



5 Year Housing Land Supply Report (2024/25 – 2028/29)

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A High Quality Environment

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Important Notice - Disclaimer

In relation to the information contained within this report (and any other report relating to the findings of Rossendale's Housing Land Supply), the Council makes the following disclaimer, without prejudice:

- The inclusion of potential housing sites, buildings or areas does not preclude them from being developed for other purposes.
- The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The report does not limit an extension or contraction of these boundaries for the purposes of a planning application.
- The exclusion of sites, buildings or areas from the study (either because they were never identified or are identified as being constrained) does not preclude the possibility of planning permission for residential development being granted on them or for these sites being allocated. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for residential development that have not been specifically identified in this report.
- The capacity identified on the sites either relates to the numbers granted within a planning permission (where applicable) or is an estimate based on an appropriate density for the site in question. In arriving at these densities, Officers have taken into account locational and sustainability factors along with issues around local character and general views on the site. However, the capacities identified do not preclude densities being increased on sites, subject to details. Nor does it mean that the densities envisaged within the assessment would be appropriate and these would need to be assessed through the normal planning process when submitting a planning application.
- The study is only a 'snap-shot' of information held at 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 and we can update the information accordingly.

1. Introduction

- 1.1 The National Planning Policy Framework (December 2023) (NPPF) sets out in paragraph 76 that “local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:
 - a) their adopted plan is less than five years old; and
 - b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”
- 1.2 As the Council complies with the entirety of paragraph 76 of the NPPF it is not required to publish a 5 Year Housing Land Supply (5YHLS) Report nor apply a 20% buffer to the 5YHLS calculation for the period from 1st April 2024 to 31st March 2029.
- 1.3 However, the Council considers it best practice to continue publishing an annual report which illustrates the dwelling completions within the borough, as well as a predicted housing trajectory for extant permissions, housing allocations and sites with a resolution to grant planning permission and illustrates an updated 5YHLS position.
- 1.4 Additionally, in Appendix E the Council has calculated the 5YHLS position when incorporating a 20% buffer. This is in response to the Government’s consultation on proposed reforms to the NPPF (30th July 2024 to 24th September 2024), in which the aforementioned 20% buffer is proposed to be reintroduced.
- 1.5 Please note that the report has a base date of 1st April 2024 and therefore reflects the position as of this date. It reports on completions that have taken place in the previous financial year (2023/2024) 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.
- 1.6 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).

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 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.

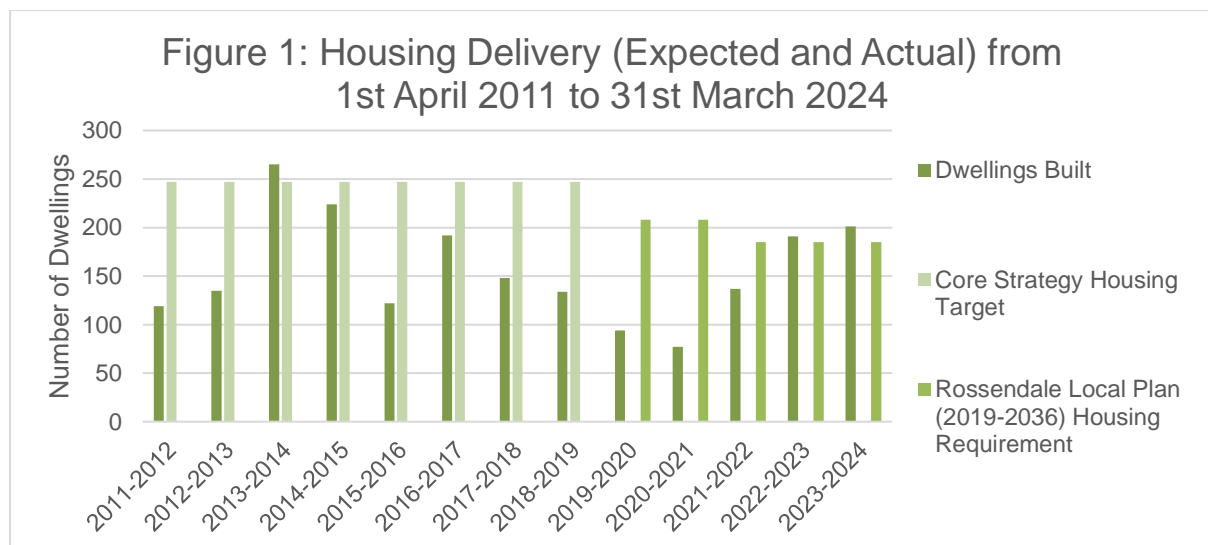
3. Calculating the 5 Year Requirement

- 3.1 Analysis of housing completions confirms that 201 new dwellings were built in Rossendale between 1st April 2023 and 31st March 2024, 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. 201 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 2024



3.3 As shown in Table 1 below, a total of 700 dwellings have been completed in Rossendale between 1st April 2019 and 31st March 2024.

Table 1: Housing performance against Local Plan trajectory from 2019/20 to 2023/24

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
2023/2024	201	700	185	971	-271

In Summary:

- **201 dwellings** have been completed in the last year (2023/2024), which surpasses the Local Plan annual requirement of 185 dwellings by 16 dwellings.
- **700 dwellings** have been completed so far over the adopted Local Plan period (2019 to 2036), which represents 271 fewer dwellings than the cumulative Local Plan requirement of 971 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 Previously the NPPF stated 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 However, in the most recent iteration of the NPPF (December 2023) there is no longer a requirement for the 5 and 10% buffers. Additionally, the requirement for a 20% buffer, which previously applied to Rossendale, is no longer applicable due to the protections afforded by paragraph 76 as mentioned within the introduction to this document.

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 2023/24 surpass the housing target of 185 dwellings by 16 dwellings (971 is the cumulative Local Plan requirement in year 4 of the Plan), resulting in a cumulative backlog of 271 dwellings.

