ROSSENDALE BOROUGH COUNCIL

5 Year Housing Land Supply Report (2025/26 – 2029/30)

Updated: October 2025 (version 2)

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 the adopted Local Plan together with locational and sustainability factors as well as the local character and general views. 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 will 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 contact the Forward Planning team:
forwardplanning@rossendalebc.gov.uk
Forward Planning team, Rossendale Borough Council, The Business Centre, Futures Park, Bacup, OL13 0BB

1. Introduction

1.1 This document is an update of the 5 Year Housing Land Supply (5YHLS) Report for 2025/26 – 2029/30. It takes account of changes to the National Planning Policy Framework (NPPF) made in December 2025.

1.2 The previous version of the NPPF from December 2023 set 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."

1.3 As the Council complied with the entirety of this paragraph of the NPPF it was not required to apply a buffer to the 5YHLS calculation for the period from 1st April 2024 to 31st March 2029.

1.4 Subsequently, in December 2024 an update to the NPPF was published in which the buffer was reintroduced. The above wording in paragraph 1.2 should be amended in light of the December 2024 version of the NPPF to read:

P.78 - "…*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) 20% where there has been significant under delivery[40] of housing over the previous three years, to improve the prospect of achieving the planned supply; or
c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework[41], and whose annual average housing requirement[42] is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance."

The most recent Housing Delivery Test results for 2023 and published December 2024 shows that Rossendale delivered 82% of its housing requirement over the previous 3-year period. The implications of falling below 85% of the requirement (which shows significant under delivery) are that the Council needs to apply a 20% buffer to its 5 year land supply and produce an Action Plan.[1]

1.5 This document reports on completions that have taken place in the previous financial year (2024/2025) and the remaining capacity on sites that were under construction, had an

[1] Housing Delivery Test: 2023 measurement - GOV.UK

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 may 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).

1.7 A number of discrepancies have been identified in the previous version of this report published on 2 October 2025. These have been removed in this second version leading to a change in the housing land supply from 4.7 years to 4.6 years. The main changes are outlined in the table below.

Table 1: Changes between the first version of the report published on 2nd October 2025 and this second version

	Version 1	Version 2
Net dwellings built in 2024/25	147	138
5 Year Housing Requirement (including shortfall)	1480	1492
Capacity within the Identified Five-Year Housing Land Supply (2025/26 to 2029/30)		
Remaining no. of dwellings on sites with planning permission	645	634
No. of dwellings on Allocated Sites	531	531
No. of dwellings with resolution to grant permission	178	178
Small site allowance	38	38
Deliverable Capacity	1392	1381
Years Supply	4.7	4.6

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 targets set out in the Local Plan and will be available on the Council's website.

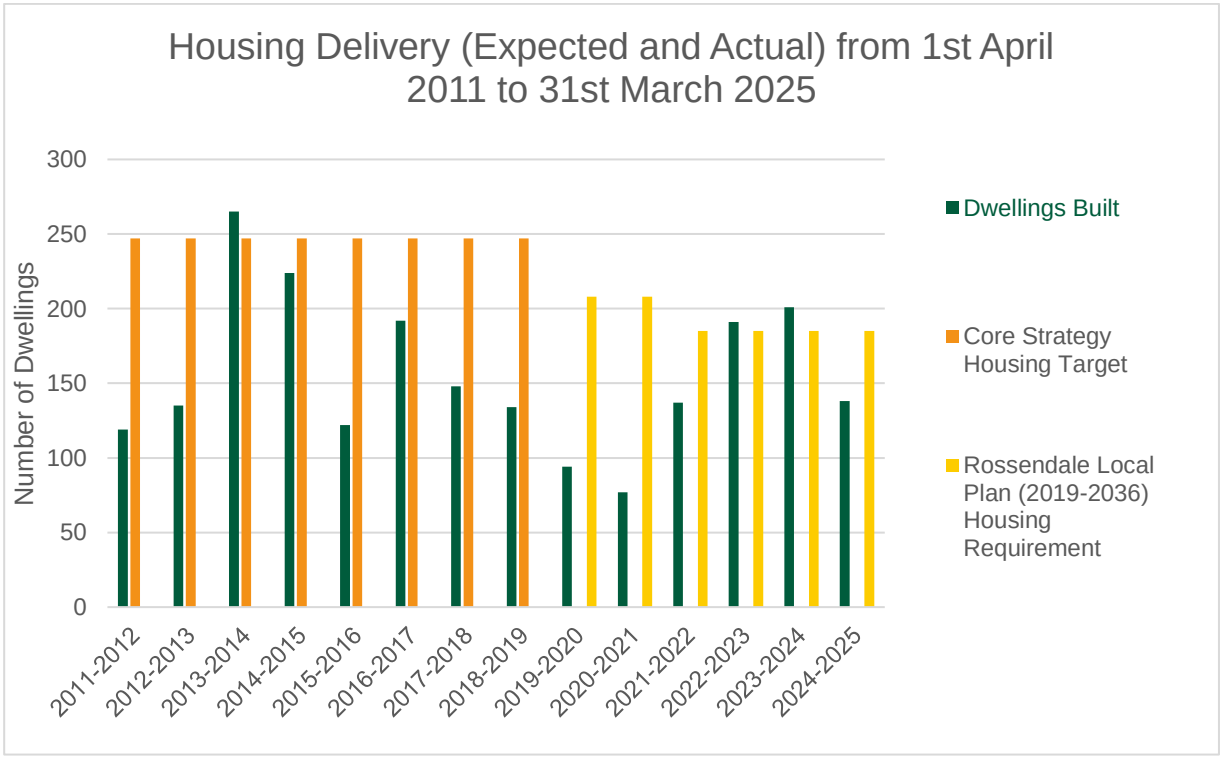
3. Calculating the 5 Year Requirement

3.1 Analysis of housing completions confirms that 138 (net) new dwellings were built in Rossendale between 1st April 2024 and 31st March 2025, 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 adopted Rossendale Local Plan 2019 to 2036. This report will present an analysis of the completions data against this requirement. 138 completions is below 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 2025



