

# 5 Year Housing Land Supply Report (2023/24 – 2027/28)

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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 the time of writing. Therefore, some of the information held on the database will be subject to change over time. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled, whilst planning permissions may have lapsed on other sites. The Council intends to use the report as a 'living document' that will be continuously updated with a comprehensive overall update each year.
- Information in the study has been based on thorough research and is to the best of our knowledge. Should you identify any discrepancies or inaccuracies in the report please email [forwardplanning@rossendalebc.gov.uk](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 2023 to 31<sup>st</sup> March 2028.
- 1.2 Please note that the report has a base date of 1<sup>st</sup> April 2023 and therefore reflects the housing land supply as of this date. It reports on completions that have taken place in the previous financial year (2022/2023) 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 Rossendale Local Plan 2019 to 2036 has a housing requirement of 208 dwellings per year between 2019/20 and 2020/21 and 185 dwellings per year from 2021/22 to 2035/36 or 3,191 over the 17 year period covered by the Plan (2019-2036).
- 1.5 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 2023. The report will assess the housing supply against the adopted Local Plan housing requirement

## 2. Monitoring and Review

- 2.1 The Council monitors housing delivery on an annual basis and uses this data to inform and update the five year supply. The 5YHLS report sets out how planning policies have performed and been implemented over the previous financial years, 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 [https://www.rossendale.gov.uk/info/210148/local\\_plan/10636/](https://www.rossendale.gov.uk/info/210148/local_plan/10636/).
- 2.3 The AMR will provide further analysis in respect of performance against the new targets set out in the Local Plan and will be available on the Council’s website.

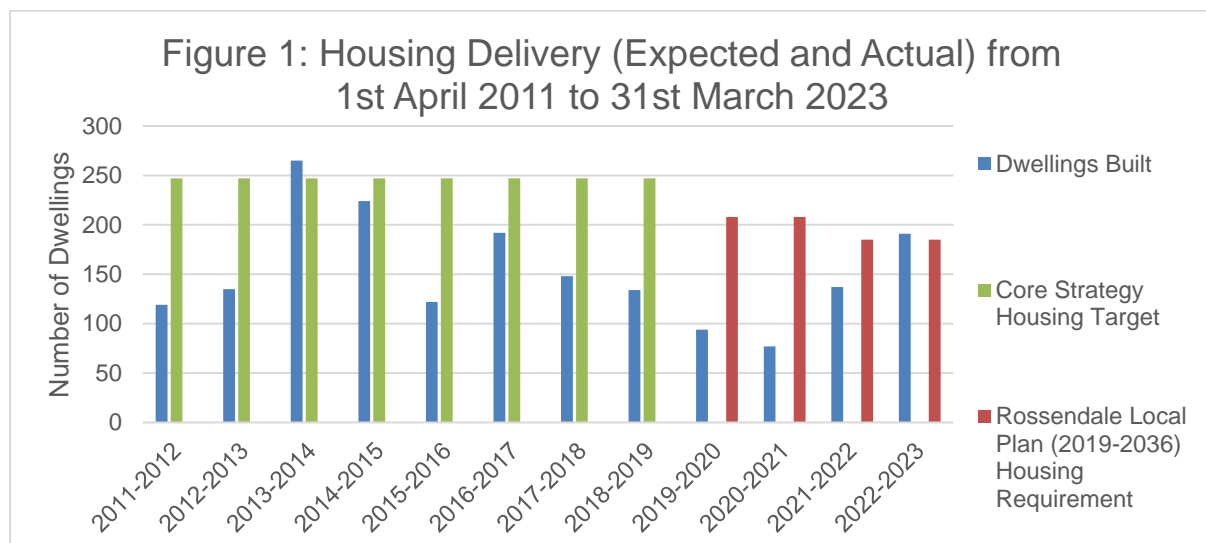
## 3. Calculating the 5 Year Requirement

- 3.1 Analysis of housing completions confirms that 191 new dwellings were built in Rossendale between 1<sup>st</sup> April 2022 and 31<sup>st</sup> March 2023, on sites still under construction and sites now fully completed (see Appendix A for a list of completions).

### Rossendale Local Plan 2019 to 2036 Housing Requirement

- 3.2 As stated in the introduction, the housing requirement is set out in the Rossendale Local Plan 2019 to 2036. This report will present an analysis of the completions data against this requirement. 191 completions is above the Local Plan annual housing requirement of 185 dwellings. Graph 1 below charts housing performance in Rossendale over the previous years with a distinction between the previous Core Strategy housing target and the current Local Plan period.

**Graph 1: Dwellings Built to date (Expected and Actual) – 1 April 2011 to 31 March 2023**





3.3 As shown in Table 1 below, a total of 499 dwellings have been completed in Rossendale between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2023.

**Table 1: Housing performance against Local Plan trajectory from 2019/20 to 2022/23**

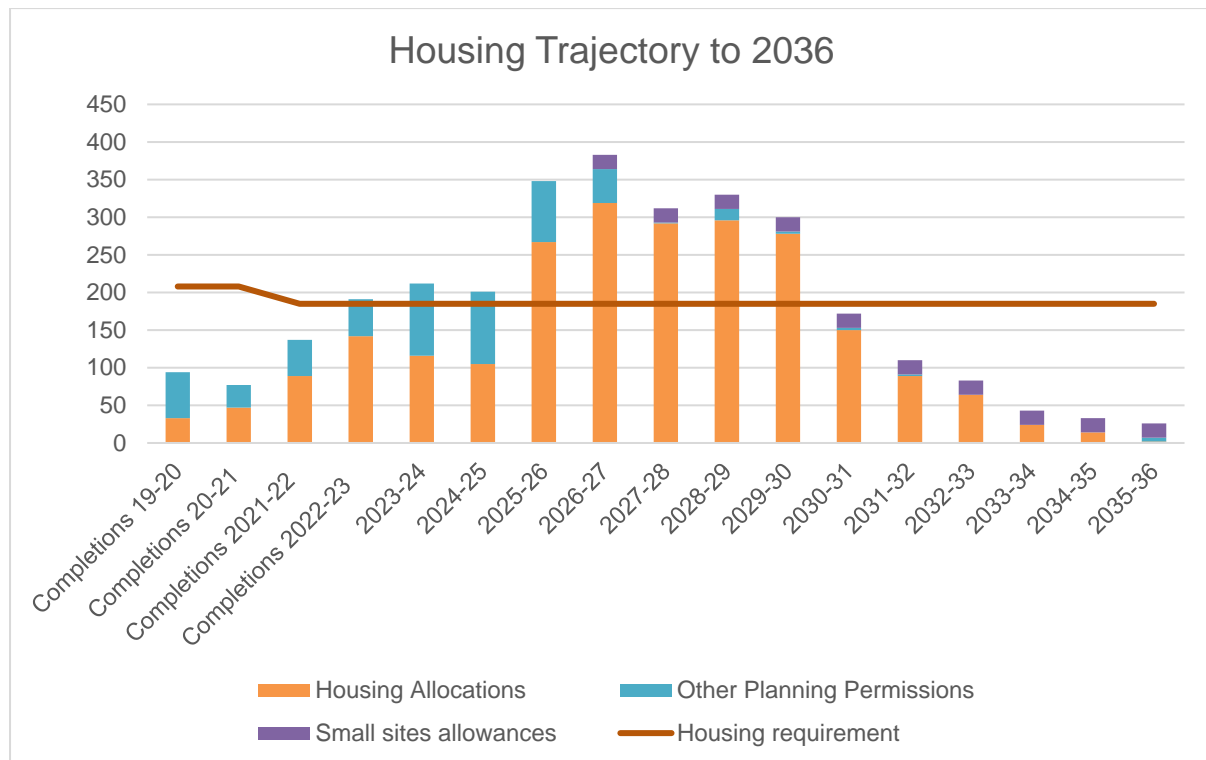
Year	Completions		Delivery against Rossendale Local Plan Requirement		
	Actual Completions	Cumulative Completions	Local Plan Requirement	Cumulative Local Plan Requirement	Cumulative under (-) and over (+) supply
2019/2020	94	94	208	208	-114
2020/2021	77	171	208	416	-245
2021/2022	137	308	185	601	-293
2022/2023	191	499	185	786	-287

**In Summary:**

- **191 dwellings** have been completed in the last year (2022/2023), which surpasses the Local Plan annual requirement of 185 dwellings by 6 dwellings.
- **499 dwellings** have been completed so far over the adopted Local Plan period (2019 to 2036), which represents 287 fewer dwellings than the cumulative Local Plan requirement of 786 dwellings.