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

Serial	Component	Calculation	Amount
A	5 Year Requirement (Sum of Annual Targets above)	185×5	925
B	Backlog from under provision (2019-2023) $((208 \times 2) + (185 \times 2))$	$971 - 700$	271
C	Total 5 Year Housing Requirement (A+B)	$925 + 271$	1196

- 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

- 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 1st April 2024 and 31st March 2029 this information is provided as of 1st April 2024.
- 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 (2024-2029)
 - 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 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 72 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 prior few years before the adoption 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 31/03/2024), 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 1456 dwellings over the next five years. Once the small sites allowance of 38 dwellings is added, the housing land supply increases to **1494 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)	646	597	40%
Dwellings where there is a resolution to grant planning permission (see Appendix D)	178	178	11.9%
Dwellings on allocated sites (excluding dwellings with planning permissions or subject to a s.106 agreement)	1560	681	45.6%
Small sites allowance	171	38	2.5%
Total Number of Dwellings	2,555	1,494	100%

4.7 This housing supply of 1494 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
A	5 Year Requirement	185*5	925
B	Backlog from under provision	971-700	271
C	5 Year Requirement	A+B	1196
D	Annual Requirement	C/5	240
E	Total number of dwellings identified through commitments, deliverable allocations, small sites allowance and resolution to grant for 2023/24 to 2027/28		1494
F	Land Supply	(E/C)*5	6.2

4.8 Table 5 shows that Rossendale Borough Council can demonstrate a **6.2 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 2023/2024 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 01/04/2023 and 31/03/2024.

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

Requirement

Rossendale Local Plan (2019 to 2036) Housing Requirement	
5 Year Housing Requirement (including shortfall)	1,196

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

Remaining no. of dwellings on sites with planning permission	597
No. of dwellings on Allocated sites	681
No. of dwellings with resolution to grant permission	178
Small sites allowance	38
Deliverable capacity	1494

Supply in Years

Years supply (Scenario 1 – Rossendale Local Plan 2019 to 2036)	6.2
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Appendix A: List of Housing Completions

The list of housing completions monitored between 1st April 2023 and 31st March 2024 is shown below.

Table 6: List of housing completions (2023/2024)

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) 2023/2024	(Total) Net dwellings Completed	Dwellings Remaining on Site (No Start / Under Construction)	Site Completed (23/24)	Greenfield or Brownfield
2008/0494	12 Rochdale Rd, Bacup	3	3	3	0	Yes	BF
2008/0720	3-5 Deer Street Weir Lancashire	4	1	1	3	No	BF
2015/0156 (H9)	The Hollins, Hollins Way, Reedsholme	9	1	5	4	No	GF
2016/0236	Land East Of 10 Clough End Road, Haslingden	1	1	1	0	Yes	BF
2016/0295 (H9)	Land off Hollin Way, Reedsholme	9	1	3	6	No	GF
2017/0282	Land Adjacent 72 Holland Avenue, Rawtenstall	2	2	2	0	Yes	GF
2017/0325	Land At Clough End Road, Haslingden	1	1	1	0	Yes	GF
2018/0202 (H23)	Land To Rear Of 32 Greensnook Lane, Bacup	26	3	26	0	Yes	GF
2018/0217	20 Bury Road, Rawtenstall	4	4	4	0	Yes	BF
2018/0265	8 - 10 Shawclough Road & Disused Garage, Shawclough Street, Whitewell Bottom	4	4	4	0	Yes	BF
2018/0318 (H62)	Former Spring Mill, Land off Eastgate and Westgate, Whitworth	119	32	54	65	No	GF
2018/0535 (H10)	Reedsholme Works, Burnley Road, Rawtenstall	97	30	68	29	No	BF
2018/0577	Land To The Rear Of 410 - 420 Newchurch Road, Rawtenstall	1	1	1	0	Yes	GF
2018/0583 (H9)	Land Off Hollin Way, Reedsholme, Rossendale	5	1	1	4	No	GF
2019/0333	245 Burnley Rd East, Waterfoot	7	1	7	0	Yes	BF
2019/0382	Sherfin Nook Barn, Kings Highway, Haslingden	1	1	1	0	Yes	GF
2019/0409	Land Adjacent 136 Cherry Crescent, Rawtenstall	1	1	1	0	Yes	GF
2019/0421	Land Adjacent To The Hollies, Alden Road, Helmshore	1	1	1	0	Yes	GF
2020/0039 (H55)	Land At Johnny Barn Close, Cloughfold	30	8	24	6	No	GF
2020/0053	208 Newchurch Road, Stacksteads	2	2	2	0	Yes	BF

