

ROSSENDALE LOCAL PLAN EXAMINATION

HOUSING UPDATE

May 2021

The Planning Inspectors have requested the following information:

Housing need and requirement

The housing requirement figure in the submitted Plan of 212 dwellings per annum¹ is based on local housing need and the Government's standard methodology. It is now exactly two years ago that the Plan was submitted for examination. The PPG on Housing and Economic Needs Assessment states that 'local housing need calculated using the standard method may be relied upon for a period of 2 years from the time a plan is submitted to the Planning Inspectorate for examination' (paragraph 008).

This is the first time that plans submitted under the revised NPPF will have faced this issue. The Council is requested to provide a revised calculation of LHN for the current year, using the standard methodology in the PPG. The latest housing affordability ratio was published by ONS yesterday. The Council should consider the appropriate period of time to apply the projections.

The Council is also requested to consider what implications this may have on the housing requirement in Policy HS1, other aspects of the submitted Plan and the examination process. We are cognisant of the resourcing issues which the Council has faced relating to Covid-19 and that the examination is at an advanced stage. We will be seeking to deal with the issue in a pragmatic manner, subject to the Council's response. "

¹ Albeit a revised LHN figure of 208 dpa is identified in the Preliminary List of Main Modifications document EL6.002.

The response from Rossendale BC is as follows:

Table of Contents

1. Introduction.....	3
2. Revised calculation of the Local Housing Need (LHN) for 2021.....	3
3. Implications for the housing requirement in the Plan.....	3
4. Implications for the employment land requirement.....	6
5. Implications for other parts of the Plan.....	9
6. Housing Land Supply.....	10
7. The Housing Trajectory.....	12
8. Conclusion.....	13
Appendix 1 - Calculation for the base period 2021-2031 as set out in the Housing and economic needs assessment PPG (Paragraph 004 revised 16 12 2020).....	14
Appendix 2 – Site allocations and planning commitments forming part of the housing land supply.....	15

1. Introduction

1.1 This note provides information on the revised Local Housing Need (LHN) as of 2021, alongside its implications in terms of the housing requirement, employment land requirement and other related parts of the emerging Local Plan. An option to extend the Local Plan period is also considered in order to look forward to 15 years from the intended year of adoption of the Plan (2021).

1.2 The note also provides a comparison between the updated housing land supply and the revised housing requirement. The updated housing supply considers planning commitments as of 31st March 2020, the updated information provided in Examination Library 8 and the implications of the open space contributions on the capacity of some of the allocated sites.

2. Revised calculation of the Local Housing Need (LHN) for 2021

2.1 Following the standard methodology for calculating LHN from the National Planning Practice Guidance (NPPG) on Housing and Economic Needs Assessment² as revised in 2021, Rossendale's LHN is currently **185 dwellings per annum** (dpa). Appendix 1 provides further information on the calculation based on the 2014-based Sub-National Household Projections over the period 2021 – 2031 and using the recently published (25th March 2021) median workplace-based affordability ratio of 5.35.

3. Implications for the housing requirement in the Plan

3.1 According to the NPPG, the LHN is the “minimum starting point” to determine the number of homes needed in the Borough³. It may be appropriate to plan for a higher number of homes than the standard method indicates because of: planned deliverable growth strategies in the area; strategic infrastructure improvements that are likely to lead to an increase in homes needed locally; or agreeing to take on unmet need from a neighbouring authority. Currently, Rossendale Borough Council does not have any Housing Deals or other funding in place to accelerate significantly housing delivery. In terms of strategic improvements, improving the links to Greater Manchester and the M60/M62, and enhancements to the A56 are considered to be long term projects. Furthermore, at the current time the adaptation of the East Lancashire Railway heritage line into a commuter line remains an aspiration, while the Rawtenstall Gyratory improvements identified in the Plan are needed to accommodate additional traffic likely to be generated by the number of homes currently proposed later in the Plan. In addition, the Council has not agreed to take any un-met housing need from neighbouring authorities.

3.2 The NPPG is clear that the standard methodology applies an affordability adjustment to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement specifically to address under-delivery separately⁴. Only where an alternative approach to the

² PPG Paragraph: 004 Reference ID: 2a-004-20201216

³ PPG Paragraph: 010 Reference ID: 2a-010-20201216

⁴ PPG Paragraph: 011 Reference ID: 2a-011-20190220

standard method is used, should past under delivery be taken into account. The NPPG states that an increase to the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes⁵.

3.3 The need for affordable homes in the Borough has been calculated in the Strategic Housing Market Assessment Update (SHMA) (2019) in accordance with the NPPG and is between 102 and 170 new dwellings per year (depending on the income percentage used: 25% or 33%). Assuming that market housing schemes can deliver 30% of affordable housing, the SHMA identified that the number of market dwellings that would need to be delivered each year would be between 340 and 567 new dwellings to meet the need for affordable homes. The SHMA acknowledges that meeting such a high need in full is “extremely unlikely” in practice.

3.4 Considering the physical constraints of the Borough (including steep topography, flood risk, large areas of high environmental value such as the West Pennine Moors and land designated as Green Belt) as well as past delivery trends, the Council considers that increasing the housing requirement above the SM-derived figure would not be appropriate or deliverable. Therefore, the Council considers that the revised LHN of 185 dpa for 2021 based on the Government’s standard methodology provides a sustainable and achievable housing growth figure for the Borough.

3.5 As strategic policies in the Plan should look ahead at a minimum 15 year period from the date of adoption⁶, we are suggesting that the Inspectors may wish to consider extending the plan period by two years, from 2034 to 2036. This means that overall, the Plan period would be for 17 years, from 2019 to 2036.

3.6 The standard methodology provides an annual housing number based on a 10 year period (2021-31), but the PPG states that this can be applied to the whole plan period⁷. It is therefore proposed to extend the LHN of 185 dpa over the next 15 years, from 2021/22 through to 2035/36. For the first two years of the plan period – ie from 2019/20 to 2020/21 - the Council has used the figure of 208 for the LHN.

3.7 Any under-delivery of dwellings below 208 dpa in the first two years of the Local Plan period to date (2019 and 2020) would therefore need to be made up later in the Plan period, preferably in the first 5 years of the Plan period (before April 2026). This is unless the case can be made at Examination to deal with under supply over a longer period⁸.

3.8 The tables below calculate the housing requirement based on the latest LHN according to the plan period.

⁵ PPG Paragraph: 024 Reference ID: 2a-024-20190220

⁶MHCLG (2019): The National Planning Policy Framework, paragraph 22

⁷ PPG Paragraph: 012 Reference ID: 2a-012-20190220

⁸ PPG Paragraph: 031 Reference ID: 68-031-20190722

Option 1: Plan period from 2019 to 2034

Table 1: Option 1 - Annual and overall housing requirement for the period 2019 - 2034

Local Plan Period	Annual Housing Requirement (Year 1 to Year 2)	Annual Housing Requirement (Year 3 to Year 15)	Calculation of the Overall Housing Requirement	Overall Housing Requirement
2019 – 2034 (15 years)	208	185	$(208 * 2) + (185 * 13)$	2,821

3.9 This option provides a housing requirement of 2,821 dwellings during the Plan period (2019 -2034) which is a reduction of 359 dwellings from the overall housing requirement of the Publication version of the Local Plan (3,180 dwellings).

Option 2: Plan period extended to 2036 (2019 – 2036)

3.10 According to paragraph 22 of the National Planning Policy Framework, “strategic policies should look ahead over a minimum 15 year period from adoption”. This option therefore considers extending the Local Plan period to 2036, which would allow policies to set a housing strategy for a period of 15 years from the anticipated year of adoption of the Local Plan (2021).

3.11 As in Option 1, it is proposed to use an annual housing requirement of 208 dwellings for the first two years of the Plan (2019 and 2020) and 185 dwellings for the remaining years (2021 to 2036). Table 2 below shows the overall housing requirement based on this option.