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 Covid-19 Pandemic, climatic variances and other factors impacting on the global supply chain, and their implications for the UK house building industry. As such, the expected delivery rates may vary from year to year.

**Graph 2: Rossendale Housing Trajectory (Rossendale Local Plan 2019 to 2036)**



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 last three years, an “under delivery” of housing was identified. Furthermore, the Housing Delivery Test 2022 has still not been updated by DLUHC, and the position for Rossendale remains that less than 85% of its housing requirement has been delivered, which according to footnote 41 of the NPPF amounts to a significant under delivery. Therefore, as of the base date of this report, a 20% buffer (moved from later in the plan period) is considered appropriate. This allows more opportunity to achieve planned long-term supply and ensure choice and competition in the market for

land. The Council may re-assess this position when the 2023 HDT results are published, however, no date is known as to when DLUHC will be issuing this information.

- 3.7 In accordance with NPPF, the five year housing land supply is identified against the housing requirement set out in the strategic Policy HS1 of the Rossendale Local Plan (adopted in December 2021). This is set out in **Scenario 1**.

### **Scenario 1**

- 3.8 Following the adoption of the Local Plan in December 2021, an annual housing requirement of 208 dwellings is set for the first two years of the plan (2019 and 2020) and 185 dwellings for the remaining years (2021 to 2036). The actual completions for 2022/23 surpass the housing target of 185 dwellings by 6 dwellings (786 is the cumulative Local Plan requirement in year 4 of the Plan), resulting in a cumulative backlog of 287 dwellings.

**Table 2 – Scenario 1 Rossendale Local Plan (2019-2036) annual target of 185 from 2023/24 to 2027/28**

<b>Serial</b>	<b>Component</b>	<b>Calculation</b>	<b>Amount</b>
<b>A</b>	5 Year Requirement (Sum of Annual Targets above)	$185 \times 5$	925
<b>B</b>	Backlog from under provision (2019-2023) $((208 \times 2) + (185 \times 2))$	$786 - 499$	287
<b>C</b>	20% Buffer (20% of (A+B))	$(925 + 287) \times 0.2$	242
<b>D</b>	Total 5 Year Housing Requirement (A+B+C)	$925 + 287 + 242$	1454

- 3.9 Figures from the above scenario 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 B to D) provides a break-down of the Council's supply of deliverable sites between 1<sup>st</sup> April 2023 and 31<sup>st</sup> March 2028 this information is provided as of 1<sup>st</sup> April 2023.
- 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 (2023-2028)
  - A small sites allowance. (NB no windfall allowance has been included – see paragraph 4.4)
  - Sites on the Brownfield Land Register have been included where there is an extant planning permission.
- 4.3 Deliverability has been assessed using the definition of 'Deliverable' at Annexe 2 of the NPPF and guidance set out a 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 was reflective of the, until recent adoption in December 2021, emerging status of the Local Plan and earlier draft Local Plan which was withdrawn in 2016. This subsequently meant that most sites granted permission for residential development before the adoption of the Local Plan would have been classed as windfall sites, resulting in an inflated figure.
- 4.5 However, a small sites (less than 5 dwellings) allowance of 19 dwellings per annum is included, based on historic data, and was agreed as part of the Local Plan examination. For more information regarding the small sites allowance please refer to the Housing Update to 31 March 2021 which is included in Examination Library 12 of the Local Plan Examination Library ([EL12.007](#)).

- 4.6 Table 4 demonstrates that Rossendale’s supply of committed sites (i.e. where planning permission has been granted and is extant (at 31/03/2023), 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 1687 dwellings over the next five years. Once the small sites allowance of 38 dwellings is added, the housing land supply increases to **1725 dwellings**. Please see Appendix B to D for further information on the sites contributing to the supply.

**Table 4: Breakdown of 5 Year Housing Land Supply 2023/24 to 2027/28**

Category	Overall total	Total expected to be delivered 2023/24 to 2027/28	% of 5 year supply
Remaining Capacity - Dwellings with planning permission (see Appendix B)	913	844	51%
Dwellings where there is a resolution to grant planning permission (see Appendix D)	215	215	13%
Dwellings on allocated sites (excluding dwellings with planning permissions or subject to a s.106 agreement)	1450	574	34%
Small sites allowance	190	38	2%
<b>Total Number of Dwellings</b>	<b>2768</b>	<b>1671</b>	<b>100%</b>

- 4.7 This housing supply of 1685 dwellings is used to calculate the 5 Year Housing Land Supply in Table 5 below.

**Table 5: Housing Land Supply – Scenario 1: Rossendale Local Plan (2019-2036) annual target of 185**

Serial	Component	Calculation	Amount
<b>A</b>	5 Year Requirement	185*5	925
<b>B</b>	Backlog from under provision	786-499	287
<b>C</b>	20% Buffer	(A+B)*0.2	242
<b>D</b>	5 Year Requirement	A+B+C	1454
<b>E</b>	Annual Requirement	D/5	291
<b>F</b>	Total number of dwellings identified through commitments, deliverable allocations, small sites allowance and resolution to grant for 2022/23 to 2026/27		1671
<b>H</b>	Land Supply	(F/D)*5	5.7

- 4.8 Table 5 shows that Rossendale Borough Council can demonstrate a **5.7 year supply** against the housing requirement of the of the Local Plan at 185 dwellings per annum inclusive of the backlog and 20% buffer (Scenario 1).

- 4.9 The 2022/2023 Housing Land Supply Report includes housing allocations identified in the Rossendale Local Plan 2019 to 2036, 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 are included in Appendix B and not reported in Appendix C to avoid double-counting. 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 A and provides details of all dwellings completed between 01/04/2022 and 31/03/2023.
- 4.10 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>Rossendale Local Plan (2019 to 2036) Housing Requirement</b>	
5 Year Housing Requirement (including shortfall and 20% buffer)	1,454

## Capacity within the Identified Five Year Housing Land Supply (2023/24 to 2027/28)

Remaining no. of dwellings on sites with planning permission	844
No. of dwellings on Allocated sites	574
No. of dwellings with resolution to grant permission	215
Small sites allowance	38
<b>Deliverable capacity</b>	<b>1671</b>

## Supply in Years

<b>Years supply (Scenario 1 – Rossendale Local Plan 2019 to 2036)</b>	<b>5.7</b>
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# Appendix A: List of Housing Completions

The list of housing completions monitored between 1<sup>st</sup> April 2022 and 31<sup>st</sup> March 2023 is shown below.