Application Number	Site Name	Net Dwellings Approved	Dwellings Built (Completed) 2023/2024	(Total) Net dwellings Completed	Dwellings Remaining on Site (No Start / Under Construction)	Site Completed (23/24)	Greenfield or Brownfield
2020/0199	Queens Arms, 1 Bank Street, Rawtenstall	3	3	3	0	Yes	BF
2020/0200	Foresters Arms, 12 Pleasant Street, Haslingden	4	4	4	0	Yes	BF
2020/0367	Land Off Back Lane, Rising Bridge	1	1	1	0	Yes	GF
2020/0378 (H11)	Land On The South Side Of Commercial Street, Loveclough	80	10	19	61	No	GF
2020/0590	Hawthorne Farmhouse (Also Use Of Building At Lower Whams), Burnley Road East, Waterfoot	-1	-1	-1	0	Yes	GF
2021/0016	Side Of 667 Burnley Road East, Waterfoot	1	1	1	0	Yes	GF
2021/0158 (H18)	Land Adjacent Reed Street, Bacup	22	22	22	0	Yes	BF
2021/0271	Slingco Ltd, Station Road, Facit	37	37	37	0	Yes	BF
2021/0454	Hawthorne House, Rochdale Road, Edenfield	8	8	8	0	Yes	BF/GF
2021/0519	32 Deardengate, Haslingden	3	3	3	0	Yes	BF
2021/0522	32 Deardengate, Haslingden	1	1	1	0	Yes	BF
2021/0697	Liberal Club, Lord Street, Rawtenstall	4	4	4	0	Yes	BF
2022/0117	214 Newchurch Road, Stacksteads	0	0	0	0	Yes	BF
2022/0203	Windy Bank House And Cottage, Burnley Road East, Waterfoot	-1	-1	-1	0	Yes	BF
2022/0315	1 - 3 Greenfield Street, Rawtenstall	0	0	0	0	Yes	BF
2022/0349	238 Burnley Road East, Waterfoot	1	1	1	0	Yes	BF
2022/0461	Land And Buildings At Hornccliffe Mansion, Bury Road, Rawtenstall	1	1	1	0	Yes	BF
2022/0481	63 Burnley Road East, Waterfoot	0	0	0	0	Yes	BF
2022/0482	371 Manchester Road, Haslingden	0	0	0	0	Yes	BF
2022/0502	Mountain Rescue Headquarters, 46 Clegg Street, Haslingden	2	2	2	0	Yes	BF
2022/0566	Dearden Wood Campsite, Michael Wife Lane, Edenfield	1	1	1	0	Yes	BF
2022/0586	206 Newchurch Road, Stacksteads	1	1	1	0	Yes	BF
2022/0606	609 Market Street, Whitworth	1	1	1	0	Yes	BF
2023/0044	Former Anacapri Restaurant, Helmshore Road, Helmshore	5	2	2	3	No	BF
2023/0255	Cobstone Croston Close Road Ramsbottom	1	1	1	0	Yes	GF
Total		502	201	321	181		

Appendix B: Residential Development on Sites with Extant Planning Permission

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 01/04/2024 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 01/04/2024. 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 2024. Please contact the Forward Planning team at 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 597 dwellings between 2024/25 to 2028/29.

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2023/2024	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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 1-5	3	3	Yes	3	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2008/0720	3-5 Deer Street Weir Lancashire	Years 1-5	1	1	No	4	3	1	1	1	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	1	0	Full
2011/0457 (H11)	Commercial Street, Rossendale	Years 1-17	0	0	No	10	10	0	0	0	0	5	5	0	0	0	0	0	0	0	Full
2012/0117	Hud Hey Road, Haslingden	Years 6-10	0	0	No	1	1	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	Full
2012/0430	16 Upper Ashmount, Hill End Lane, Cloughold, Rawtenstall	Years 6-10	0	0	No	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	Full
2013/0195	62 Newchurch Road, Rawtenstall, BB4 7QX	Years 1-10	2	0	No	4	2	2	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 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2014/0175	50 Tonacliffe Road, Whitworth	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2023/2024	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)	
2014/0233 (H1)	Oakley Road, Rawtenstall	Years 6-17	0	0	No	11	11	0	0	0	0	2	9	0	0	0	0	0	0	0	0	Full
2014/0343	33 Rockcliffe Road, Bacup	Years 6-10	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2014/0420	Clovermount, Earnshaw, Bacup	Years 6-10	0	0	No	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	Full
2015/0156 (H9)	The Hollins, Hollin Way, Reeds Holme	Years 1-10	5	1	No	9	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Full
2015/0327; 2012/0285	14 Rochdale Road, Bacup OL13 9NW	Years 6-10	0	0	No	3	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	Full
2015/0377	Flowers Inn, Todmorden Road	Years 6-10	0	0	No	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	2	0	0	0	0	0	0	0	0	0	Prior Approval
2016/0236	Land East Of 10 Clough End Road	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2016/0273 (Lawful development certificate) (H16)	Two Acres, Clayton Avenue, Rawtenstall, BB4 6EW	Years 6-10	0	0	No	7	7	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	3	1	No	9	6	2	2	2	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0320 (H40)	Haslingden Police Station, Manchester Road, Haslingden, BB4 6QW	Years 6-10	0	0	No	8	8	0	4	2	2	0	0	0	0	0	0	0	0	0	0	Full
2016/0323	454 Market Street, Whitworth, Rochdale, OL12 8QN	Years 6-10	0	0	No	4	4	0	0	0	0	2	2	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2023/2024	Site Complete?	Total (net) dwellings granted planning permission																	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
						No of dwellings with permission remaining	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				
2016/0373	Greens Moor Cottage, Cutler Lane, Stacksteads, Bacup, OL13 0BA	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full		
2016/0424	Pleasant View Farm, Helmshore Road, Haslingden	Years 6-10	0	0	No	5	5	0	2	3	0	0	0	0	0	0	0	0	0	0	Full		
2016/0516 (H38)	Doals House, Hillside Crescent, Weir	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full		
2016/0577	600/602 Bacup Road, Waterfoot BB4 7EU	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	0	0	0	0	0	1	0	Full		
2016/0611	8-12 Burnley Road Rawtenstall Rossendale	Years 6-10	0	0	No	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	Full		
2016/0630	Waingate Road, Rawtenstall	Years 1-17	4	0	No	7	3	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	Full		
2017/0282	Land Adjacent 72 Holland Avenue, Rawtenstall	Years 1-5	2	2	Yes	2	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full		
2017/0325	Land At Clough End Road, Haslingden	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full		
2017/0389	Land West Of The Bowling Green, Loveclough	Years 6-10	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Full		
2017/0565	Tanner Farm, Kings Highway, Haslingden	Years 6-10	0	0	No	1	1	1	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 1-10	2	0	No	4	2	2	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	26	3	Yes	26	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full		
2018/0217	20 Bury Road Rawtenstall Rossendale	Years 1-5	4	4	Yes	4	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full		
2018/0265	8 - 10 Shawclough Road & Disused Garage Shawclough Street Whitewell Bottom	Years 1-5	4	4	Yes	4	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full		