Table 2: Option 2 - Annual and overall housing requirement for the period 2019 -2036

Local Plan Period	Annual Housing Requirement (Year 1 to 2)	Annual Housing Requirement (Year 3 to 17)	Calculation of the Overall Housing Requirement	Overall Housing Requirement
2019 – 2036 (17 years)	208	185	$(208 * 2) + (185 * 15)$	3,191

3.12 This option identifies a housing requirement of 3,191 dwellings. This is an increase of 11 dwellings from the overall housing requirement in the publication version of the Local Plan (3,180 dwellings) but looks at a longer period (2019 – 2036) instead of the original Local Plan period (2019 -2034).

3.13 The Council’s preference is to pursue Option 2, therefore extending the Plan period to 2036. Based on the updated calculation of the local housing need in 2021 and the new Plan period, the overall housing requirement in the Plan would change from 3,180 dwellings between 2019 and 2034 to 3,191 dwellings between 2019 and 2036. The annual housing requirement will also change from 212 additional dwellings during the period 2019 to 2034 to 208 dwellings between April 2019 and March 2021 to 185 dwellings between April 2021 and March 2036.

4. Implications for the employment land requirement

4.1 In order to assess whether modifications to the housing requirement and Plan period have an impact on the employment land requirement, further work has been commissioned.

4.2 Lichfields has undertaken a new analysis which:

- uses 185 dpa to run the PopGroup demographic modelling to obtain the likely level of jobs associated. This new level of jobs was factored into the modelling to provide an updated labour supply figure;
- uses recent employment land gains and losses in the 4 years to 2019/20 to adjust the rate of loss replacement;
- re-models all scenarios over the extended period of 2019 to 2036;
- re-models the December 2018 Experian job forecasts in PopGroup to identify the level of housing associated.

4.3 This additional work shows that over the period 2019 to 2036, a housing requirement of 185 dpa would sustain an additional 428 jobs net. This would rise to 471 jobs if 208 dpa are delivered in the first two years of the Plan (and 185 dpa delivered afterwards to 2036).

4.4 The use of new (and much lower) employment land gains and losses data for the four years up to 2019/20 leads to an average of 0.835 ha (gross) of employment land delivered and an annual average of 0.859 ha of employment land lost overall. The resultant net annual land requirement is -0.024ha.

4.5 The scenarios of the 2016 Employment Land Review and the 2020 Update have been re-modelled by Lichfields over the period 2019 to 2036, using a lower rate of loss replacement of 0.859 ha per annum (+14.61 ha in total) and a reduced 2-year flexibility factor of 1.671 ha. This is shown in Table 3.

Table 3: Lichfields re-analysis of the seven scenarios based on a longer Plan period (2019 - 2036) and updated labour supply figures

		B1a/b	B1c/B2	B8	TOTAL 2019-36	Previous TOTAL 2019-34	Previous ELR TOTAL 2014-34
1) Experian 2018 Baseline (+1,400 jobs)	2019-2036 (net)	0.49	-4.66	5.59	1.41	-0.28	1.36
	2019-2036 (gross)				16.02	19.92	28.29
	+ Flexibility factor				17.69	21.90	30.27
2) Experian 2016 Baseline (+1,600 jobs)	2019-2036 (net)	0.62	-4.32	5.66	1.96	2.78	1.36
	2019-2036 (gross)				16.57	22.97	28.29
	+ Flexibility factor				18.24	24.96	30.27
3) Regeneration / Policy On (+1,803 jobs)	2019-2036 (net)	0.78	-4.00	5.66	2.44	3.24	2.70
	2019-2036 (gross)				17.05	23.43	29.63
	+ Flexibility factor				18.72	25.42	31.61
4) CS Jobs Target (+2,704 jobs)	2019-2036 (net)	1.14	-3.16	7.66	5.64	5.71	5.79
	2019-2036 (gross)				20.24	25.90	32.71
	+ Flexibility factor				21.91	27.89	34.70
5) Labour Supply 2021 LHN (185 dpa, +428 jobs)	2019-2036 (net)	0.06	-5.54	3.54	-1.94	-	-
	2019-2036 (gross)				12.67	-	-
	+ Flexibility factor				14.34	-	-
6) Labour Supply (208+185 dpa, +471 jobs)	2019-2036 (net)	0.08	-5.50	3.62	-1.79	-	-
	2019-2036 (gross)				12.81	-	-
	+ Flexibility factor				14.48	-	-
7) Past Take Up Rates	2019-2036 (net)	-3.06	2.65		-0.40	-5.29	-7.05
	2019-2036 (gross)				14.20	14.90	19.87
	+ Flexibility factor				15.87	16.89	21.86

Source: Lichfields Analysis

4.6 The table above shows that the employment land requirement is reduced to a range of 14 to 19 ha (gross) (if the outdated Core Strategy Jobs Target scenario of 22 ha is excluded).

Employment Requirement in the Plan for the period 2019 – 2036

4.7 The employment land requirement is discussed in more detail in the accompanying Employment Update (also dated May 2021). It is the Council's position to maintain an employment land requirement of 27 ha in the Plan. Indeed, the lack of available land for employment uses in previous years is likely to have constrained past take-up rates ensuring that Scenario 7 (based on past take-up rates) in particular may under-represent the 'true' level of demand. Furthermore, the Covid-19 pandemic and the acceleration of e-commerce and last-mile logistics has resulted in a much-publicised increased demand for warehousing development nationwide. These tend to be comparatively low-density employment uses, requiring a disproportionately large amount of land for a given number of jobs. This higher employment land requirement will help to provide the necessary level of flexibility and enable the Council to adapt to change more rapidly once the economy 'bounces back'. It could also compensate for losses of (former) B1 uses to other E class uses, which are likely to increase in the future following the changes to the permitted development rights.

4.8 Lichfields Briefing Note – *Additional Rossendale ELR/SHMA Analysis for Local Plan EIP Hearing Statements* (dated 29th April 2021) is appended to this Update. It has re-modelled the previous SHMA Update (of 2019) so that it incorporates the more recent Experian 2018 job growth projections for consistency purposes. This identifies a net job growth of 1,400. Using this level of job growth, Litchfield's PopGroup modelling identified a need for 242 dpa. If a partial catch-up headship rate scenario is applied (which takes into account an adjustment for household suppression amongst younger households in the 15-34 age range, due to affordability issues) the need rises to 268 dpa.

4.9 The Council is not, however, seeking to take forward any uplift over and above the LHN as identified through the Standard Method. Circumstances may arise where it would be appropriate to consider increasing the housing requirement if the actual housing need is expected to be higher than the standardised methodology indicates. As noted above in paragraph 3.1, guidance published by MHCLG lists some of the circumstances where housing need is likely to exceed the number indicated by the standardised methodology; none of these circumstances are applicable to Rossendale.

4.10 Having reviewed the evidence in this regard, the Council does not consider it appropriate to increase the housing requirement beyond the figure indicated by the Standard Method figure of 208/185 dpa for the reasons stated above. Furthermore, applying the standardised methodology ensures that the approach undertaken in Rossendale is consistent with the same methodology used across Greater Manchester in the emerging Greater Manchester Spatial Framework. This was discussed previously in Document Reference EL3.001 – the Council's MIQ response re Matter 1 in paragraphs 1.3 – 1.5.