**Table 6: List of housing completions (2022/2023)**

The site allocation reference number in the Rossendale Local Plan 2019 to 2036 (starting with an 'H') has been added for information.

Application Number	Site Name	Net Dwellings Approved	Dwellings Built (Completed) 2022/2023	(Total) Net dwellings Completed	Dwellings Remaining on Site (No Start / Under Construction)	Site Completed (22/23)	Greenfield or Brownfield
2019/0358 (H54)	Rossendale United Supporters Club Dark Lane Newchurch Rossendale Lancashire BB4 7UA	95	61	95	0	Yes	BF
2018/0535 (H10)	Reeds Holme Works Burnley Road Rawtenstall Rossendale Lancashire BB4 8LN	97	21	38	59	No	BF
2018/0318 (H62)	Former Spring Mill, Land off Eastgate and Westgate, Whitworth	119	20	22	97	No	GF
2020/0039 (H55)	Land At Johnny Barn Close Cloughfold Rossendale BB4 7TL	30	16	16	14	No	GF
2020/0436	Land Rear Of 85 Grane Road Haslingden Rossendale Lancashire BB4 5ED	13	13	13	0	Yes	BF
2020/0378 (H11)	Land On The South Side Of Commercial Street Loveclough Rossendale Lancashire	80	9	9	71	No	GF
2016/0440 (H49)	Site Of Former Gordon Works, Ashworth Road, Edgeside, Waterfoot	6	6	6	0	Yes	BF
2018/0202 (H23)	Land To Rear Of 32 Greensnook Lane, Bacup	26	6	23	3	No	GF
2019/0333	245 Burnley Road East, Waterfoot	7	4	6	1	No	BF
2018/0468	Royal British Legion 81-83 Deardengate Haslingden	3	3	3	0	Yes	BF
2019/0513	Land Off Millfold, Facit	3	3	3	0	Yes	BF
2020/0439	Buildings To Rear Of Goodshawfold Farm Goodshawfold Road, Loveclough	3	3	3	0	Yes	GF
2021/0712	Former Holden Vale Hotel, Holcombe Road, Helmshore	3	3	3	0	Yes	BF
2014/0464 (H9)	Hollin Way, Burnley Road, Constablee	9	2	9	0	Yes	GF
2017/0440	29A Burnley Road East Waterfoot Rossendale Lancashire BB4 9AG	2	2	2	0	Yes	BF
2018/0064	Hollin Lane Farm Hollin Lane Constable Lee Rawtenstall	2	2	2	0	Yes	GF



Application Number	Site Name	Net Dwellings Approved	Dwellings Built (Completed) 2022/2023	(Total) Net dwellings Completed	Dwellings Remaining on Site (No Start / Under Construction)	Site Completed (22/23)	Greenfield or Brownfield
2020/0194	35-37 Deardengate, Haslingden	2	2	2	0	Yes	BF
2020/0584	34 Manchester Road, Haslingden	2	2	2	0	Yes	BF
2016/0609	3 Musbury Road Haslingden	1	1	0	0	Yes	GF
2018/0171	Aitken Court Meadow Park Lumb	1	1	1	0	Yes	BF
2018/0502	256A Newchurch Road Stacksteads	1	1	1	0	Yes	BF
2019/0473	Land At Folly Clough Goodshaw Lane Crawshawbooth Rossendale Lancashire	1	1	1	0	Yes	GF
2020/0074 (H11)	Land Behind Loveclough Social Club Commercial Street, Loveclough	3	1	3	0	Yes	BF
2020/0165	Clough Head Barn, Dean Lane, Water	1	1	1	0	Yes	GF
2020/0262	2 Oak Close, Whitworth	1	1	1	0	Yes	GF
2020/0290	97A 97B Bank Street, Rawtenstall	2	1	2	0	Yes	BF
2020/0414	81-83 Deardengate, Haslingden	1	1	1	0	Yes	BF
2020/0448	Goodshawfold Farm, Goodshawfold Road, Loveclough	1	1	1	0	Yes	GF
2020/0517	Land Adj. 11 Pinfold Mews, Moorlands View, Edenfield	1	1	1	0	Yes	GF
2021/0027	Hollin Lane Farm Hollin Lane Constable Lee Rawtenstall	1	1	1	0	Yes	GF
2021/0032	Lee Farm Stubbylee Lane Bacup	1	1	1	0	Yes	GF
2021/0183	45 Bank Street, Rawtenstall	1	1	1	0	Yes	BF
2021/0245	256 Newchurch Road, Stacksteads	1	1	1	0	Yes	BF
2021/0284	515 Market Street, Whitworth	1	1	1	0	Yes	BF
2021/0386	Hindle Pastures, Highgate Lane, Whitworth	1	1	1	0	Yes	BF
2022/0204	5A Bacup Road, Rawtenstall	1	1	0	0	Yes	BF

Application Number	Site Name	Net Dwellings Approved	Dwellings Built (Completed) 2022/2023	(Total) Net dwellings Completed	Dwellings Remaining on Site (No Start / Under Construction)	Site Completed (22/23)	Greenfield or Brownfield
2022/0489	Land Adjoining 41 Highfield Park, Haslingden Rossendale Lancashire	2	1	1	1	No	GF
2020/0098	16 Back Lane, Rawtenstall	0	0	0	0	Yes	BF
2019/0198 (H29)	Heath Hill, Booth Road, Stacksteads	-1	-1	-1	0	Yes	BF
2020/0163	Higher Whams Farm, Burnley Road East, Waterfoot	-1	-1	-1	0	Yes	BF
2021/0424	121 Broadway, Haslingden	-1	-1	-1	0	Yes	BF
2021/0003	18 Market Street, Bacup	-3	-3	-3	0	Yes	BF
<b>Total Units</b>		<b>519</b>	<b>191</b>	<b>271</b>	<b>246</b>		

# Appendix B: 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 01/04/2023 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'. The phasing of delivery is also 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. Additionally, sites with outline planning permission are included if the development proposes fewer than ten dwellings. Outline planning permission for more than 10 dwellings, allocated housing sites within the Local Plan without planning permission and Permissions in Principle (PiP) are included within the supply where there is robust evidence to demonstrate that the sites will be delivered in the next five years.

Updated information on 'no start' and 'under construction' residential planning permissions has been confirmed through site visits and contact with agents / developers / landowners, 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 01/04/2023. Expected delivery rates, where possible, have been established through discussions with developers. The table below (Table 7) identifies planning permissions across the Borough that have not yet been completed and did not expire before the 1st April 2023. 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.

Appendix B identifies housing sites across the Borough with planning permission, with and without a start. 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. It is possible to find more information on Lawful Development Certificates, as well as how to apply, by visiting the Rossendale Borough Council website or clicking [here](#).

**Table 7: Residential Development with Planning Permission**

The following table shows sites with planning permission in Rossendale can deliver 844 dwellings between 2023/24 to 2027/28.