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2018/0318 (H62)	Former Spring Mill, Land off Eastgate and Westgate, Whitworth	Years 1-10	54	32	No	119	65	25	25	15	0	0	0	0	0	0	0	0	0	0	Full
2018/0321	Bridleway House, Newbigging Avenue, Waterfoot	Years 6-10	0	0	No	1	1	1	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	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0381	2 Carr Head, New Barn Lane, Rawtenstall	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2018/0535	Reeds Holme Works Burnley Road, Rawtenstall	Years 1-10	68	30	No	97	29	20	9	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
2018/0577	Land To The Rear Of 410 - 420 Newchurch Road Rawtenstall	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2018/0583 (H9)	Land Off Hollin Way Reeds Holme Rossendale	Years 1-10	1	1	No	5	4	1	2	1	0	0	0	0	0	0	0	0	0	0	Full
2018/0596	Land North Of Co Operative Street, Helmshore	Years 6-10	0	0	No	3	3	1	2	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0006	460 - 462 Newchurch Road, Stacksteads, Bacup	Years 6-10	0	0	No	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2019/0049	The Barn Gin Croft Farm Gincroft Lane Edenfield	Years 6-10	0	0	No	1	1	1	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 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0105	First And Second Floor 59 - 61 Deardengate Haslingden Rossendale BB4 5SN	Years 6-10	0	0	No	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	Full
2019/0155	Croston Close Farm Croston Close Road Ramsbottom	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0263	Land at Folly Clough, Goodshaw Lane, Crawshawbooth	Years 6-10	0	0	No	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	Full

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2019/0333	245 Burnley Road East, Waterfoot, Rossendale	Years 1-5	7	1	Yes	7	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Prior Approval
2019/0382	Sherfin Nook Barn, Kings Highway, Haslingden	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Prior Approval
2019/0405 (H64)	Irwell Vale Mill	Years 6-10	0	0	No	30	30	0	0	15	15	0	0	0	0	0	0	0	0	0	Outline
2019/0409	Land Adjacent 136 Cherry Crescent Rawtenstall	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2019/0421	Land Adjacent To The Hollies Alden Road Helmshore	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2019/0489	Moorlands Croston Close Road Ramsbottom	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0559	2 Tonacliffe Way Whitworth Rossendale OL12 8SN	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0008 (H36)	Land off Todmorden Road	Years 6-10	0	0	No	29	29	0	5	10	14	0	0	0	0	0	0	0	0	0	Outline
2020/0018	The Heritage Arcade And Adjacent Buildings At 23-27 Bacup Road, Rawtenstall	Years 6-10	0	0	No	42	42	0	21	21	0	0	0	0	0	0	0	0	0	0	Full
2020/0039 (H55)	Land At Johnny Barn Close Cloughfold Rossendale	Years 1-10	24	8	No	30	6	6	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
2020/0053	208 Newchurch Road, Stacksteads	Years 1-5	2	2	Yes	2	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2020/0124	2 Warner Street, Haslingden	Years 6-10	0	0	No	5	5	0	2	3	0	0	0	0	0	0	0	0	0	0	Outline

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2020/0126	Edgeside House, Ashworth Lane, Edgeside	Years 6-10	0	0	No	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0141	Caravan Cobclough Farm, Oakencrough Road ,Bacup	Years 6-10	0	0	No	0	0	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	1	0	0	0	0	0	0	0	0	0	0	LDC
2020/0199	Queens Arms, 1 Bank Street, Rawtenstall	Years 1-5	3	3	Yes	3	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2020/0200	Foresters Arms, 12 Pleasant Street, Haslingden	Years 1-5	4	4	Yes	4	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2020/0221	Zion Cottage Saunder Height Lane Cloughfold Rossendale Lancashire BB4 9NA	Years 6-10	0	0	No	0	0	0	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	1	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0267	2 Ashworth Road, Edgeside	Years 6-10	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0299	Ivy Lodge, Studd Brow, Whitworth	Years 6-10	0	0	No	0	0	0	0	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	Outline
2020/0358	26 Tong End, Whitworth	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2020/0367	Land Off Back Lane, Rising Bridge	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2020/0378 (H11)	Land On The South Side Of Commercial Street Loveclough Rossendale Lancashire	Years 1-10	19	10	No	80	61	0	10	20	20	11	0	0	0	0	0	0	0	0	Res. Matters
2020/0406	Dwelling At Oakencloough Mill, Oakencloough Road, Bacup	Years 6-10	0	0	No	1	1	0	0	1	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	2	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0461	Parrock Mill Barn, Todmorden Road, Bacup	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	PiP
2020/0462	Land Adj The Vicarage, Goodshawfold Road, Loveclough	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0484	40 Tonacliffe Road, Whitworth	Years 6-10	0	0	No	1	1	1	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	Full
2020/0521	Lower Calf Cote, Meadow Park, Ramsbottom	Years 6-10	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2020/0551	75-77 Newchurch Road, Stacksteads	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0590	Hawthorne Farmhouse Also Use Of Building At Lower Whams, Burnley Road East, Waterfoot	Years 1-5	-1	-1	Yes	-1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2020/0600	Goodshawfold Farm, Goodshawfold Road, Loveclough	Years 6-10	0	0	No	1	1	1	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	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	TDC
2021/0022 (H55)	Land At The End Of Meadow Edge Close, Cloughfold	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0059	Irwell Inn, 71 Burnley Road, Bacup	Years 6-10	0	0	No	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 6-10	0	0	No	1	1	0	1	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	1	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	1	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	1	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2021/0147	Crabtree Hurst, Lench Road, Rawtenstall, BB4 7JH	Years 6-10	0	0	No	4	4	0	0	0	2	2	0	0	0	0	0	0	0	0	Full
2021/0158 (H18)	Land Adjacent Reed Street Bacup Lancashire	Years 1-5	22	22	Yes	22	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Res. Matters
2021/0173	Barn 2 Gincroft Lane, Edenfield	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0198	12 Burnley Road East, Waterfoot	Years 6-10	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Full