5. Implications for other parts of the Plan

5.1 The modification of the Plan period from 2019 – 2034 to 2019 – 2036 will need to be reflected in the strategic policies HS1: Meeting Rossendale’s Housing Requirement and *EMP1: Provision for Employment* and their explanatory text, as well as in other sections of the Plan, including:

1. the Spatial Strategy: the first paragraph on page 5 should state *“The Plan will cover the whole of the Borough of Rossendale for the period 2019 to ~~2034~~ 2036 and will provide the statutory planning framework for the Borough.”*
2. Policy HS6 on Affordable Housing: criteria ‘c’ should be amended to reflect the new Plan period, i.e. *“Older people housing, especially extra care and residential care, of around 1,700 units by ~~2034~~ 2036”*. This part of the policy is proposed for modification but nevertheless the reference to the time period should be amended if this statement is to remain in the Local Plan and the figures updated as 1,700 refers to the earlier 2016 SHMA and not those provided in the SHMA Update (2019) as shown below:
 - 607 additional C3 Extra Care/Sheltered Housing spaces, or 40 dpa and,
 - 419 bed spaces in C2 nursing/care homes.
3. Policy EMP2 on Employment Site Allocations: *“The following sites shown on the Policies Map are allocated and protected for business, general industrial or storage and distribution (Use Classes B1, B2 or B8 respectively) in the period 2019 –2036”*.
4. Appendix 4 – Housing Trajectory: the trajectory should be extended to 2036.
5. The Council is not intending to amend the reference to the affordable housing need, as discussed in paragraph 3.3 above. The range of between 102 and 170 new dwellings p.a. (depending on the income percentage used) was based on the 2014 household projections, which underpin the Standard Method too. Although the most recent LHN (providing a figure of 185 dpa) has reduced, this is because of a shift in the time period (now accounting for 2021 to 2031) and a declining affordability ratio in recent years. Advice sought on this, from Lichfields, expects the affordable housing ratio to remain in that range, albeit that the SHMA calculation was based on a shorter plan period. Other inputs into the calculation no doubt will have changed (e.g. rental costs, house prices, waiting lists etc.) and may affect this figure given it was conducted at a specific point-in-time. Nevertheless, it is the Council’s opinion that the earlier affordable housing requirement remains valid. The SHMA sets out clearly that in practice it is extremely unlikely that the necessary level of housing delivery will be achieved to meet Rossendale’s affordable housing need in full, so the requirement of 30% would remain unchanged.

6. Housing Land Supply

This section discusses both the overall supply of housing for the 17-year plan period (2019 to 2036) as well as the 5-Year land position for Rossendale.

A. OVERALL LAND SUPPLY

6.1 Based on the latest update to the housing land supply comprising site allocations, planning commitments and a small sites allowance of 20 dwellings from Year 5 (2023/24), the Council expect to deliver **3,169 dwellings** between 2019 and 2036. This includes the 94 dwellings already completed in 2019/20. Table 3 below provides a summary of the overall housing land supply. Please see Appendix 2 for further information on the site allocations and planning commitments.

Table 3: Summary of overall housing land supply 2019 -2036

Sources of supply	Years 1-5 (2019/20 – 2023/24)	Years 6-10 (2024/25 – 2028/29)	Years 11-17 (2029/30- 2033/36)	TOTAL
Dwellings completed in Year 1 (2019/20) ⁹	94	N/A	N/A	94
Remaining dwellings on allocated sites:				
- in Urban Boundary	603	481	78	1,162
- in Countryside	450	408	0	858
Remaining dwellings on other committed sites	245	54	0	299
Small Sites Allowance	20	100	140	260
SUBTOTAL	1,412	1,043	218	2,673
Remaining dwellings on allocated sites in Green Belt	115	307	74	496
TOTAL	1,527	1,350	292	3,169

6.2 The overall land supply is compared to the revised housing requirement below:

Table 4: Comparison of overall housing requirement and housing supply

Local Plan Period	Overall Housing Requirement	Overall Housing Supply	Shortfall (-) / Surplus (+) to requirement
2019 – 2036 (17 years)	3,191	3,169	-22

6.3 For the extended Local Plan period 2019 – 2036, the housing land supply of 3,169 dwellings is compared to the proposed adjusted housing requirement of 3,191 dwellings. In this case, a minor shortfall of 22 dwellings is expected.

⁹ In 2019/20, 34 dwellings were completed on site allocations and 60 dwellings were built on other committed sites (a total of 94 dwellings).

THE 5-YEAR LAND SUPPLY

6.4 A comparison between the revised housing requirement and the housing land supply is provided for a five year period from the intended adoption date of the Plan, so for the period 2021 to 2026.

6.5 The housing land supply over this five-year period is provided in Table 5.

Table 5: Housing land supply for the period 2021/22 to 2025/26

Sources of supply	Calculation	No. of dwellings
Dwellings remaining on site allocations currently in:		
- Urban Boundary	184 + 206 + 169 + 254 + 114	927
- Countryside	157 + 160 + 133 + 210 + 153	813
Dwellings remaining on other committed sites	79 + 71 + 50 + 4 + 20	224
Small sites allowance	20 + 20 + 20	60
SUBTOTAL		2,024
Dwellings remaining on site allocations currently in Green Belt	0+ 35 + 80 + 79 + 70	264
TOTAL 5 YEAR HOUSING SUPPLY	2024 + 264	2,288

6.6 The housing requirement over the 5-year period (2021 to 2026) is based on the LHN requirement of 185 dwellings p.a. (or 925 dwellings over the five-year period). It should consider shortfalls from the earlier years of the Plan period, i.e. 2019/20 and 2020/21. In 2019/20, 94 dwellings were completed. Against a housing requirement of 208 dpa this amounts to a shortfall of 114 dwellings. The data for the year 2020/21 is not yet known, but it is expected there to be 44 completions on proposed allocations and 45 dwellings on other committed sites, giving a total of 89 completions. This would result in a shortfall of 119 dwellings against a housing requirement of 208 dwellings.

6.7 According to paragraph 73 of the NPPF, a 20% buffer should be included where there is a significant under delivery. As stated above, housing completions in 2019/20 and delivery predictions for 2020/21 are significantly lower than the requirement of 208 dpa (or even the latest LHN figure calculated in March this year by the Standard Method of 185). The Housing Delivery Test published in 2021, shows that by delivering 64% of its housing requirement the Council must apply a 20% buffer to the 5-year housing land calculation, as well as the presumption in favour of sustainable development. The PPG on housing supply and delivery further explains that the buffer should be applied to the requirement including any shortfall¹⁰. The calculation is shown in table 6 below.

¹⁰ [PPG Paragraph: 022 Reference ID: 68-022-20190722](#)

Table 6: Five year housing requirement and supply

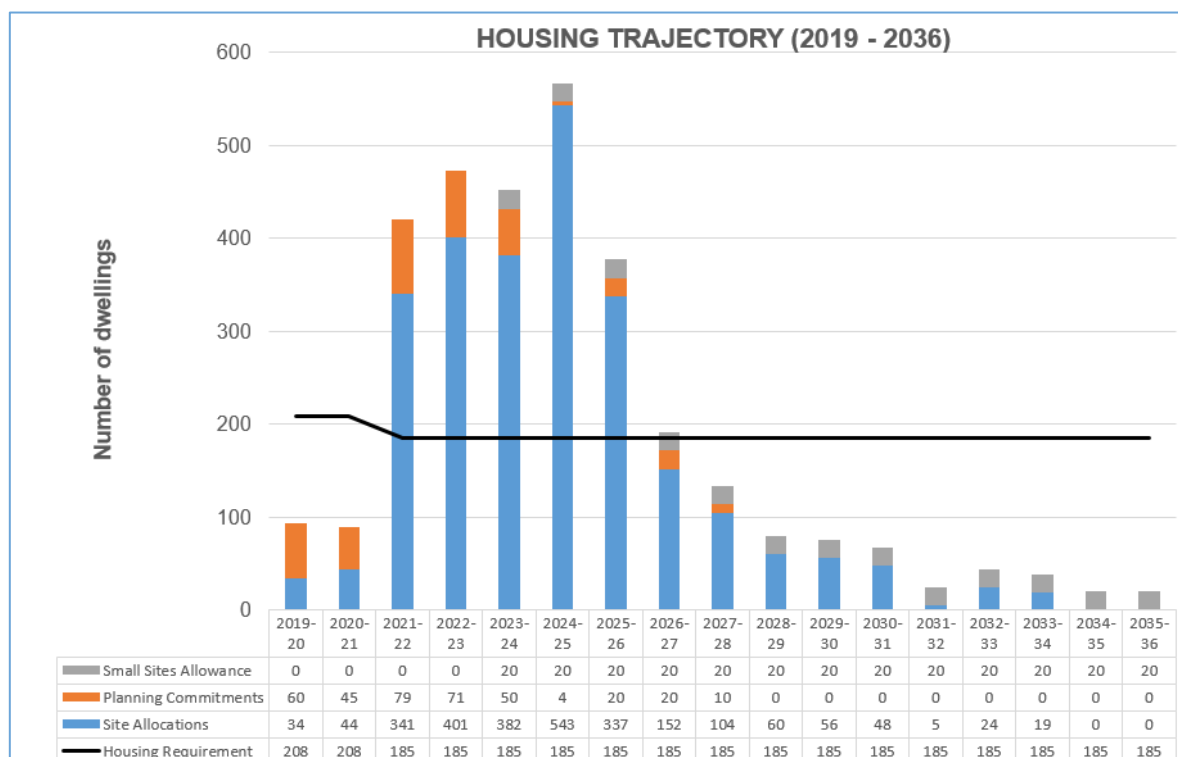
Local Plan Period	5 year period	Annual Housing Requirement for this 5 year period	Backlog from previous years in the Plan	20% buffer calculation	5 Year Housing Requirement Calculation including 20% buffer and backlog	5 Year Housing Requirement including 20% buffer and backlog	5 Year Housing Supply	Annual Housing Requirement including backlog and 20% buffer	No. years of supply
Option 2: 2019 - 2036	2021 - 2026	185	(208 - 94) + (208 - 89*) = 233	$((5 \times 185) + 233) / 100 * 20 = 232$	$(5 \times 185) + 233 + 232$	1,390	2,288	$185 + (233/5) + 20\% = 278$	8.2