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2022/2023	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Outside of Plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2008/0494	12 Rochdale Rd, Bacup	Years 6-10	0	0	No	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	Full
2011/0183	Land west of Burnley Road, Weir	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	Full
2011/0457 (H11)	Commercial Street, Rossendale	Years 1-10	0	0	No	10	10	0	0	0	0	0	5	5	0	0	0	0	0	0	0	Full
2012/0117	Hud Hey Road, Haslingden	Years 1-5	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	Full
2012/0346 (H39)	Irwell Springs, Weir	Years 1-10	10	0	No	56	46	0	5	20	21	0	0	0	0	0	0	0	0	0	0	Full
2012/0430	16 Upper Ashmount, Hill End Lane, Cloughold, Rawtenstall	Years 1-5	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	Full
2013/0195	62 Newchurch Road, Rawtenstall	Years 1-5	2	0	No	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2014/0106	Far Bank End Farm, Brex, Coal Pit Lane, Whitewell Bottom	Years 1-5	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2014/0175	50 Tonacliffe Road, Whitworth	Years 1-5	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2014/0233 (H1)	Oakley Road, Rawtenstall	Years 1-10	0	0	No	11	11	0	0	0	0	0	2	9	0	0	0	0	0	0	0	Full
2014/0343	33 Rockcliffe Road, Bacup	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2022/2023	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Outside of Plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)	
2014/0420	Clovermount, Earnshaw, Bacup	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	Full
2014/0464 (H9)	Hollin Way, Burnley Road, Constablee	Years 1-5	9	2	Yes	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2015/0156 (H9)	The Hollins, Hollin Way, Reeds Holme	Years 1-10	4	0	No	9	5	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2015/0327; 2012/0285	14 Rochdale Road, Bacup	Years 6-10	0	0	No	3	3	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	Full
2015/0377	Flowers Inn, Todmorden Road	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0217	Former CAB offices, Whitworth Rise, Whitworth, OL12 8AB	Years 6-10	0	0	No	2	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	Prior Approval
2016/0236	Land East Of 10 Clough End Road	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0273 (LDC) (H16)	Two Acres, Clayton Avenue, Rawtenstall, BB4 6EW	Years 6-10	0	0	No	7	7	0	0	0	3	4	0	0	0	0	0	0	0	0	0	0	Full
2016/0295 (H9)	Land off Hollin Way, Reeds Holmes, BB4 8ED	Years 1-10	2	0	No	9	7	2	2	2	1	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0320 (H40)	Haslingden Police Station, Manchester Road, Haslingden	Years 1-10	0	0	No	8	8	0	2	4	2	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0323	454 Market Street, Whitworth	Years 6-10	0	0	No	4	4	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	Full
2016/0373	Greens Moor Cottage, Cutler Lane, Stacksteads, Bacup	Years 1-5	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2016/0424	Pleasant View Farm, Helmshore Road, Haslingden, BL8 4PQ	Years 1-5	0	0	No	5	5	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0440 (H49)	Site Of Former Gordon Works, Ashworth Road, Edgeside	Years 1-5	6	6	Yes	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0516 (H38)	Doals House, Hillside Crescent, Weir	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0577	600/602 Bacup Road, Waterfoot	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	Full
2016/0609	3 Musbury Road Haslingden	Years 1-5	0	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0611	8-12 Burnley Road Rawtenstall	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	Full
2016/0630	Waingate Road, Rawtenstall	Outside	4	0	No	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	Full
2017/0256	Alma Street Chapel, Alma Street, Bacup	Years 6-10	0	0	No	7	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0282	Land Adjacent 72 Holland Avenue, Rawtenstall	Years 1-5	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0325	Land At Clough End Road, Haslingden	Years 1-5	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0389	Land West Of The Bowling Green, Loveclough	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0440	29A Burnley Road East Waterfoot	Years 1-5	2	2	Yes	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full



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2017/0565	Tanner Farm, Kings Highway, Haslingden	Years 1-5	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0064	Hollin Lane Farm Hollin Lane Constable Lee Rawtenstall	Years 1-5	2	2	Yes	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0142	596-598 Bacup Road Waterfoot Rossendale Lancashire BB4 7EU	Years 1-5	2	0	No	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0171	Aitken Court Meadow Park Lumb	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0202 (H23)	Land To Rear Of 32 Greensnook Lane, Bacup	Years 1-5	23	6	No	26	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0217	20 Bury Road Rawtenstall Rossendale Lancashire BB4 6AA	Years 1-10	0	0	No	4	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0265	8 - 10 Shawclough Road & Disused Garage Shawclough Street Whitewell Bottom	Years 1-10	0	0	No	4	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0318 (H62)	Former Spring Mill, Land off Eastgate and Westgate, Whitworth	Years 1-10	22	20	No	119	97	25	25	25	22	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0321	Bridleway House, Newbigging Avenue, Waterfoot	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0345	Higher Barn Piggery, Roundhill Road, Haslingden	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0381	2 Carr Head, New Barn Lane, Rawtenstall	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2018/0468	Royal British Legion 81-83 Deardengate Haslingden	Years 1-5	3	3	Yes	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0502	256A Newchurch Road Stacksteads Bacup	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0535 (H10)	Reeds Holme Works Burnley Road, Rawtenstall	Years 1-10	38	21	No	97	59	20	20	19	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters

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2018/0577	Land To The Rear Of 410 - 420 Newchurch Road Rawtenstall	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0583 (H9)	Land Off Hollin Way Reeds Holme	Years 1-10	0	0	No	5	5	1	1	2	1	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0596	Land North Of Co Operative Street Helmshore Rossendale	Years 6-10	0	0	No	3	3	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0006	460 - 462 Newchurch Road, Stacksteads, Bacup	Years 1-5	0	0	No	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2019/0049	The Barn Gin Croft Farm Gincroft Lane Edenfield	Years 1-5	0	0	No	1	1	1	0	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	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0101	Village Pine Glen Top Works Newchurch Road Stacksteads	Years 6-10	0	0	No	14	14	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0105	First And Second Floor 59 - 61 Deardengate Haslingden	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	Full
2019/0155	Croston Close Farm Croston Close Road Ramsbottom	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0198 (H29)	Heath Hill, Booth Road, Stacksteads	Years 1-5	-1	-1	Yes	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0318 (H27)	Land Adjacent Slackgate Farm Tong Lane Bacup	Years 6-10	0	0	No	33	33	0	0	10	12	11	0	0	0	0	0	0	0	0	0	0	Outline
2019/0333	245 Burnley Road East Waterfoot	Years 1-5	6	4	No	7	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval

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2019/0341 (H59)	Albert Mill Albert Street Whitworth	Years 6-10	0	0	No	85	85	0	0	15	25	25	20	0	0	0	0	0	0	0	0	0	Full
2019/0358 (H54)	Rossendale United Supporters Club Dark Lane Newchurch	Years 1-5	95	61	Yes	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
2019/0382	Sherfin Nook Barn Kings Highway Haslingden	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2019/0405 (H64)	Irwell Vale Mill	Years 6-10	0	0	No	30	30	0	0	5	15	10	0	0	0	0	0	0	0	0	0	0	Outline
2019/0409	Land Adjacent 136 Cherry Crescent Rawtenstall Rossendale	Years 6-10	0	0	No	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	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0473	Land At Folly Clough Goodshaw Lane Crawshawbooth Rossendale	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0489	Moorlands Croston Close Road Ramsbottom	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0513	Land Off Millfold Facit	Years 1-5	3	3	Yes	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0559	2 Tonacliffe Way Whitworth	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0018	The Heritage Arcade And Adjacent Buildings At 23-27 Bacup Road Bacup Road Rawtenstall	Years 6-10	0	0	No	42	42	0	0	21	21	0	0	0	0	0	0	0	0	0	0	0	Full