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						No of dwellings with permission remaining																	
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2021/0200	Park View Cottage, Cowpe Road, Cowpe	Years 6-10	0	0	No	1	1	0	0	0	0	1	0	0	0	0	0	0	0	PiP			
2021/0214	Land At Curtis Street, Rawtenstall	Years 6-10	0	0	No	4	4	4	0	0	0	0	0	0	0	0	0	0	0	Full			
2021/0244	Land At Bury Road/Lomas Lane, Rawtenstall	Years 6-10	0	0	No	4	4	2	2	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	2	0	0	0	0	0	0	0	0	Full			
2021/0256	Land To The Rear Of No 7 Albert Street, Whitworth	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	1	0	0	0	0	0	PiP			
2021/0271	Slingco Ltd, Station Road, Facit	Years 1-5	37	37	Yes	37	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	Prior Approval			
2021/0315	7 Beaumaris Close, Haslingden	Years 11-17	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	Outline			
2021/0367	Land On The East Side Of Union Street, Rawtenstall	Years 6-10	0	0	No	1	1	1	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	1	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	Full			
2021/0443	Cross Bank, Bamford Road, Ramsbottom	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full			

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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	Full
2021/0454	Hawthorne House Rochdale Road Edenfield	Years 1-5	8	8	Yes	8	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2021/0459	Reddish Hill Farm, Market Street, Shawforth	Years 6-10	0	0	No	2	2	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	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	Full
2021/0519	32 Deardengate, Haslingden	Years 1-5	3	3	Yes	3	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Prior Approval
2021/0522	32 Deardengate, Haslingden	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2021/0539	22 Greave Clough Drive, Bacup	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0542	New Bridge House, Manchester Road, Haslingden	Years 6-10	0	0	No	4	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0561	Stables, Bentgate House, Clod Lane, Haslingden	Years 11-17	0	0	No	1	1	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	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2021/0573	Barn 3 Gincroft Lane, Edenfield	Years 6-10	0	0	No	1	1	1	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	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	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	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	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0630	44 Manchester Road Haslingden Rossendale	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2021/0697	Liberal Club, Lord Street, Rawtenstall	Years 1-5	4	4	Yes	4	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2022/0022	Land At Wesley Place, Bacup	Years 11-17	0	0	No	2	2	0	0	0	0	0	0	0	1	1	0	0	0	0	0	PiP
2022/0026	767 Market Street, Whitworth	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2022/0030	Blaithwaite, Ashworth Road, Edgeside	Years 6-10	0	0	No	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	2	4	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0075	767 Market Street Whitworth	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2023/2024	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
2022/0084	Land To The West And South Of 54 Tonacliffe Road, Whitworth	Years 6-10	0	0	No	1	1	0	1	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	1	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	2	2	0	0	0	0	0	0	0	0	0	0	Res. Matters
2022/0117	214 Newchurch Road, Stacksteads	Years 1-5	0	0	Yes	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Prior Approval
2022/0158	Rosedale, Brockclough Road, Whitewell Bottom	Years 6-10	0	0	No	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	Full
2022/0203	Windy Bank House And Cottage, Burnley Road East, Waterfoot	Years 1-5	-1	-1	Yes	-1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2022/0205	380 Holcombe Road, Helmshore	Years 6-10	0	0	No	1	1	0	1	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	1	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	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0250	10 Regent Street, Haslingden	Years 6-10	0	0	No	4	4	0	4	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	1	1	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0274	365 Haslingden Old Road, Rawtenstall	Years 6-10	0	0	No	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 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0285	Spring Hill Barn Dean Lane Water Rossendale	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2023/2024	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)	
2022/0311	11 St James Square, Bacup	Years 6-10	0	0	No	2	2	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	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	Yes	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2022/0349	238 Burnley Road East, Waterfoot	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2022/0361	Holmefield Service Station Burnley Road Rawtenstall	Years 6-10	0	0	No	-1	-1	-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	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	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0396	Higher Red Lees Bungalow, 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	Full
2022/0407	2 Lyndale Avenue, Haslingden	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0444 (H17)	Old Market Hall, Bacup	Years 6-10	0	0	No	8	8	0	0	4	4	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	2	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0461	Land And Buildings At Horncliffe Mansion, Bury Road, Rawtenstall	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2022/0477	19 Holme Lane, Rawtenstall	Years 6-10	0	0	No	-2	-2	-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	Yes	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2022/0482	371 Manchester Road, Haslingden	Years 1-5	0	0	Yes	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Prior Approval
2022/0489	Land Adjoining 41 Highfield Park, Haslingden Rossendale Lancashire	Years 6-10	1	0	No	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2023/2024	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
2022/0502	Mountain Rescue Headquarters 46 Clegg Street, Haslingden	Years 1-5	2	2	Yes	2	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Full
2022/0541	Land At Chapel Street, Whitworth	Years 6-10	0	0	No	2	2	0	2	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	1	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0553	16 Hurst Platt, Waingate Road, Rawtenstall	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	PIP
2022/0566	Dearden Wood Campsite, Michael Wife Lane, Edenfield	Years 1-5	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	Prior Approval
2022/0568	114 Burnley Road, Bacup	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0586	206 Newchurch Road, Stacksteads	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0587	1 Helmsore Road, Haslingden	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0606	609 Market Street, Whitworth	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2022/0626	Land Off Goodshaw Lane, Crawshawbooth	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0001	1 College Lane, Cloughfold	Years 6-10	0	0	No	1	1	0	0	0	0	1	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	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	-2	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0029	51 Deardengate, Haslingden	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2023/2024	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
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	Prior Approval
2023/0044	Former Anacapri Restaurant, Helmshore Road, Helmshore	Years 1-10	2	2	No	5	3	3	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0051	Higher Hollin, Lumb Lane, Whitewell Bottom	Years 11-17	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0117	Unit 1, Broadclough Mill, Burnley Road, Bacup	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	Full
2023/0131	23 Helmshore Road, Haslingden	Years 6-10	0	0	No	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	Full
2023/0140	288 Newchurch Road, Stacksteads	Years 11-17	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0170	1218 Burnley Road, Loveclough	Years 11-17	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	Full
2023/0177	75 Newchurch Road, Stacksteads	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0186	121 Goodshaw Lane, Crawshawbooth	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	PIP
2023/0189	5 Esk Avenue, Edenfield	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0192	Land Off Goodshaw Avenue North, Loveclough	Years 11-17	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	Full
2023/0202	847 Burnley Road, Loveclough	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2023/0206	Coldwells Cottage, Roundhill Road, Haslingden	Years 11-17	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	Full
2023/0229	Aspen Ridge & Stud Brow Bungalow, Studd Brow, Whitworth	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0236	Land And Buildings On The North West Side Of Martin Croft Road, Haslingden	Years 6-10	0	0	No	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	Full
2023/0238	928 Burnley Road, Loveclough	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	Prior Approval