* Based on delivery predictions, awaiting confirmation

6.8 Table 6 shows that RBC is able to demonstrate a 5 year housing land supply for the period April 2021 to March 2026 based on site allocations, other committed sites and a small sites allowance.

7. The Housing Trajectory

Diagram 1 - Housing Trajectory from 2019 - 2036



8. Conclusion

8.1 The revised local housing need for 2021, based on the standard method, provides a figure of 185 dpa. The Council's preference is to extend the Local Plan period to 2036, in order for the strategic policies to set objectives over a 15-year period from adoption of the Plan (expected in 2021). Under this option, the overall housing requirement becomes **3,191** dwellings. Changes to the Local Housing Need and Plan period would therefore have implications for the housing requirement set out in the strategic policy HS1.

8.2 Changes to the Local Housing Need and Plan period have the effect of reducing the employment land requirement to between 14 and 19 ha for the period 2019 – 2036. However, RBC proposes that the employment land requirement remains at 27 ha (gross area) with further justification set out in the employment note. Nonetheless, a revised Plan period would have an impact on the strategic policy EMP1 as well as other policies in the Plan such as the spatial strategy, the affordable housing policy, the employment site allocations policy and the housing trajectory.

8.3 In terms of housing land supply, this latest update (May 2021) includes the proposed changes to the site allocations identified in the Examination Library 8 documents and the note on Open Space to the Inspectors, the other committed sites (as of 31st March 2020) and a small sites allowance, revised to 20 dpa. If the Plan period is extended to 2036, the housing supply will fall short of meeting the overall requirement by 22 dwellings, which is considered to be insignificant at less than 1% of the total requirement.

8.4 In accordance with national policy, the Council intends to review the strategic policies within 5 years from the adoption of the Plan to assess whether an update to the housing requirement is necessary. In terms of the five year housing land supply, the Council can demonstrate a sufficient supply of deliverable sites within the first 5 years of the Plan.

Appendix 1 - Calculation for the base period 2021-2031 as set out in the Housing and economic needs assessment PPG (Paragraph 004 revised 16 12 2020)

Step 1 – Setting the baseline

The 2014-based household projections published in 2016 are used for the calculation (table 406).

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

The total number of new households is 1,705 over the ten-year period, equivalent to 170,5 household growth per year.

Step 2 –An adjustment to take account of market signals

The latest [median workplace-based affordability ratio](#) was published on 25 March 2021 (table 5c). For Rossendale it is 5.35 in 2020.

The adjustment factor is calculated below:

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

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

Local housing need = adjustment factor * projected household growth

$$\text{Local housing need} = 1.084375 * 170.5 = 184.8859375$$

The local housing need for Rossendale for the period 2021 -2031 is 184.9 houses a year, rounded up to 185 houses a year. Over the period 2021 to 2036 (15 years), this amounts to 2,775 houses.

Step 3 – Capping the level of any increase

RBC adopted its local plan more than 5 years ago and has not reviewed its housing requirement figure since then.

- The average annual housing requirement in the adopted relevant policy is 247 dwellings a year.
- The average annual household growth over 10 years is 171 (170.5 rounded up) (as per step 1)
- The minimum local housing need is 185 dwellings per year (as per step 2).
- The cap is set at 40% above the higher of the most recent housing requirement or household growth. In this case, the adopted Local Plan housing requirement is higher than the household growth:

$$\text{Cap} = 247 + (40\% * 247) = 247 + 98.8 = 345.8$$

The capped figure is greater than the minimum local housing need and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum figure for RBC is 185 dwellings per year.

Appendix 2 – Site allocations and planning commitments forming part of the housing land supply

Information highlighted in orange denote a change since the latest trajectory published in October 2019 (document EL4.014)

Table 1: Site Allocations – Updated trajectory (May 2021). PLEASE NOTE: Dwelling completions are as 31 March 2020. Also Years 1-5 refer to 2021 to 2026

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments
H1	Greenbridge Mill (Hall Carr Mill) Lambert Haworth	1.28	No	Years 1-5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UB	The site has been purchased by a business and will be used for employment.
H2	Magistrates Court, Rawtenstall	0.02	Yes	Years 1-5	11	0	0	0	5	6	0	0	0	0	0	0	0	0	0	0	0	0	11	11	0	UB	Construction works have started but have not yet been completed.
H3	Land at former Oakenhead Resource Centre	0.69	Yes	Years 1-5	19	7	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0	UB	The site will be fully built as of 31st March 2021.
H4	Turton Hollow, Goodshaw	0.87	No	Years 6-10	26	0	0	0	0	0	15	11	0	0	0	0	0	0	0	0	0	0	26	0	26	UB	The site capacity has been reduced following a proposed change to the site boundary (See Action 19.8).

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments	
H5	Swinshaw Hall, Loveclough	1.72	No	Years 1-5	47	0	0	0	20	27	0	0	0	0	0	0	0	0	0	0	0	0	0	47	0	47	CS	Progress is being made in bringing the site forward and the Council expects the site to be delivered in Year 1-5 of the Plan.
H6	Land south of 1293 Burnley Road, Loveclough	0.19	No	Years 6-10	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	CS	No change since previous housing land supply
H7	Land Adjacent Laburnum Cottages, Goodshaw	0.31	No	Years 6-10	10	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	10	0	10	UB	No change since previous housing land supply
H8	Oak Mount Garden, Rawtenstall	0.29	No	Years 6-10	9	0	0	0	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	9	0	9	UB	No change since previous housing land supply
H9	Land off Oaklands and Lower Cribden Avenue	1.57	Yes	Years 1-5	34	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UB	The site is complete (as of 31st March 2020).
H10	Land at Bury Road, Rawtenstall	0.25	No	Years 6-10	7	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	UB	No change since previous housing land supply
H11	The Hollins, Hollin Way	2.62	For part of site	Years 1-15	70	2	3	5	5	5	5	5	5	5	5	5	5	5	5	5	0	0	0	63	29	34	UB	Fewer dwellings expected to be completed in 2020/21.