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2020/0033	Land South Of Daisy Isle Cottages Daisy Isle Cottages Tong Lane Bacup	Years 1-10	0	0	No	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0039 (H55)	Land At Johnny Barn Close Cloughfold Rossendale BB4 7TL	Years 1-5	16	16	No	30	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
2020/0053	208 Newchurch Road Stacksteads Bacup	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0074 (H11)	Land Behind Loveclough Social Club Commercial Street Loveclough	Years 1-5	3	1	Yes	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0092	31 Kay Street Rawtenstall	Years 1-5	0	0	No	-1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0098	16 Back Lane Rawtenstall	Years 1-5	0	0	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0124	2 Warner Street, Haslingden	Years 6-10	0	0	No	5	5	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	Outline
2020/0126	Edgeside House Ashworth Lane Edgeside	Years 6-10	0	0	No	3	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0141	Caravan Cobclough Farm Oakencrough Road Bacup	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0142	1 Chapel Villas, Todmorden Road, Bacup	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0144	12 Burnley Road East Waterfoot	Years 1-10	0	0	No	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0158	Barn Adjoining Tippett Farm Cowpe Road Cowpe	Years 6-10	0	0	No	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	LDC

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2020/0160	Former Car Park, Park Road, Helmshore	Years 6-10	0	0	No	8	8	0	2	4	2	0	0	0	0	0	0	0	0	0	0	Full
2020/0163	Higher Whams Farm Burnley Road East Waterfoot	Years 1-5	-1	-1	Yes	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0165	Clough Head Barn Dean Lane Water	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2020/0179	93 Burnley Road Bacup	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0194	35-37 Deardengate Haslingden	Years 1-5	2	2	Yes	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0199	Queens Arms 1 Bank Street Rawtenstall	Years 1-10	0	0	No	3	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0200	Foresters Arms 12 Pleasant Street Haslingden	Years 6-10	0	0	No	4	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0203	Former Anacapri Restaurant Helmshore Road Helmshore	Years 6-10	0	0	No	5	5	0	2	3	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0213	Flat 1 389-391 Market Street Whitworth	Years 6-10	0	0	No	2	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	Full
2020/0221	Zion Cottage Saunder Height Lane Cloughfold Rossendale	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0248	Crown Inn Greave Road Bacup	Years 1-10	0	0	No	5	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0253	The Barn 105 Gincroft Lane Edenfield	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	Full

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2020/0262	2 Oak Close Shawforth	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0267	2 Ashworth Road Edgeside	Years 1-5	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0290	97A 97B Bank Street Rawtenstall	Years 1-5	2	1	Yes	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2020/0299	Ivy Lodge Studd Brow Whitworth	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0314 (H68)	New Building, Kingsway, Haslingden	Years 6-10	0	0	No	8	8	0	2	4	2	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0339	Land South Of Victoria Street, Cloughfold	Years 6-10	0	0	No	4	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Outline
2020/0358	26 Tong End, Whitworth	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0367	Land Off Back Lane Rising Bridge	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0378 (H11)	Land On The South Side Of Commercial Street Loveclough	Years 1-10	9	9	No	80	71	25	25	21	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
2020/0402	1 Rock View Market Street Shawforth	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0406	Dwelling At Oakenclough Mill Oakenclough Road Bacup	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0414	81-83 Deardengate Haslingden	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full



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2020/0436	Land Rear Of 85 Grane Road Haslingden	Years 1-5	13	13	Yes	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0439	Buildings To Rear Of Goodshawfold Farm Goodshawfold Road Loveclough	Years 1-5	3	3	Yes	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2020/0448	Goodshawfold Farm Goodshawfold Road Loveclough	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0454	Acre Nook Farm Rochdale Road Edenfield	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0456	Former Duke Of Wellington Grane Road Haslingden	Years 6-10	0	0	No	2	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0461	Parrock Mill Barn Todmorden Road Bacup	Years 1-5	0	0	No	1	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	PiP
2020/0462	Land Adj The Vicarage Goodshawfold Road Loveclough	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0484	40 Tonacliffe Road Whitworth	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0504	Land Adj 22 Greave Clough Drive Bacup	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0514	Brow Edge Ending Rake Whitworth	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2020/0516	Land At Shawclough Farm Lumb Lane Whitewell Bottom	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0517	Land Adj 11 Pinfold Mews Moorlands View Edenfield	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0521	Lower Calf Cote Meadow Park Ramsbottom	Years 1-5	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0551	75-77 Newchurch Road Stacksteads	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0565	Codwells Cottage Store, Roundhill Road, Haslingden	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0584	34 Manchester Road Haslingden	Years 1-5	2	2	Yes	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0590	Hawthorne Farmhouse Burnley Road East Waterfoot	Years 6-10	0	0	No	-1	-1	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0599	110 Bury Road Edenfield	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0600	Goodshawfold Farm Goodshawfold Road Loveclough	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0003	18 Market Street Bacup	Years 1-5	-3	-3	Yes	-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0016	Side Of 667 Burnley Road East Waterfoot	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TDC
2021/0022 (H55)	Land At The End Of Meadow Edge Close Cloughfold	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2021/0027	Hollin Lane Farm Hollin Lane Constable Lee Rawtenstall	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2021/0032	Lee Farm Stubbylee Lane Bacup	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
2021/0059	Irwell Inn, 71 Burnley Road, Bacup	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0076	Land To Rear Of 331 - 345 Grane Road Haslingden	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0103	Land North Of 112 Booth Road, Stacksteads, Bacup	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2021/0136	Windyridge Helmshore Road Helmshore	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0146	Lumb Old Hall Meadow Park Ramsbottom	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2021/0148	51 Deardengate Haslingden	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0158 (H18)	Land Adjacent Reed Street Bacup	Years 1-5	0	0	No	22	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
2021/0173	Barn 2, Gincroft Lane, Edenfield	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0183	45 Bank Street, Rawtenstall	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2021/0198	12 Burnley Road East, Waterfoot	Years 6-10	0	0	No	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0200	Park View Cottage, Cowpe Road, Cowpe	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	PiP
2021/0214	Land At Curtis Street, Rawtenstall	Years 1-10	0	0	No	4	4	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2021/0244	Land At Bury Road/Lomas Lane, Rawtenstall	Years 6-10	0	0	No	4	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0245	256 Newchurch Road Stacksteads	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0248 (H21)	Commercial Hotel 318A Newchurch Road Stacksteads	Years 6-10	0	0	No	2	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	Full
2021/0256	Land To The Rear Of No 7 Albert Street Whitworth	Years 6-10	0	0	No	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	PiP
2021/0271	Slingco Ltd, Station Road, Facit	Years 1-10	0	0	No	37	37	24	13	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0284	515 Market Street Whitworth	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0287	Coal Pits Field Farm Turn Hill Dean Lane Water	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2021/0315	7 Beaumaris Close Haslingden	Years 6-10	0	0	No	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	Outline
2021/0367	Land On The East Side Of Union Street Rawtenstall	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0386	Hindle Pastures Highgate Lane Whitworth	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0395	29-31 Ronaldsway Close, Bacup	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	Outline
2021/0416	Former British Legion 81-83 Deardengate Haslingden	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0424	121 Broadway Haslingden	Years 1-5	-1	-1	Yes	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2021/0443	Cross Bank Bamford Road Ramsbottom	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0452	Greenhill Garage Rochdale Road Bacup	Years 6-10	0	0	No	4	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0454	Hawthorne House Rochdale Road Edenfield	Years 1-5	0	0	No	8	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0459	Reddish Hill Farm, Market Street, Shawforth	Years 6-10	0	0	No	2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2021/0474	John Streets Work John Street Haslingden	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0500 (H22)	Land at Blackwood Road, Stacksteads	Years 6-10	0	0	No	41	41	0	10	20	11	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0519	32 Deardengate Haslingden	Years 6-10	0	0	No	3	3	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2021/0522	32 Deardengate Haslingden	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0539	22 Greave Clough Drive Bacup	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0542	New Bridge House, Manchester Road, Haslingden	Years 1-10	0	0	No	4	4	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0561	Stables Bentgate House Clod Lane Haslingden	Years 6-10	0	0	No	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	PiP
2021/0566	4-6 Union Street Bacup	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2021/0573	Barn 3, Gincroft Lane, Edenfield	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2021/0580	2 Hawthorn House, Goodshaw Lane, Crawshawbooth	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	PiP
2021/0589	Hugh Rake Farm, Cribden Lane, Rawtenstall	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0603	Scar End Farm Weir Lane Weir	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2021/0613	584 - 586 Bacup Road, Rawtenstall	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0630	44 Manchester Road Haslingden	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2021/0697	Liberal Club, Lord Street, Rawtenstall	Years 1-10	0	0	No	4	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0712	Former Holden Vale Hotel, Holcombe Road, Helmshore	Years 1-5	3	3	Yes	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0022	Land At Wesley Place, Bacup	Years 6-10	0	0	No	2	2	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	PiP
2022/0026	767 Market Street, Whitworth	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2022/0030	Blaithwaite, Ashworth Road, Edgeside	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2022/0031	Land Off Holly Mount, Holly Mount Way, Rawtenstall	Years 6-10	0	0	No	6	6	0	0	2	4	0	0	0	0	0	0	0	0	0	0	0	Full