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions		Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
2023/0239	Hutch Bank Farm, Flip Road, Haslingden	Years 11-17	0	0	No	2	2	0	0	0	0	0	2	0	0	0	0	0	0	0	Prior Approval
2023/0241	Land Off Mills Street, Whitworth	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	Full
2023/0255	Cobstone, Croston Close Road	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0259	71 Church Street, Newchurch	Years 6-10	0	0	No	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	Full
2023/0285	Jolly Sailor Inn, Booth Road, Waterfoot	Years 6-10	0	0	No	3	3	1	2	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0341	Clairemoor House, Tonacliffe Way, Whitworth	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0344	230 Blackburn Road, Haslingden	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0368	Over 69 Deardengate, Haslingden	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2023/0373	House O Th Hill, Hall Fold, Whitworth	Years 11-17	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0374	254 New Line, Bacup	Years 11-17	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2023/0384	8 Upper Ash Mount, Hill End Lane, Cloughfold	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0395	Commercial Hotel, 1 Manchester Road, Haslingden	Years 6-10	0	0	No	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0400	466 Newchurch Road, Stacksteads	Years 11-17	0	0	No	2	2	0	0	0	0	0	2	0	0	0	0	0	0	0	Prior Approval
2023/0417	Alma Street Chapel, Alma Street, Bacup	Years 6-10	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0420	Former Barn, Top O Th Lea, Bury Old Road, Shuttleworth	Years 6-10	0	0	No	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	Full
2023/0426	Land At Shawclough Road, Whitewell Bottom	Years 6-10	0	0	No	8	8	0	8	0	0	0	0	0	0	0	0	0	0	0	Res. Matters

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2023/2024	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
2023/0450	Rossbrook House, New Line, Bacup	Years 11-17	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2023/0470	The Shippon, Waterbarn Farm, Booth Road, Stacksteads	Years 11-17	0	0	No	2	2	0	0	0	0	0	2	0	0	0	0	0	0	0	Full
2023/0488	Over 67 Deardengate, Haslingden	Years 11-17	0	0	No	4	4	0	0	0	0	0	4	0	0	0	0	0	0	0	Prior Approval
2023/0489	Highfield House, Grane Road, Haslingden	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	Full
2023/0494	Ellan Vannin, 19 Ramsey Avenue, Bacup	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	LDC
2023/0500	Clover Hill, Greensnook Lane, Bacup	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	Full
2023/0525	548 Burnley Road, Crawshawbooth	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0546	Land North Of Knott Hill House, Knott Hill, Old Lane, Shawforth	Years 11-17	0	0	No	1	1	0	0	0	0	0	0	0	0	1	0	0	0	0	PiP
2023/0561	Millerhouse Residential Home, 615 Burnley Road, Crawshawbooth	Years 6-10	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0565	11 Market Street, Bacup	Years 11-17	0	0	No	3	3	0	0	0	0	0	0	2	1	0	0	0	0	0	Full
Total			340	201		986	646	139	165	158	98	37	30	10	3	1	0	0	5	0	

