20	20	20	20	14	0	0	0	0	0	0	0	0	CS



Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H40 H35	Land off Todmorden Road, Bacup	2.98	No	Years 1-10	53		53	0	0			0	20	20	13	0	0	0	0	0	0	0	0	0	0	0	0	CS
H44	Thorn Bank, Bacup	1.55																							0	0	UB	
H42 H36	Land south of The Weir Public House	1.77	No	Years 6-10	52		52	0	0			0	0	0	15	15	15	7	0	0	0	0	0	0	0	0	0	CS
H43 H37	Land west of Burnley Road, Weir	0.46	Permission for part of the site	Years 6-10	10	1	9	0	0			0	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	CS
H44 H38	Irwell Springs, Weir	2.48	Yes	Years 1-5	46	46	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H45 H39	Former Haslingden Police Station, Manchester Road	0.12	Yes	Years 1-5	8	8	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H46 H40	1 Laburnum Street, Haslingden	0.04	No	Years 6-10	8		8	0	0			0	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	UB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H47 H41	Land at Kirkhill Avenue, Haslingden	0.74	No	Years 6-10	22		22	0	0			0	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	CS
H48 H42	Land Off Highfield Street, Haslingden	0.45	No	Years 6-10	13		13	0	0			0	0	0	6	7	0	0	0	0	0	0	0	0	0	0	0	UB
H49 H43	Land adjacent 53 Grane Road, Haslingden	0.15	No	Years 6-10	5		5	0	0			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	UB
H50 H44	Land Adjacent Park Avenue/Cricceth Close, Haslingden	1	No	Years 1-5	30		30	0	0			0	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H51 H45	Land to side and rear of Petrol Station, Manchester Road	0.16	No	Years 6-10	6		6	0	0			0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	UB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H52 H46	Land to the rear of Haslingden Cricket Club	0.74	No	Years 1-5	30		30	0	0			0	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H53	Waterfoot Primary School		Complete																								UB	
H54 H47	Land at Ashworth Road, Water	0.06	No	Years 1-5	6	6	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H55 H48	Carr Mill and Bolton Mill, Cowpe	0.07	No	Years 6-10	11		11	0	0			0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	UB
H56 H49	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	0.06	No	Years 6-10	5		5	0	0			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	UB
H57 H50	Foxhill Drive, Whitewell Bottom	0.22	No	Years 1-5	7		7	0	0			0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H58 H51	Land off Lea Bank, Cloughfold	0.31	No	Years 6-10	9		9	0	0			0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	UB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H59 H52	Land Adjacent Dark Lane Football Ground	1.95	Yes	Years 1-10	95	95	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H60 H53	Johnny Barn Farm and land to the east, Cloughfold	4.55	Permission for part of the site (outline)	Years 1-10	80	30	50	0	0			0	0	10	20	20	0	0	0	0	0	0	0	0	0	0	0	CS
H61 H54	Hareholme, Staghills	0.33	No	Years 6-10	9		9	0	0			0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	UB
H62 H55	Land off Peel Street, Cloughfold	0.28	No	Years 6-10	8		8	0	0			0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	UB
H63	Hollin Farm, Waterfoot																										CS	
H64 H56	Hargreaves Fold Lane, Chapel Bridge, Lumb	0.75	No	Years 6-10	23		23	0	0			0	0	0	10	13	0	0	0	0	0	0	0	0	0	0	0	CS

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H65 H57	Albert Mill, Whitworth	1.14	Yes	Years 1-10	85	85	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H66 H58	Land North Of King Street, Facit	0.17	No	Years 6-10	5		5	0	0			0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	UB
H67	Land Behind Buxton Street, Facit		Complete																								UB	
H68 H59	Former Spring Mill (land off eastgate and westgate), Whitworth	3.7	Yes	Years 1-10	119	119	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB
H69	Storm water treatment works, Whitworth	0.68	No	Years 6-10	-	-	-	-	-	-	-	0	0	0	-	-	0	0	0	0	0	0	0	0	0	0	0	GB

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
H70 H60	Irwell Vale Mill	1.43	Resolution to Grants Subject to S106	Years 1-5	30	30	0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Partly UB and partly GB
H74 H61	Land East of Market Street, Edenfield	0.31	No	Years 6-10	9		9	0	0			0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	Partly UB and partly GB
H72 H62	Land west of Market Street, Edenfield	13.7	Yes (part of the site)	Years 1-15	400		390	0	10			0	0	38	60	60	60	60	38	38	36	0	0	0	0	0	0	GB
H73 H63	Edenwood Mill, Edenfield	0.99	No	Years 1-5	47		47	0	0			0	20	27	0	0	0	0	0	0	0	0	0	0	0	0	0	GB
H74 H64	Grane Village, Helmshore	4	No	Years 1-10	139	8	131	0	0				19	30	30	30	22	0	0	0	0	0	0	0	0	0	0	CS

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2021	Estimated delivery (Start date 2019) (from start of plan period in 2019)	Estimated yield	No moved to PP Supply	No. of dwellings without planning permission (as of 31st March 2021)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Site Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Urban Boundary (UB), Countryside (CS) or Green Belt (GB)	
M1	Waterside Mill, Bacup	0.09	No	Years 6-10	39		39	0	0			0	0	0	10	10	10	9	0	0	0	0	0	0	0	0	0	UB
M2	Spinning Point, Rawtenstall	1.56	Yes																								UB	
M3 M2	Isle of Man Mill, Water	0.54	No	Years 6-10	16		16	0	0			0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	Partly UB and partly CS	
M4	Futures Park, Bacup		No residential																								CS	
<b>Total</b>					<b>2542</b>	<b>759</b>	<b>1674</b>	<b>29</b>	<b>33</b>	<b>47</b>		<b>0</b>	<b>161</b>	<b>256</b>	<b>458</b>	<b>311</b>	<b>168</b>	<b>124</b>	<b>74</b>	<b>49</b>	<b>48</b>	<b>5</b>	<b>11</b>	<b>9</b>	<b>0</b>	<b>0</b>		

# Appendix D: 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 1<sup>st</sup> April 2021.

**Table 13: 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	2022-2023	2023-2024	2024-2025	2025-2026
2019/0405 (H70)		Irwell Vale Mill	GF					15	15		
<b>Total no. of dwellings left to build on sites where there is a resolution to</b>					<b>30</b>						
<b>No. of dwellings left to build identified as deliverable 2021/22 to 2025/26</b>					<b>30</b>						

Table 13 shows that there are 30 dwellings in the pipeline with resolution to grant permission, subject to signing of the Section 106 Agreement. Evidence available to the Council has identified the site is 'deliverable'. There is a realistic prospect that all housing will be delivered on site within 5 years The 30 dwellings are considered deliverable between 2022 to 2024.



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

Communications Section, Town Centres, Rawtenstall, BB4 7LZ

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

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