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2022/0075	767 Market Street Whitworth	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0084	Land To The West And South Of 54 Tonaccliffe Road, Whitworth	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0100	Land On Former Haslingdens Working Mens Club Spring Lane Haslingden	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0111	1218 Burnley Road Rawtenstall	Years 6-10	0	0	No	4	4	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
2022/0117	214 Newchurch Road, Stacksteads	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0158	Rosedale, Brockclough Road, Whitewell Bottom	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Outline
2022/0165	Land Adjacent Cliffe Bank Hamlet, Burnley Road East, Waterfoot	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0174	11 Market Street, Bacup	Years 6-10	0	0	No	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	Full
2022/0203	Windy Bank House And Cottage, Burnley Road East, Waterfoot	Years 6-10	0	0	No	-1	-1	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0204	5A Bacup Road, Rawtenstall	Years 1-5	0	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0205	380 Holcombe Road, Helmshore	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0213	Wellington Hotel, 10 Todmorden Road, Bacup	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0218	75 Newchurch Road, Stacksteads	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0224	Mushroom House, Market Street, Edenfield	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2022/0250	10 Regent Street, Haslingden	Years 6-10	0	0	No	4	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0253	Hen Heads Farm, Kings Highway, Haslingden	Years 6-10	0	0	No	2	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0274	365 Haslingden Old Road, Rawtenstall	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0280	Chapel Hill Lodge Hurst Lane Rawtenstall	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0285	Spring Hill Barn Dean Lane Water	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0311	11 St James Square, Bacup	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0313	Land Adjoining 1 Union Terrace, Fallbarn Road, Rawtenstall	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0315	1 - 3 Greenfield Street, Rawtenstall	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0349	238 Burnley Road East, Waterfoot	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0361	Holmefield Service Station Burnley Road Rawtenstall	Years 1-5	0	0	No	-1	-1	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0375	New Hall, Gincroft Lane, Edenfield	Years 6-10	0	0	No	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0383	420A Market Street, Whitworth	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0396	Higher Red Lees Bungalow, Helmsore Road, Haslingden	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0407	2 Lyndale Avenue, Haslingden	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0450	30 Rochdale Road, Bacup	Years 6-10	0	0	No	2	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	Full



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2022/0461	Land And Buildings At Horncliffe Mansion, Bury Road, Rawtenstall	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0477	19 Holme Lane, Rawtenstall	Years 6-10	0	0	No	-2	-2	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0481	63 Burnley Road East, Waterfoot	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0482	371 Manchester Road, Haslingden	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0489	Land Adjoining 41 Highfield Park, Haslingden	Years 6-10	1	1	No	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0502	Mountain Rescue Headquarters 46 Clegg Street Haslingden	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0541	Land At Chapel Street, Whitworth	Years 6-10	0	0	No	2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0546	Hey Meadow Farm, Coal Pit Lane, Whitewell Bottom	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0547	Hey Head Farm Rochdale Road Bacup	Years 6-10	0	0	No	4	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0568	114 Burnley Road, Bacup	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0586	206 Newchurch Road, Stacksteads	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0587	1 Helmshore Road, Haslingden	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0606	609 Market Street, Whitworth	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2022/2023	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Outside of Plan period	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2022/0626	Land Off Goodshaw Lane, Crawshawbooth	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0009	Carter Place Farm, Blackburn Road, Haslingden	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0018	Deerplay Rest Home, 10 Heald Lane, Weir	Years 6-10	0	0	No	-2	-2	0	0	-2	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0029	51 Deardengate, Haslingden	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0030	Hardsough Farm, Hardsough Lane, Edenfield	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
<b>Total</b>			<b>295</b>	<b>191</b>		<b>1210</b>	<b>913</b>	<b>212</b>	<b>190</b>	<b>229</b>	<b>160</b>	<b>53</b>	<b>42</b>	<b>17</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	

# Appendix C: Allocated Housing Sites in the Rossendale Local Plan 2019 to 2036

**Table 8: Allocated Sites in the Rossendale Local Plan 2019 to 2036**

The following tables shows sites allocated in the Rossendale Local Plan 2019 to 2036 can deliver 574 dwellings between 2023/24 to 2027/28. 876 further dwellings allocated in the Local Plan are expected to be delivered beyond this period.