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments
H12	Reedsholme Works, Rawtenstall	2.19	Per mission for part of the site	Years 1-15	110	0	0	20	20	20	20	17	0	0	0	6	7	0	0	0	0	0	110	97	13	UB	Completions expected in year 2021/22 on site with planning permission.
H13	Loveclough Working Mens Club and land at rear and extension	3.2	Yes (outline and full)	Years 1-5	94	0	0	30	30	20	14	0	0	0	0	0	0	0	0	0	0	0	94	91	3	CS	Site capacity amended to consider new planning application 2020/0074 for 3 dwellings approved in July 2020. Following the outline permission, a reserved matters application was granted in December 2020 for 80 dwellings. Delivery of first houses expected in 2021/22.
H14	Hall Carr Farm, off Yarraville Street	1.07	No	Years 6-10	26	0	0	0	0	0	16	10	0	0	0	0	0	0	0	0	0	0	26	0	26	CS	No change since previous housing land supply

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments
H15	Willow Avenue off Lime Tree Grove	0.35	No	Years 11-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UB	The developer considers less than 5 dwellings can be built on this site. Therefore, it is unsure whether this site can be allocated.
H16	Land East of Acrefield Drive	0.61	No	Years 11-15	18	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	18	0	18	UB / CS	No change since previous housing land supply
H17	Land south of Goodshaw Fold Road	0.23	Yes	Year 1-5	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	0	CS	Construction has started. Site is considered deliverable in Years 1-5 with completions expected in 2021/22.
H18	Carr Barn and Carr Farm	1.24	No	Years 6-10	25	0	0	0	0	0	10	10	5	0	0	0	0	0	0	0	0	0	25	0	25	CS	No change since previous housing land supply
H19	Land off Lower Clowes Road, New Hall Hey	0.27	Yes	Years 11-15	7	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7	7	0	UB	The site benefits from a Lawful Development Certificate (2016/0273).
H20	Old Market Hall, Bacup	0.16	No	Years 6-10	16	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	0	16	UB	Completions are expected in year 2024/25.

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments	
H21	Reed Street, Bacup	0.42	Yes (outline)	Years 1-5	22	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	0	UB	The site has an outline planning permission.
H22	Former Bacup Health Centre	0.2	Yes	Years 1-5	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0	UB	The site is under construction and expected to be delivered in 2021/22. 12 is the equivalent number of dwellings provided by this communal accommodation of 22 bedrooms	
H23	Glen Mill, 640 Newchurch Road, Stacksteads	0.17	Yes (outline)	Years 1-5	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	UB	No change since previous housing land supply	
H24	The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road	0.04	No (expired)	Years 1-5	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	UB	The planning permission has expired and the dwellings are now expected to be delivered in 2022/23.	
H25	Land at Blackwood Road, Stacksteads	1.37	No	Years 6-10	41	0	0	0	0	0	20	21	0	0	0	0	0	0	0	0	0	0	41	0	41	CS	No change since previous housing land supply	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments	
H26	Land off Greensnook Lane, Bacup	1.43	Yes	Years 1-5	26	6	3	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	0	UB	Delivery expected to be delayed.
H27	Land off Fernhill Drive, Bacup	0.15	No	Years 6-10	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	UB	No change since previous housing land supply
H28	Sheephouse Reservoir, Britannia	2.1	No	Years 1-5	63	0	0	30	30	3	0	0	0	0	0	0	0	0	0	0	0	0	0	63	0	63	CS	No change since previous housing land supply
H29	Land off Pennine Road, Bacup	2.8	No	Years 1-5	71	0	0	25	25	21	0	0	0	0	0	0	0	0	0	0	0	0	0	71	0	71	UB	Re-submitted application (2019/214) awaiting decision (2020/531)
H30	Tong Farm, Bacup	1.7	No	Years 6-10	51	0	0	0	0	0	16	17	18	0	0	0	0	0	0	0	0	0	0	51	0	51	CS	No change since previous housing land supply
H31	Lower Stack Farm	0.32	No	Years 6-10	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	CS	No change since previous housing land supply
H32	Booth Road/Woodl and Mount, Brandwood	0.35	No	Years 1-5	14	0	0	0	4	10	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	14	UB	Delivery expected to be delayed.
H33	Land off Rockcliffe Road and Moorlands Terrace, Bacup	3.22	For part of the site	Years 1-10	63	0	26	0	0	0	0	0	0	20	17	0	0	0	0	0	0	0	0	63	26	37	UB	None complete in 19/20 - all dwellings expected to be completed in 2020/21 according to Building Control records.

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments	
H34	Land at Higher Cross Row, Bacup	0.53	No	Years 6-10	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	UB	Site capacity reduced to provide on-site open space
H35	Shadlock Skip, Stacksteads	0.67	No	Years 11-15	20	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	20	0	20	UB	The site capacity is proposed to be reduced following a change to the site boundary to avoid areas at high risk of flooding (see Action 8.2).	
H36	Hare and Hounds Garage, Newchurch Road, Stacksteads	0.15	No	Years 6-10	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9	0	9	UB / GB	No change since previous housing land supply	
H37	Land off Gladstone Street, Bacup	2.1	No	Years 6-10	63	0	0	0	0	0	20	20	20	3	0	0	0	0	0	0	0	0	63	0	63	UB	No change since previous housing land supply	
H38	Land off Burnley Road and Meadows Avenue, Bacup	0.13	Yes	Years 1-5	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	0	UB	No change since previous housing land supply	
H39	Land off Cowtoot Lane, Bacup	3.13	No	Years 1-10	94	0	0	20	20	20	20	14	0	0	0	0	0	0	0	0	0	0	94	0	94	CS	The site capacity of the site is proposed to be amended (see Action 10.7)	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments		
H40	Land off Todmorden Road, Bacup	2.98	No	Years 1-5	53	0	0	20	20	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	0	53	CS	No change since previous housing land supply
H41	Thorn Bank, Bacup	1.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UB	The site is proposed to be retained as open space (see Action 10.3)
H42	Land south of The Weir Public House	1.77	No	Years 6-10	52	0	0	0	0	0	15	15	15	7	0	0	0	0	0	0	0	0	0	0	52	0	52	CS	No change since previous housing land supply
H43	Land west of Burnley Road, Weir	0.46	For part of the site	Years 6-10	10	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	1	9	CS	No change since previous housing land supply		
H44	Irwell Springs, Weir	2.48	Yes	Years 1-5	46	0	0	20	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	46	0	UB	Delivery expected to be delayed.	
H45	Former Haslingden Police Station, Manchester Road	0.12	Yes	Years 1-5	8	0	0	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0	UB	Delivery expected to be delayed.	
H46	1 Laburnum Street, Haslingden	0.04	No	Years 6-10	8	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	8	0	8	UB	No change since previous housing land supply

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments	
H47	Land at Kirkhill Avenue, Haslingden	0.74	No	Years 6-10	22	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	22	0	22	CS	No change since previous housing land supply
H48	Land Off Highfield Street, Haslingden	0.45	No	Years 6-10	13	0	0	0	0	0	6	7	0	0	0	0	0	0	0	0	0	0	0	13	0	13	UB	No change since previous housing land supply
H49	Land adjacent 53 Grane Road, Haslingden	0.15	No	Years 6-10	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	UB	No change since previous housing land supply
H50	Land Adjacent Park Avenue/Cricceth Close, Haslingden	1	No	Years 1-5	30	0	0	0	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	UB	Delivery expected to be delayed.
H51	Land to side and rear of Petrol Station, Manchester Road	0.16	No	Years 6-10	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	UB	No change since previous housing land supply
H52	Land to the rear of Haslingden Cricket Club	0.74	No	Years 1-5	30	0	0	0	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	UB	Delivery expected to be delayed.
H53	Waterfoot Primary School		Complete	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UB	Site is complete	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments
H54	Land at Ashworth Road, Water	0.06	Yes	Years 1-5	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	0	UB	Delivery expected to be delayed.
H55	Carr Mill and Bolton Mill, Cowpe	0.07	No	Years 6-10	11	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	11	0	11	UB	No change since previous housing land supply
H56	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	0.06	No	Years 6-10	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5	0	5	UB	No change since previous housing land supply
H57	Foxhill Drive, Whitewell Bottom	0.22	No	Years 1-5	7	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	UB	The Council proposes to revise the delivery timescale to Years 1-5 as the site is considered deliverable.
H58	Land off Lea Bank, Cloughfold	0.31	No	Years 6-10	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9	0	9	UB	No change since previous housing land supply
H59	Land Adjacent Dark Lane Football Ground	1.95	Yes	Years 1-5	95	0	0	25	25	25	20	0	0	0	0	0	0	0	0	0	0	0	95	95	0	UB	No change since previous housing land supply