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 681 dwellings between 2024/25 to 2028/29. 879 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 31th 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	Completions 2023-24	Site Complete	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	0	No	-	-	-	-	-	-	-	-	-	-	-	-	BF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th 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	Completions 2023-24	Site Complete	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)
H2	Land at former Oakenhead Resource Centre	0.69	Complete	Years 1-5	19	0	0	0	7	12	0	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	BF
H3	Turton Hollow, Goodshaw	0.87	No	Years 11-17	26	0	26	0	0	0	0	0	0	No	0	0	0	0	0	15	11	0	0	0	0	0	Mixed
H4	Swinshaw Hall, Loveclough	1.72	No	Years 6-10	47	0	47	0	0	0	0	0	0	No	0	0	0	20	27	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	0	No	0	0	0	0	0	5	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	Completions 2023-24	Site Complete	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)	
H6	Land Adjacent Laburnum Cottages, Goodshaw	0.31	No	Years 11-17	10	0	10	0	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 6-10	9	0	9	0	0	0	0	0	0	No	0	0	0	9	0	0	0	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	0	No	0	0	0	0	0	7	0	0	0	0	0	0	0	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	3	No	0	0	0	0	0	5	5	5	5	5	5	7	GF	
H10	Reedsholme Works, Rawtenstall	2.19	Permission for part of the site	Years 1-17	110	97	13	0	0	0	17	21	30	No	0	0	0	0	0	6	7	0	0	0	0	0	0	BF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th 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	Completions 2023-24	Site Complete	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)
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	10	No	-	-	-	-	-	-	-	-	-	-	-	-	Mixed
H12	Hall Carr Farm, off Yarraville Street	1.07	No	Years 6-10	26	0	26	0	0	0	0	0	0	No	0	0	0	10	16	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	0	No	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
H15	Carr Barn and Carr Farm	1.24	No	Years 11-17	25	0	25	0	0	0	0	0	0	No	0	0	0	0	0	10	10	5	0	0	0	0	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th 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	Completions 2023-24	Site Complete	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)
H16	Land off Lower Clowes Road, New Hall Hey	0.27	Yes (LDC)	Years 6-10	7	7	0	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	GF
H17	Old Market Hall, Bacup	0.16	Yes	Years 6-17	16	8	8	0	0	0	0	0	0	No	0	0	0	0	0	0	0	0	8	0	0	0	BF
H18	Reed Street, Bacup	0.42	Yes	Years 1-5	22	22	0	0	0	0	0	0	22	Yes	-	-	-	-	-	-	-	-	-	-	-	-	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 11-17	9	0	9	0	0	0	0	0	0	No	0	0	0	0	0	0	5	4	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	Completions 2023-24	Site Complete	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 6-17	7	2	5	0	0	0	0	0	0	No	0	0	0	0	0	5	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	0	No	-	-	-	-	-	-	-	-	-	-	-	-	Mixed	
H23	Land off Greensnook Lane, Bacup	1.43	Yes	Years 1-5	26	3	0	2	6	3	6	6	3	Yes	-	-	-	-	-	-	-	-	-	-	-	-	GF	
H24	Land off Fernhill Drive, Bacup	0.15	No	Years 11-17	5	0	5	0	0	0	0	0	0	No	0	0	0	0	0	0	5	0	0	0	0	0	GF	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th 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	Completions 2023-24	Site Complete	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)	
H25	Sheephouse Reservoir, Britannia	2.1	No	Years 6-10	63	0	63	0	0	0	0	0	0	No	0	0	0	30	33	0	0	0	0	0	0	0	0	GF
H26	Land off Pennine Road, Bacup	2.8	No	Years 6-17	71	0	71	0	0	0	0	0	0	No	0	0	11	20	20	20	0	0	0	0	0	0	0	GF
H27	Tong Farm, Bacup	1.7	Lapsed	Years 6-17	51	0	51	0	0	0	0	0	0	No	0	0	0	10	11	20	10	0	0	0	0	0	0	GF
H28	Lower Stack Farm	0.32	No	Years 11-17	10	0	10	0	0	0	0	0	0	No	0	0	0	0	0	10	0	0	0	0	0	0	0	GF
H29	Booth Road/Woodland Mount, Brandwood	0.35	No	Years 11-17	14	0	14	0	0	0	0	0	0	No	0	0	0	0	0	5	5	4	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	Completions 2023-24	Site Complete	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)	
H30	Land off Rockcliffe Road and Moorlands Terrace, Bacup	3.22	Permission for part of the site	Years 6-10	63	0	37	0	0	26	0	0	0	No	0	0	0	17	20	0	0	0	0	0	0	0	0	GF
H31	Land at Higher Cross Row, Bacup	0.53	No	Years 11-17	10	0	10	0	0	0	0	0	0	No	0	0	0	0	0	0	10	0	0	0	0	0	0	GF
H32	Hare and Hounds Garage, Newchurch Road, Stacksteads	0.15	No	Years 11-17	9	0	9	0	0	0	0	0	0	No	0	0	0	0	0	0	0	0	9	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	0	No	0	0	0	20	20	23	0	0	0	0	0	0	0	Mixed

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th 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	Completions 2023-24	Site Complete	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)
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	0	No	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	0	No	-	-	-	-	-	-	-	-	-	-	-	-	GF
H37	Land south of The Weir Public House	1.77	No	Years 11-17	52	0	52	0	0	0	0	0	0	No	0	0	0	0	0	15	15	15	7	0	0	0	GF
H38	Land west of Burnley Road, Weir	0.46	Permission for part of the site	Years 11-17	10	1	9	0	0	0	0	0	0	No	0	0	0	0	0	4	5	0	0	0	0	0	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th 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	Completions 2023-24	Site Complete	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)
H39	Irwell Springs, Weir	2.48	Yes	Years 1-10	46	46	0	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	GF
H40	Former Haslingden Police Station, Manchester Road	0.12	Yes	Years 6-10	8	8	0	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	0	No	0	0	0	4	4	0	0	0	0	0	0	0	BF
H42	Land at Kirkhill Avenue, Haslingden	0.74	No	Years 11-17	22	0	22	0	0	0	0	0	0	No	0	0	0	0	0	11	11	0	0	0	0	0	GF
H43	Land Off Highfield Street, Haslingden	0.45	No	Years 11-17	13	3	10	0	0	0	3	0	0	No	0	0	0	0	0	5	5	0	0	0	0	0	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th 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	Completions 2023-24	Site Complete	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)	
H44	Land adjacent 53 Grane Road, Haslingden	0.15	No	Years 11-17	5	0	5	0	0	0	0	0	0	No	0	0	0	0	0	5	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	0	No	0	0	10	20	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 11-17	6	0	6	0	0	0	0	0	0	No	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	0	No	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 31th 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	Completions 2023-24	Site Complete	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 11-17	11	0	11	0	0	0	0	0	0	No	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	0	No	0	0	0	0	5	0	0	0	0	0	0	0	BF
H52	Foxhill Drive, Whitewell Bottom	0.22	No	Years 11-17	7	0	7	0	0	0	0	0	0	No	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	Completions 2023-24	Site Complete	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)	
H53	Land off Lea Bank, Cloughfold	0.31	No	Years 11-17	9	0	9	0	0	0	0	0	0	No	0	0	0	0	0	0	9	0	0	0	0	0	0	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	8	No	0	0	9	20	20	0	0	0	0	0	0	0	GF	
H56	Hareholme, Stag Hills	0.33	No	Years 11-17	9	0	9	0	0	0	0	0	0	No	0	0	0	0	0	9	0	0	0	0	0	0	GF	
H57	Land off Peel Street, Cloughfold	0.28	No	Years 11-17	8	0	8	0	0	0	0	0	0	No	0	0	0	0	0	8	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	Completions 2023-24	Site Complete	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)
H58	Hargreaves Fold Lane, Chapel Bridge, Lumb	0.75	No	Years 11-17	23	0	23	0	0	0	0	0	0	No	0	0	0	0	0	13	10	0	0	0	0	0	GF
H59	Albert Mill, Whitworth	1.14	Lapsed	Years 6-17	85	0	85	0	0	0	0	0	0	No	0	0	10	15	20	20	20	0	0	0	0	0	BF
H60	Land North Of King Street, Facit	0.17	No	Years 11-17	5	0	5	0	0	0	0	0	0	No	0	0	0	0	0	0	5	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	32	No	-	-	-	-	-	-	-	-	-	-	-	-	BF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th 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	Completions 2023-24	Site Complete	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)	
H63	Cowm water treatment works, Whitworth	0.68	No	Years 6-10	10	0	10	0	0	0	0	0	0	No	0	0	3	0	7	0	0	0	0	0	0	0	0	Mixed
H64	Irwell Vale Mill	1.43	Yes	Years 6-10	30	30	0	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	-	Mixed
H65	Land East of Market Street, Edenfield	0.31	No	Years 11-17	9	0	9	0	0	0	0	0	0	No	0	0	0	0	0	9	0	0	0	0	0	0	0	BF
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	0	No	0	0	34	60	60	60	60	60	50	0	0	0	0	GF
H67	Edenwood Mill, Edenfield	0.99	No	Years 11-17	47	0	47	0	0	0	0	0	0	No	0	0	0	0	0	0	20	27	0	0	0	0	0	Mixed
H68		4			139	139	0	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	-	Mixed