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)
H1	Magistrates Court, Rawtenstall	0.02	Yes	Years 1-10	11	11	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	-	BF
H2	Land at former Oakenhead Resource Centre	0.69	Complete	Years 1-5	19	0	0	0	7	12	0	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	BF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)
H3	Turton Hollow, Goodshaw	0.87	No	Years 11-17	26	0	26	0	0	0	0	0	No	0	0	0	0	0	15	11	0	0	0	0	0	0	Mixed
H4	Swinshaw Hall, Loveclough	1.72	No	Years 6-10	47	0	47	0	0	0	0	0	No	0	0	0	20	27	0	0	0	0	0	0	0	0	GF
H5	Land south of 1293 Burnley Road, Loveclough	0.19	No	Years 11-17	5	0	5	0	0	0	0	0	No	0	0	0	0	0	5	0	0	0	0	0	0	0	GF
H6	Land Adjacent Laburnum Cottages, Goodshaw	0.31	No	Years 11-17	10	0	10	0	0	0	0	0	No	0	0	0	0	0	5	5	0	0	0	0	0	0	GF
H7	Oak Mount Garden, Rawtenstall	0.29	No	Years 11-17	9	0	9	0	0	0	0	0	No	0	0	0	0	0	4	5	0	0	0	0	0	0	GF
H8	Land at Bury Road, Rawtenstall	0.25	No	Years 11-17	7	0	7	0	0	0	0	0	No	0	0	0	0	0	0	7	0	0	0	0	0	0	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)	
H9	The Hollins, Hollin Way	2.62	Permission for part of the site	Years 1-17	70	33	37	2	1	6	4	2	No	0	0	0	0	0	5	5	5	5	5	5	5	5	2	GF
H10	Reedsholme Works, Rawtenstall	2.19	Permission for part of the site	Years 1-17	110	97	13	0	0	0	17	21	No	0	0	0	0	0	0	6	7	0	0	0	0	0	0	BF
H11	Loveclough Working Mens Club and land at rear and extension	3.2	Yes	Years 1-10	94	94	0	0	0	0	3	10	No	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Mixed
H12	Hall Carr Farm, off Yarraville Street	1.07	No	Years 11-17	26	0	26	0	0	0	0	0	No	0	0	0	10	16	0	0	0	0	0	0	0	0	0	GF
H13	Land East of Acrefield Drive	0.61	No	Years 11-17	18	0	18	0	0	0	0	0	No	0	0	0	0	0	0	0	0	0	9	9	0	0	GF	
H14	Land South of Goodshaw Fold Road	0.23	Complete	Year 1-5	7	7	0	0	0	0	7	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	GF	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)
H15	Carr Barn and Carr Farm	1.24	No	Years 6-10	25	0	25	0	0	0	0	0	No	0	0	0	0	0	10	10	5	0	0	0	0	0	GF
H16	Land off Lower Clowes Road, New Hall Hey	0.27	Yes (LDC)	Years 6-10	7	7	0	0	0	0	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	GF
H17	Old Market Hall, Bacup	0.16	No	Years 6-10	16	0	16	0	0	0	0	0	No	0	0	0	16	0	0	0	0	0	0	0	0	0	BF
H18	Reed Street, Bacup	0.42	Yes	Years 1-5	22	22	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	-	BF
H19	Former Bacup Health Centre	0.2	Complete	Years 1-5	12	12	0	0	0	0	12	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	BF
H20	Glen Mill, 640 Newchurch Road, Stacksteads	0.17	Lapsed	Years 6-10	9	0	9	0	0	0	0	0	No	0	0	0	0	0	4	5	0	0	0	0	0	0	BF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)	
H21	The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road	0.04	Yes	Years 6-10	7	2	5	0	0	0	0	0	No	0	0	0	0	0	5	0	0	0	0	0	0	0	0	BF
H22	Land at Blackwood Road, Stacksteads	1.37	Yes	Years 6-10	41	41	0	0	0	0	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	Mixed	
H23	Land off Greensnook Lane, Bacup	1.43	Yes	Years 1-5	26	3	0	2	6	3	6	6	No	-	-	-	-	-	-	-	-	-	-	-	-	-	GF	
H24	Land off Fernhill Drive, Bacup	0.15	No	Years 6-10	5	0	5	0	0	0	0	0	No	0	0	0	0	0	0	5	0	0	0	0	0	0	GF	
H25	Sheephouse Reservoir, Britannia	2.1	No	Years 6-10	63	0	63	0	0	0	0	0	No	0	0	0	0	0	30	33	0	0	0	0	0	0	GF	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)	
H26	Land off Pennine Road, Bacup	2.8	No	Years 1-10	71	0	71	0	0	0	0	0	No	0	11	20	20	20	0	0	0	0	0	0	0	0	0	GF
H27	Tong Farm, Bacup	1.7	Permission for part of the site	Years 6-10	51	33	18	0	0	0	0	0	No	0	0	0	0	7	11	0	0	0	0	0	0	0	0	GF
H28	Lower Stack Farm	0.32	No	Years 6-10	10	0	10	0	0	0	0	0	No	0	0	0	0	0	0	10	0	0	0	0	0	0	0	GF
H29	Booth Road / Woodland Mount, Brandwood	0.35	No	Years 6-10	14	0	14	0	0	0	0	0	No	0	0	0	4	5	5	0	0	0	0	0	0	0	0	GF
H30	Land off Rockcliffe Road and Moorlands Terrace, Bacup	3.22	Permission for part of the site	Years 1-10	63	0	37	0	0	26	0	0	No	0	0	0	20	17	0	0	0	0	0	0	0	0	0	GF
H31	Land at Higher Cross Row, Bacup	0.53	No	Years 6-10	10	0	10	0	0	0	0	0	No	0	0	0	0	0	0	0	10	0	0	0	0	0	0	GF



Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)	
H32	Hare and Hounds Garage, Newchurch Road, Stacksteads	0.15	No	Years 6-10	9	0	9	0	0	0	0	0	No	0	0	0	0	0	9	0	0	0	0	0	0	0	0	BF
H33	Land off Gladstone Street, Bacup	2.1	No	Years 6-17	63	0	63	0	0	0	0	0	No	0	0	20	20	23	0	0	0	0	0	0	0	0	0	Mixed
H34	Land off Burnley Road and Meadows Avenue, Bacup	0.13	Complete	Years 1-5	6	0	0	0	0	0	6	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	GF	
H35	Land off Cowtoot Lane, Bacup	3.13	No	Years 6-17	94	0	94	0	0	0	0	0	No	0	0	0	0	20	20	20	20	14	0	0	0	0	GF	
H36	Land off Todmorden Road, Bacup	2.98	Permission for part of the site	Years 6-10	53	70	0	0	0	0	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	GF	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)	
H37	Land south of The Weir Public House	1.77	No	Years 6-17	52	0	52	0	0	0	0	0	No	0	0	0	0	0	15	15	15	7	0	0	0	0	0	GF
H38	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	No	0	0	0	4	5	0	0	0	0	0	0	0	0	0	GF
H39	Irwell Springs, Weir	2.48	Yes	Years 1-10	46	46	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	-	GF	
H40	Former Haslingden Police Station, Manchester Road	0.12	Yes	Years 1-10	8	8	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	-	BF	
H41	1 Laburnum Street, Haslingden	0.04	No	Years 6-10	8	0	8	0	0	0	0	0	No	0	0	0	0	0	0	0	0	4	4	0	0	0	BF	
H42	Land at Kirkhill Avenue, Haslingden	0.74	No	Years 6-10	22	0	22	0	0	0	0	0	No	0	0	0	0	0	0	0	11	11	0	0	0	0	0	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)	
H43	Land Off Highfield Street, Haslingden	0.45	No	Years 6-10	13	3	10	0	0	0	3	0	No	0	0	0	0	0	0	0	5	5	0	0	0	0	0	GF
H44	Land adjacent 53 Grane Road, Haslingden	0.15	No	Years 6-10	5	0	5	0	0	0	0	0	No	0	0	0	0	0	5	0	0	0	0	0	0	0	0	GF
H45	Land Adjacent Park Avenue / Cricceth Close, Haslingden	1	No	Years 6-10	30	0	30	0	0	0	0	0	No	0	0	20	10	0	0	0	0	0	0	0	0	0	0	GF
H46	Land to side and rear of Petrol Station, Manchester Road	0.16	No	Years 6-10	6	0	6	0	0	0	0	0	No	0	0	0	0	0	0	6	0	0	0	0	0	0	0	BF
H47	Land to the rear of Haslingden Cricket Club	0.74	No	Years 6-10	30	0	30	0	0	0	0	0	No	0	0	0	0	20	10	0	0	0	0	0	0	0	0	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)
H48	Waterfoot Primary School		Complete	Years 1-5	21	0	0	21	0	0	0	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	BF
H49	Land at Ashworth Road, Water	0.06	Complete	Years 1-5	6	0	0	0	0	0	0	6	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	BF
H50	Carr Mill and Bolton Mill, Cowpe	0.07	No	Years 6-10	11	0	11	0	0	0	0	0	No	0	0	0	0	0	0	0	0	11	0	0	0	0	BF
H51	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	0.06	No	Years 6-10	5	0	5	0	0	0	0	0	No	0	0	0	0	0	5	0	0	0	0	0	0	0	BF
H52	Foxhill Drive, Whitewell Bottom	0.22	No	Years 6-10	7	0	7	0	0	0	0	0	No	0	0	0	0	0	7	0	0	0	0	0	0	0	GF
H53	Land off Lea Bank, Cloughfold	0.31	No	Years 6-10	9	0	9	0	0	0	0	0	No	0	0	0	0	0	0	0	9	0	0	0	0	0	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)
H54	Land Adjacent Dark Lane Football Ground	1.95	Complete	Years 1-5	95	0	0	0	0	0	34	61	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	Mixed
H55	Johnny Barn Farm and land to the east, Cloughfold	4.55	Permission for part of the site	Years 1-10	80	15	49	0	0	0	0	16	No	0	0	9	20	20	0	0	0	0	0	0	0	0	GF
H56	Hareholme, Staghills	0.33	No	Years 11-17	9	0	9	0	0	0	0	0	No	0	0	0	0	0	0	9	0	0	0	0	0	0	GF
H57	Land off Peel Street, Cloughfold	0.28	No	Years 6-10	8	0	8	0	0	0	0	0	No	0	0	0	0	0	0	8	0	0	0	0	0	0	GF
H58	Hargreaves Fold Lane, Chapel Bridge, Lumb	0.75	No	Years 6-10	23	0	23	0	0	0	0	0	No	0	0	0	0	0	10	13	0	0	0	0	0	0	GF
H59	Albert Mill, Whitworth	1.14	Yes	Years 6-10	85	85	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	-	BF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)	
H60	Land North Of King Street, Facit	0.17	No	Years 11-17	5	0	5	0	0	0	0	0	No	0	0	0	0	0	0	0	5	0	0	0	0	0	0	GF
H61	Land Behind Buxton Street, Facit		Complete	Years 1-5	28	0	0	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	GF	
H62	Former Spring Mill (land off Eastgate and Westgate), Whitworth	3.7	Yes	Years 1-10	119	97	0	0	0	0	2	20	No	-	-	-	-	-	-	-	-	-	-	-	-	-	BF	
H63	Cowm Water Treatment Works, Whitworth	0.68	No	Years 6-10	10	0	10	0	0	0	0	0	No	0	0	0	0	0	0	0	10	0	0	0	0	0	Mixed	
H64	Irwell Vale Mill	1.43	Yes	Years 6-10	30	30	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	-	Mixed	
H65	Land East of Market Street, Edenfield	0.31	No	Years 6-10	9	0	9	0	0	0	0	0	No	0	0	0	0	0	9	0	0	0	0	0	0	0	BF	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2023	Estimated delivery (from start of plan period in 2019)	No. of units proposed in the Local Plan	No. moved to Planning Permission Supply (in this or previous reports)	No. of dwellings without planning permission or resolution to grant (as of 31st March 2023)	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions 2022-23	Site Complete	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	Brownfield (BF) or Greenfield (GF)
H66	Land West of Market Street, Edenfield	13.7	Resolution to grant subject to s106 (part of site)	Years 1-17	400	16	384	0	10	0	0	0	No	0	0	50	60	60	60	40	40	38	36	0	0	0	GF
H67	Edenwood Mill, Edenfield	0.99	No	Years 6-10	47	0	47	0	0	0	0	0	No	0	0	0	0	0	20	27	0	0	0	0	0	0	Mixed
H68	Grane Village, Helmshore	4	Resolution to grant subject to s106	Years 1-10	139	139	0	0	0	0	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	Mixed
M1	Waterside Mill, Bacup	0.09	No	Years 6-17	39	0	39	0	0	0	0	0	No	0	0	0	0	0	0	0	0	10	10	10	9	0	BG
M3	Isle of Man Mill, Water	0.54	No	Years 6-10	16	0	16	0	0	0	0	0	No	0	0	0	0	0	0	8	8	0	0	0	0	0	Mixed
<b>Total</b>					<b>2567</b>	<b>872</b>	<b>1450</b>	<b>25</b>	<b>24</b>	<b>47</b>	<b>94</b>	<b>142</b>		<b>0</b>	<b>11</b>	<b>119</b>	<b>204</b>	<b>240</b>	<b>269</b>	<b>264</b>	<b>150</b>	<b>89</b>	<b>64</b>	<b>24</b>	<b>14</b>	<b>2</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 deliverable as soon as the obligation is signed and the permission is issued.

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 2023.

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

Planning Application Ref.	Site Name	Greenfield or Brownfield	Net Number of Dwellings Approved	Predicted Dwelling Delivery				
				2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
2019/0335 (H68)	Grane Village, Helmshore	GF	131	0	19	38	38	36
2020/0008 (H36)	Land off Todmorden Rd, Bacup	GF	29	0	5	10	10	4
2022/0015 (H66)	Land Adj. 59 Blackburn Rd, Edenfield	GF	6	0	0	6	0	0
2021/0289 (H36)	Land North Of Chapel Villas, Todmorden Rd, Bacup	GF	41	0	0	10	20	11
2022/0146	Land At Shawclough Rd, Whitewell Bottom	GF	8	0	0	0	4	4
<b>Total no. of dwellings left to build on sites where there is a resolution to grant</b>			<b>215</b>					
<b>No. of dwellings left to build identified as deliverable 2022/23 to 2026/27</b>			<b>215</b>					

Table 9 shows that there are 215 dwellings in the pipeline with resolution to grant permission, subject to signing of the corresponding Section 106 Agreements. Evidence available to the Council has identified the sites are 'deliverable'. There is a realistic prospect that all housing will be delivered within 5 years, with the 215 dwellings being considered deliverable between 2023 and 2028.



# Appendix E: Sites where Planning Permission expired in 2022/2023

The following Planning Permissions passed the date of expiry as stated on the Planning Decision with no start being made and as such these Permissions have been removed from the housing supply. These Permissions can no longer be implemented without a re-submission, or evidence to prove a start had been made before the expiry date. 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.

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 2023.

**Table 10: Sites where Planning Permission expired without a start in 2022/2023**

Planning Application Ref.	Site Name	Expiry Date	Net dwelling approved
2018/0497 (prior notification)	Priestly Fold Farm, Dean Lane, Water	21-Nov-21	1
2018/0509	Sun Dragon Cantonese Restaurant, Blackburn Road, Acre	10-Jan-22	4
2018/0609	Irwell Inn, 71 Burnley Road Bacup	18-Apr-22	1
2019/0067	121 Goodshaw Lane, Crawshawbooth	19-Sep-22	1
2019/0364	24A Kay Street, Rawtenstall	17-Oct-22	-1
2019/0533	488 Helmshore Road, Helmshore	20-Dec-22	1
2019/0287	The Croft, Conway Road, Cloughfold, Rawtenstall	23-Dec-22	1
2019/0573	Land Adjacent 1 Lumb Cottages Meadow Park Ramsbottom	26-Feb-23	1
2019/0547	Cribden View, Haslingden Old Road, Rawtenstall	27-Feb-23	1
2019/0579	Land Opposite 34-44A Lee Road, Stacksteads, Bacup	11-Mar-23	4
2019/0583	47-51 Kay Street, Rawtenstall	23-Apr-23	2
2021/0220	41 Bury Road, Haslingden <sup>1</sup>	08-Jun-24	19
<b>Number of dwellings removed from supply</b>			<b>35</b>

Table 10 shows that there are 35 dwellings which have been removed from the housing supply as there has been no recorded start on site before the expiry date of the relevant permission or they have been superseded by another application and are therefore no longer implementable.

<sup>1</sup> This permission has been marked as expired as it can no longer be implemented due to application 2022/0517 (Offices to Nursery) completing and thereby superseding application 2021/0220.



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