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments
H60	Johnny Barn Farm and land to the east, Cloughfold	4.55	Per mission for part of the site (outline)	Years 1-5	80	0	0	20	10	20	20	10	0	0	0	0	0	0	0	0	0	0	80	30	50	CS	The Reserved Matters application was approved in July 2020 for part of the site. Delivery on the remainder part of the site is likely to be delayed to 2023/24.
H61	Hareholme, Staghills	0.33	No	Years 6-10	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9	0	9	UB	No change since previous housing land supply
H62	Land off Peel Street, Cloughfold	0.28	No	Years 6-10	8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	8	0	8	UB	No change since previous housing land supply
H63	Hollin Farm, Waterfoot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CS	The Council proposes to remove the site as it is no longer available.
H64	Hargreaves Fold Lane, Chapel Bridge, Lumb	0.75	No	Years 6-10	23	0	0	0	0	0	10	13	0	0	0	0	0	0	0	0	0	0	23	0	23	CS	No change since previous housing land supply
H65	Albert Mill, Whitworth	1.14	Yes	Years 1-10	85	0	0	15	20	20	20	10	0	0	0	0	0	0	0	0	0	0	85	85	0	UB	The planning application (2019/0341) has been approved in November 2020 for 85 dwellings (see Action 13.1).

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments	
H66	Land North Of King Street, Facit	0.17	No	Years 6-10	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	UB	No change since previous housing land supply
H67	Land Behind Buxton Street, Facit		Complete																								UB	No change since previous housing land supply
H68	Former Spring Mill (land off eastgate and westgate), Whitworth	3.7	Yes	Years 1-10	119	0	0	20	20	20	20	20	19	0	0	0	0	0	0	0	0	0	0	119	119	0	UB	Delivery expected to be delayed.
H69	Cowm water treatment works, Whitworth	0.68	No	Years 6-10	20	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20	0	20	GB	No change since previous housing land supply
H70	Irwell Vale Mill	1.43	No	Years 1-5	30	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	UB / GB	Outline application (2019/405) submitted for 30 dwellings is still pending (Action 14.1).	
H71	Land East of Market Street, Edenfield	0.31	No	Years 6-10	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9	0	9	UB / GB	No change since previous housing land supply	
H72	Land west of Market Street, Edenfield	13.74	Yes (part of the site)	Years 1-15	400	10	0	0	0	38	60	60	60	60	38	38	36	0	0	0	0	0	390	0	390	GB	Delivery expected to be delayed (see Action 14.3)	

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments
H73	Edenwood Mill, Edenfield	0.99	No	Years 1-5	47	0	0	0	20	27	0	0	0	0	0	0	0	0	0	0	0	0	47	0	47	GB	Progress is being made in bringing the site forward, The Council expects the site to be delivered in Years 1-5 (see Action 19.8)
H74	Grane Village, Helmshore	4	No	Years 1-10	139	0	0	30	30	30	30	19	0	0	0	0	0	0	0	0	0	0	139	0	139	CS	Delivery expected to be delayed. Updated number of dwellings to reflect a pending planning application (2019/0335) and an application received after April 2020 (2020/0314)
M1	Waterside Mill, Bacup	0.09	No	Years 6-10	39	0	0	0	0	0	10	10	10	9	0	0	0	0	0	0	0	0	39	0	39	UB	No change since previous housing land supply
M2	Spinning Point, Rawtenstall	1.56	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UB	Allocation no longer expected to be delivered (see Action 15.4)
M3	Isle of Man Mill, Water	0.54	No	Years 6-10	16	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	16	0	16	UB / CS	No change since previous housing land supply
M4	Futures Park, Bacup		Not residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CS	No change since previous housing land supply

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31st March 2020	Estimated delivery	Estimated yield	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Urban Boundary (UB), Countryside (CS) or Green Belt	Comments
Total					2582	34	44	341	401	382	543	337	152	104	60	56	48	5	24	19	0	0	2516	737	1779		32 dwellings were built on site allocations in 2018-19

Table 2: Other committed sites in the overall housing land supply (as of 31st March 2020)

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
13/02/2758	Land off Manchester Road and Clod Lane, Haslingden	Yes	Years 6-15	0	0	0	0	0	0	20	20	10	0	0	0	0	0	0	0	0	50	50	0	Full
14/86/296	The Old Stables, Tippet, Cowpe		Yes	Years 1-5		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	Listed Building Consent
2008/0494	12 Rochdale Rd, Bacup	Yes	Years 6-10	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full
2012/0117	Hud Hey Road, Haslingden	Yes	Years 1-5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2012/0329	Tong Lane, Bacup	Yes	Years 1-5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2012/0430	16 Upper Ashmount, Hill End Lane, Cloughold	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2013/0195	62 Newchurch Road, Rawtenstall, BB4 7QX	Yes	Years 1-5	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2013/0490	Land at swinell brook Park, Grane Road, Haslingden, Rossendale, BB4 4FN	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2013/0577	Martin Croft off Hud Hey, Haslingden	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2014/0106	Far Bank End Farm, Brex, Coal Pit Lane, Whitewell Bottom	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2014/0175	50 Tonacliffe Road, Whitworth	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2014/0198	Hey Head Farm Rochdale Road Bacup Lancashire OL13 9XF	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Prior Approval
2014/0297	Holcombe Road, Helmshore	Yes	Years 1-5	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2014/0343	33 Rockcliffe Road, Bacup	Yes	Years 1-5	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2014/0396	Building South Of Lower Swineherd Lowe Farm Cob Castle Road Haslingden Rossendale Lancashire	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2014/0420	Clovermount, Earnshaw, Bacup	Yes	Years 1-5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2015/0060	580 Bacup Road, Waterfoot Rossendale, BB4 7HB	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2015/0108	16 Dalesford, Haslingden, BB4 6QH	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2015/0159	Land adjacent to 101 Bankside Lane, Bacup	Yes	Years 1-5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2015/0308	Land At Hurst Lane Rawtenstall Rossendale Lancashire BB4 7RE	Yes	Years 1-5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2015/0327 2012/0285	14 Rochdale Road, Bacup OL13 9NW	Yes	Years 1-5	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full
2015/0377	Flowers Inn, Todmorden Road, Bacup, OL13 9UA	Yes	Years 1-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2015/0488	Cottage Plantation Mill, Flip Road, Haslingden, BB4 5EJ	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0001	14 Deardengate, Haslingden, Rossendale, BB4 5QJ	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0033	147 Market Street, Shawforth, Rochdale, OL12 8NX	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2016/0061	31 Booth Road, Stacksteads, Bacup, OL13 0QP	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2016/0062	Holly Mount Way, Rawtenstall, Rossendale, Lancashire	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2016/0074	Millfold, Facit, Rochdale, Lancashire	Yes	Years 1-5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2016/0127	Land to rear of 183 Burnley Road, Rawtenstall, BB4 8HY	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0131	Lumb Slack Farm, Burnley Road East, Waterfoot, BB4 9PQ	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0143	Land off Green Street, Rawtenstall BB4 7QX	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0146 (Outline)	157-159 Manchester Road, Haslingden, BB4 6NT	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0149	31 Burnley Road East, Waterfoot, BB4 9AG	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0155	Flaxmoss House, Helmshore Road, Haslingden, BB4 4JA	Yes	Years 1-5	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2016/0170	Higher Whams Farm Burnley Road East, Waterfoot, BB4 9ND	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0176	533 Holcombe Road, Helmshore	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2016/0182	Bowness Bungalow Shawclough Road Whitewell Bottom Rossendale BB4 9JZ	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2016/0205	Wellington Hotel, 10 Todmorden Road, Bacup, OL13 9BN	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0214	The Barn, Nicholas Folly, Higher Greens, Blackwood Road, Stacksteads, Bacup, Lancashire, OL13 0JS	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Prior Approval
2016/0217	Former CAB offices, Whitworth Rise, Whitworth, OL12 8AB	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Prior Approval
2016/0228	Croft End Mill, Bolton Road North, Edenfield, Bury, BL0 0NA	Yes	Years 1-5	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0236	Land East Of 10 Clough End Road, Haslingden, BB4 5AN	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2016/0278	Oakenshaw House, Oakenshaw View, Whitworth, OL12 8SP	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2016/0294 (2016/0607)	Glen Works, Ashworth Street, Waterfoot, BB4 7AY	Yes	Years 1-5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2016/0306 (outline)	Cedar Works, Millar Barn Lane, Waterfoot, BB4 7AU	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0323	454 Market Street, Whitworth, Rochdale, OL12 8QN	Yes	Years 1-5	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full
2016/0342	Spring Bank Farm, Rawtenstall, Rossendale, BB4 8RR	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0373	Greens Moor Cottage, Cutler Lane, Stacksteads, Bacup, OL13 0BA	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2016/0424	Pleasant View Farm, Helmshore Road, Haslingden, BL8 4PQ	Yes	Years 1-5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5	0	Full
2016/0438	Nicholas Folly, Higher Greens, Blackwood Road, Stacksteads	Yes	Years 1-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0516	Doals House, Hillside Crescent, Weir, Bacup, Lancashire, OL13 8RX	Part of site allocation																						