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	Completions 2023-24	Site Complete	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)
	Grane Village, Helmshore		Resolution to grant subject to s106	Years 1-10																							
M1	Waterside Mill, Bacup	0.09	No	Years 11-17	39	0	39	0	0	0	0	0	0	No	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	0	No	0	0	0	8	8	0	0	0	0	0	0	0	Mixed
Total					2567	762	1560	25	24	47	94	142	108	-	0	0	77	303	301	353	259	124	98	24	14	7	-

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 1st April 2024.

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				
				2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
2019/0335 (H68)	Grane Village, Helmshore	GF	131	0	19	38	38	36
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
Total no. of dwellings left to build on sites where there is a resolution to grant			178					
No. of dwellings left to build identified as deliverable 2023/24 to 2027/28			178					

Table 9 shows that there are 178 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 178 dwellings being considered deliverable between 2024 and 2029.

Appendix E: Sites where Planning Permission Expired in 2023/2024

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 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 1st April 2024.

Table 10: Sites where Planning Permission expired without a start in 2023/2024

Planning Application Ref.	Site Name	Expiry Date	Net dwelling approved
2019/0101	Village Pine, Glen Top Works, Newchurch Road, Stacksteads	13-Feb-23	14
2022/0547	Hey Head Farm, Rochdale Road, Bacup	05-Apr-23	4
2019/0583	47-51 Kay Street, Rawtenstall	23-Apr-23	2
2020/0092	31 Kay Street, Rawtenstall	10-Jun-23	-1
2020/0142	1 Chapel Villas, Todmorden Road, Bacup	03-Jul-23	1
2020/0213	Flat 1, 389-391 Market Street, Whitworth	30-Jul-23	2
2020/0248	Crown Inn, Greave Road, Bacup	04-Sep-23	5
2020/0179	93 Burnley Road, Bacup	08-Sep-23	1
2020/0402	1 Rock View, Market Street, Shawforth	14-Oct-23	1
2019/0341	Albert Mill, Albert Street, Whitworth	29-Oct-23	85
2020/0314	New Building, Kingsway, Haslingden	03-Nov-23	8
2020/0033	Land South Of Daisy Isle Cottages, Tong Lane, Bacup	05-Nov-23	2
2020/0454	Acre Nook Farm, Rochdale Road, Edenfield	10-Nov-23	1
2020/0160	Former Car Park, Park Road, Helmshore	11-Dec-23	8
2020/0516	Land At Shawclough Farm, Lumb Lane, Whitewell Bottom	08-Jan-24	1
2019/0318	Land Adjacent Slackgate Farm, Tong Lane, Bacup	13-Jan-24	33
2020/0599	110 Bury Road, Edenfield	02-Feb-24	1
2020/0565	Codwells Cottage Store, Roundhill Road, Haslingden	02-Feb-24	1
2020/0504	Land Adj 22 Greave Clough Drive, Bacup	24-Feb-24	1
2021/0148	51 Deardengate, Haslingden ¹	07-Jun-24	1
Number of dwellings removed from supply			171

Table 10 shows that there are 171 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.

¹ alternative permission (2023/0029) implemented

Appendix F: 5YHLS with 20% Buffer

The following section has been included in response to the Government's consultation on proposed reforms to the NPPF (30th July 2024 to 24th September 2024), in which the aforementioned 20% buffer (as dictated by the Housing Delivery Test) is proposed to be reintroduced.

Housing Land Supply – Rossendale Local Plan (2019-2036) annual target of 185

Serial	Component	Calculation	Amount
A	5 Year Requirement	185×5	925
B	Backlog from under provision	971-700	271
C	20% Buffer	$(A+B) \times 0.2$	240
D	5 Year Requirement	A+B+C	1436
E	Annual Requirement	D/5	288
F	Total number of dwellings identified through commitments, deliverable allocations, small sites allowance and resolution to grant for 2023/24 to 2027/28		1494
H	Land Supply	$(F/D) \times 5$	5.2

The above table shows that Rossendale Borough Council can demonstrate a **5.2 year supply** against the housing requirement of the of the Local Plan at 185 dwellings per annum inclusive of the backlog and 20% buffer.



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