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
		n H43																						
2016/0557	Swallow Shore Farm, Burnley Road East, Waterfoot, Rossendale, BB4 9NH	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0574	Former Scout Hut, New Line, Bacup	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0577	600/602 Bacup Road, Waterfoot BB4 7EU	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0581	Honey Hole, Tunstead Road, Stacksteads, Bacup, OL13 8NQ	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2016/0601	Land formerly used in association with Amtrack building, Holly Mount Way, Rawtenstall BB4 8UN	Expired	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016/0609	3 Musbury Road Haslingden Rossendale Lancashire BB4 4AP	Yes	Years 1-5	0	0	0	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 Rossendale Lancashire BB4 8EW	Yes	Years 1-5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2017/0116	Land And Buildings On The West Side Of Holmes Drive Bacup Lancashire	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0124	Cedar Lodge, Bury Road, Rawtenstall, Rossendale, Lancashire, BB4 6DJ	Yes	Years 1-5	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0156	Alden Road, Helmshore	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0157	2 Springside Cowpe Road Cowpe Rossendale Lancashire BB4 7DY	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2017/0246	Barn Adjacent O' House O Th Hill Farm Hall Fold Whitworth Rochdale Lancashire OL12 8XL	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0256	Alma Street Chapel Alma Street Bacup Lancashire	Yes	Years 1-5	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2017/0257	The Hollies 2 Rising Bridge Road Haslingden BB4 5BL	Yes	Years 1-5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0273	Greensnook Cottages Greensnook Lane Bacup Lancashire, OL13 9DQ	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0282	Land Adjacent 72 Holland Avenue Rawtenstall Rossendale BB4 8JJ	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2017/0324	Craven Heifer, 264- 266 Burnley Road, Rawtenstall, Rossendale, BB4 8HH	Yes	Years 1-5	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	0	Full
2017/0325	Land At Clough End Road Haslingden BB4 5AP	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2017/0374	The Bungalow, Greens Lane, Stacksteads OL13 0JL	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0378	Land North Of 14 Laneside Road Haslingden	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
	Rossendale Lancashire BB4 5NT																							
2017/0389	Land West Of The Bowling Green Loveclough Rossendale Lancashire BB4 8QU	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2017/0423	Land North Of 112 Booth Road Stacksteads Bacup Lancashire OL13 0TA	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Outline
2017/0438	Land Behind 2 - 10 Bridleway Waterfoot Rossendale Lancashire BB4 9DS	Yes	Years 1-5	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full
2017/0440	29A Burnley Road East Waterfoot Rossendale Lancashire BB4 9AG	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2017/0454	Irwell Inn 71 Burnley Road Bacup Lancashire OL13 8DB	Yes	Years 1-5	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2017/0459	Gib Hill Stables Gibb Hill Lane Loveclough Rossendale Lancashire BB4 8TN	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2017/0511	Land Adj 22 Whittle Street Rawtenstall Rossendale Lancashire BB4 8SB	Yes	Years 1-5	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2017/0565	Tanner Farm, Kings Highway, Haslingden	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2017/0573	Greenfold Farm Bottomley Bank LaneCrawshawbooth Rossendale BB4 8TL	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Prior Approval
2017/0618	Garden of 110 Bury Road, Edenfield BLO OET	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0015	48 - 50 Deardengate Haslingden Rossendale Lancashire	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0030	Cowpe Road, Cowpe	Yes	Years 1-5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2018/0031	Land To North Of Turton Hollow Road Crawshawbooth Rossendale Lancashire BB4 8BA	Yes	Years 1-5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2018/0040	2 Ash Grove Burnley Road Rawtenstall Rossendale Lancashire BB4 8HE	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0046	Coal Pit Fields, Dean Lane, Water	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Prior approval
2018/0078	44 Manchester Road Haslingden Rossendale Lancashire BB4 5ST	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0088	6 Parklands Park Avenue Haslingden Rossendale Lancashire BB4 6PE	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2018/0091	Alderwood, Market Street, Edenfield, Bury, Lancashire, BL0 0JH	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0094	Cowm Park South, Whitworth, OL12 8RQ	Yes	Years 1-5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2018/0116	Lumb Old Hall Meadow Park Ramsbottom Bury Lancashire BL0 0QR	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0121 (2015/0470)	Land adjacent 7 Lynns Court, Weir, Bacup, OL13 8RZ	Yes	Years 1-5	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full
2018/0126	Hawthorne House Rochdale Road Edensfield Bury Lancashire BL0 0JX	Yes	Years 1-5	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	Full
2018/0127	Land Adjacent 255A Market Street, Shawforth, Rochdale, Lancashire, OL12 8EG	Yes	Years 1-5	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2018/0142	596-598 Bacup Road Waterfoot Rossendale Lancashire BB4 7EU	Yes	Years 1-5	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full
2018/0150	Flat 1 389-391 Market Street Whitworth Rochdale Lancashire OL12 8QL	Yes	Years 1-5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2018/0152	767 Market Street Whitworth Rochdale Lancashire OL12 8LS	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2018/0154	Rear Of 85 Grane Road Haslingden Rossendale Lancashire BB4 5ED	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2018/0157	112 Booth Road Next to top of Four Lane Ends	Yes	Years 1-5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0171	Aitken Court Meadow Park Ramsbottom Bury Lancashire BL0 0QR	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0188	The Cotton House 529 Helmshore Road Helmshore Rossendale BB4 4LQ	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0196	18 Milner Street, Whitworth, Rossendale OL12 8RQ	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0217	20 Bury Road Rawtenstall Rossendale Lancashire BB4 6AA	Yes	Years 1-5	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full
2018/0229	370 Burnley Road Rawtenstall Rossendale BB4 8LW	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2018/0255	40 Tonacliffe Road Whitworth Rochdale Lancashire OL12 8SS	Yes	Years 1-5	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Outline

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2018/0265	8 - 10 Shawclough Road & Disused Garage Shawclough Street Whitewell Bottom Rossendale Lancashire BB4 9JY	Yes	Years 1-5	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full
2018/0281	Land North Of Hall Carr Road Rawtenstall Rossendale BB4 6AW	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0290	22 Stone Fold Village Kings Highway Haslingden Rossendale BB5 2DP	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0291	22 Stone Fold Village Kings Highway Haslingden Rossendale BB5 2DP	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2018/0297	Building To West Of Lumb Grange Meadow Park Ramsbottom Bury BL0 0QR	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0306	Boothfold House Booth Road Waterfoot Rossendale BB4 9BD	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2018/0321	Bridleway House, Newbigging Avenue, Waterfoot	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0345	Higher Barn Piggery, Roundhill Road, Haslingden	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0349	Hutch Bank Farm Flip Road Haslingden Rossendale Lancashire BB4 5EJ	Yes	Years 1-5	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Prior Approval
2018/0360	Hill End Barn Park Road Helmshore Rossendale Lancashire BB4 4AR	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0381	2 Carr Head, New Barn Lane, Rawtenstall	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Prior Approval
2018/0410	2 Tonacliffe Way Whitworth Rossendale, OL12 8SN	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2018/0438	Land On Former Haslingdens Working Mens Club Spring Lane Haslingden Rossendale Lancashire BB4 5AA	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0453	Workshop Rear Of 175 Burnley Road Rawtenstall Rossendale Lancashire BB4 8HY	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0468	Royal British Legion 81-83 Deardengate Haslingden Rossendale Lancashire BB4 5SN	Yes	Years 1-5	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full
2018/0470	Land Rear Of 166 Blackburn Road Haslingden Rossendale Lancashire BB4 5JT	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0496	Land Off Brandwood Road, Stacksteads Bacup, Lancashire OL13 0NY	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2018/0497	Priestly Fold Farm, Dean Lane, Water, BB4 9RX	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Prior Approval
2018/0502	256A Newchurch Road Stacksteads Bacup Lancashire OL13 0UE	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0509	Sun Dragon Cantonese Restaurant Blackburn Road Acre Rossendale Lancashire BB4 5AZ	Yes	Years 1-5	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full
2018/0531	49/51 Bury Old Road Shuttleworth Ramsbottom Bury BL0 0RY	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0559	Hollin Lane Farm Hollin Lane Constable Lee Rossendale Lancashire BB4 8TE	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0577	Land to the rear of 410-420 Newchurch Road, Rawtenstall	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2018/0586	Land adj 444 Newchurch Rd / Baldwin St, Stacksteads	Yes	Years 1-5	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full
2018/0609	Irwell Inn 71 Burnley Road Bacup Lancashire OL13 8DB	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2018/0611	Higher Moss Farm, Bamford Road, Turn, Bury	Yes	Years 1-5	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Prior Approval
2019/0004	Buildings To Rear Of Goodshawfold Farm Goodshawfold Road Loveclough Rossendale Lancashire BB4 8QS	Yes	Years 1-5	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Prior Approval
2019/0006	460 - 462 Newchurch Road Stacksteads Bacup Lancashire OL13 0NB	Yes	Years 1-5	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Lawful Development Certificate
2019/0009	Land At Eden Lane Edenfield Bury Lancashire BLO 0LL	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2019/0016	Hey Head Farm Rochdale Road Bacup Lancashire OL13 9XF	Yes	Years 1-5	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Prior approval
2019/0027	20 Snowdrop Close Haslingden Rossendale Lancashire BB4 6NH	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0038	Sheephouse Farm Greens Lane Stacksteads Bacup Lancashire OL13 0JS	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0049	The Barn Gin Croft Farm Gincroft Lane Edenfield BL0 0QX	Yes	Years 1-5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0052	Pasture Bottom Farm Todmorden Road Bacup Lancashire	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior approval
2019/0053	1 New Street Haslingden Rossendale Lancashire BB4 5TA	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0067	121 Goodshaw Lane, Crawshawbooth, BB4 8DJ	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2019/0090	Agricultural Building To Rear Of Park View Cottage Cowpe Road Cowpe Rossendale Lancashire BB4 7EA	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0101	Village Pine Glen Top Works Newchurch Road Stacksteads	Yes	Years 1-5	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	14	0	Full
2019/0105	First and second floor 59-61 Deardengate Haslingden	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0133	49 Bury Road Haslingden BB4 5PG	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2019/0139	21-23 Burnley Road East Watefoot Rossendale BB4 9AG	Yes	Years 1-5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	0	Full
2019/0155	Croston Close Farm, Croston Close Road, Ramsbottom, BL9 6TB	Yes	Years 1-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2019/0170	Conversion of former Conservative Club to 6 no. Flats, Irwell Terrace, Bacup, OL13 9AW	Yes	Years 1-5	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	0	Full
2019/0176	Spring Hill Barn Dean Lane Water BB4 9RB	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0198	Heath Hill Booth Road, Stacksteads	Yes	Years 1-5	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	0	Full
2019/0204	248A Newchurch Road Stacksteads OL13 0UE	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0226	Lee Farm Stubblee Lane Bacup OL13 0DD	Yes	Years 1-10	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Outline
2019/0243	Land opposite 26A Grane Road Haslingden Rossendale BB4 5EB	Yes	Years 1-5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full
2019/0254 (2017/0640)	Weir Hotel Burnley Road Bacup Lancashire OL13 8QE	Yes	Years 1-5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full
2019/0268	Caravan Cobclough Farm Oakenclough Road, Bacup, OL13 9UZ	Yes	Years 1-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details Consent, Prior Approval)
2019/0287	The Croft Conway Road Cloughfold Rawtenstall BB4 7ST	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0329	85 Grane Road Haslingden BB4 5ED	Yes	Years 1-5	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	Outline
2019/0333	245 Burnley Road East Waterfoot Rossendale BB4 9HU	Yes	Years 1-5	0	3	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	0	Prior Approval
2019/0343	Land adj 41 Highfield Park, Haslingden	Yes	Years 1-5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	Full
2019/0348	1 Daisy Bank, Bacup, Lancashire, OL13 8AL	Yes	Years 1-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0351	Side of 667 Burnley Road East Waterfoot	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Outline
2019/0361	37 Crabtree Avenue, Edgeside, Waterfoot, Rossendale, Lancashire, BB4 9TD	Yes	Years 1-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0378	Waingate Road, Rawtenstall	Yes	Years 1-26	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full
2019/0382	Sherfin Nook Barn Kings Highways Haslingden	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Prior approval

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2019/0409	Land adjacent 136 Cherry Crescent Rawtenstall	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0421	Land adjacent to the Hollies Alden Road Helmshore	Yes	Years 1-5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0473	Land at Folly Clough Goodhsaw Lane Crawshawbooth	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0489	Moorlands Croston Close Road Ramsbottom BL9 6TB	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0499	572 Bacup Road Chimney Pieces Rawtenstall BB4 7HB	Yes	Years 1-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0504 (2017/0552)	Land Adj To 1A Deansgrave Haslingden Rossendale BB4 4BZ	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0402	210 Newchurch Road, Stacksteads, Bacup, Lancashire, OL13 OTS	Yes	Years 1-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0533	488 Helmshore Road, Helmshore, Rossendale, BB4 4JR	Yes	Years 1-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0542	198 Burnley Road Rawtenstall BB4 8HH	Yes	Years 1-5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site name	Planning permission as of 30th March 2020	Estimated delivery	Completions 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	No. of dwellings remaining (as of 31st March 2020)	No. of dwellings with permission remaining	No. of dwellings without permission	Application type (Outline, Full, Reserved Matters, Permission in Principle, Technical Details in Consent, Prior Approval)
2019/0547	Cribden View Haslingden Old Road Rawtenstall	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0548	Edgeside House Ashworth Lane Edgeside Rossendale BB4 9TJ	Yes	Years 1-5	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	Full
2019/0561	216 Newchurch Road, Stacksteads, Bacup	Yes	Years 1-5	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	0	Full
2019/0566	Folly Farm Tunsteads Road Stacksteads OL13 8NF	Yes	Years 1-5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Lawful Development Certificate
2019/0573	Land adjacent 1 Lumb Cottages Meadow Park Ramsbottom	Yes	Years 1-5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	Full
2019/0579	Land opposite 34- 44A Lee Road Stacksteads	Yes	Years 1-5	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	Full
Total				60	45	79	71	50	4	20	20	10	0	0	0	0	0	0	0	0	299	299	0	