3.3 As shown in Table 1 below, a total of 838 dwellings have been completed in Rossendale between 1st April 2019 and 31st March 2025.

Table 2: Housing performance against Local Plan trajectory from 2019/20 to 2024/25

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
2024/2025	138	838	185	1156	-318

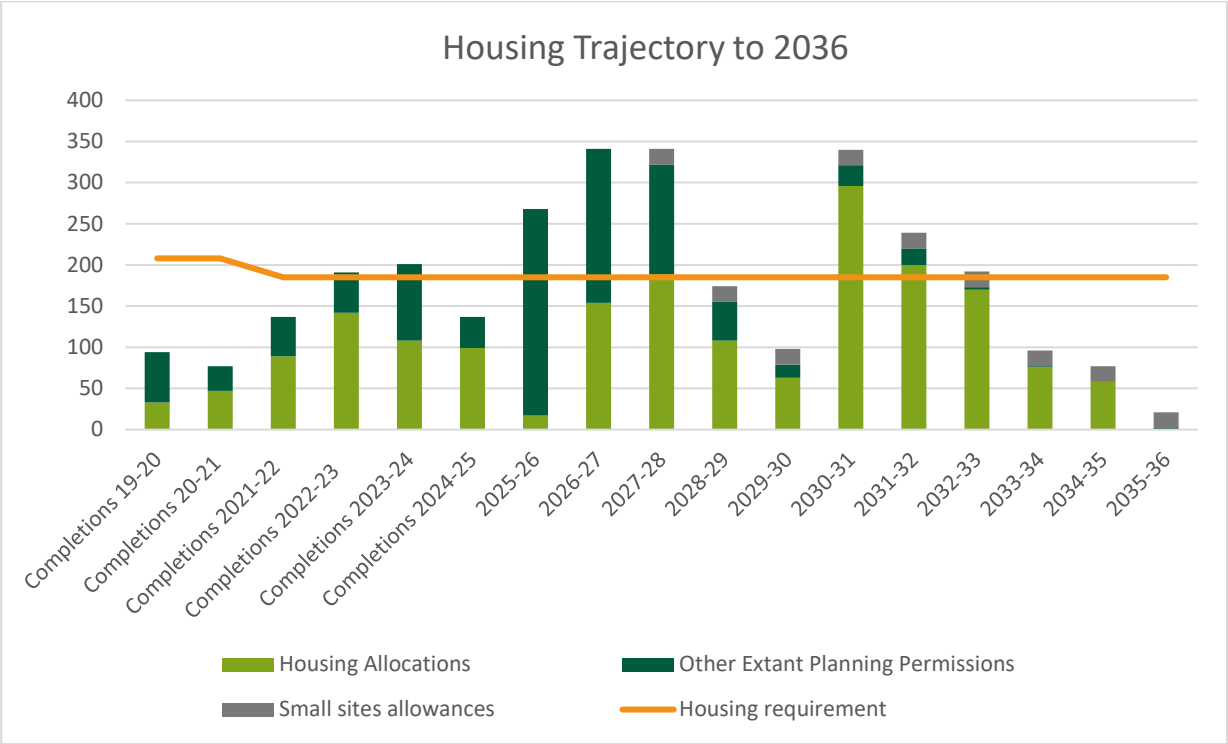
In summary:

- **138 dwellings** have been completed in the last year (2024/2025), which does not meet the Local Plan annual requirement of 185 dwellings by 47 dwellings.

- **838 dwellings** have been completed over the Local Plan period (2019 to 2036), which represents 318 fewer dwellings than the cumulative Local Plan requirement of 1156 dwellings.

3.4 The Council's considers any assessment of local delivery to be more robust if a longer term view is taken, as 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 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)



3.7 In accordance with the NPPF, the five-year housing land supply is identified against the housing requirement set out in Policy HS1 of the Rossendale Local Plan (adopted in December 2021). This is explained in para 3.8 below:

Rossendale 5-Year Housing Requirement

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 2024/25 did not meet the housing target of 185 dwellings by 47 dwellings (1156 is the cumulative Local Plan requirement in year 4 of the Plan), resulting in a cumulative backlog of 318 dwellings since the start of the plan period.

Table 3 – Rossendale 5-Year Housing Requirement Rossendale Local Plan (2019-2036) (annual target of 185 from 2024/25 to 2029/30)

Serial	Component	Calculation	Amount
A	5 Year Requirement (Sum of Annual Targets above)	185*5	925
B	Backlog from under provision (2019 to 2024) (208*2)+(185*4)	1156-838	318
C	20% Buffer	(A+B)*0.2	249
D	Total 5 Year Housing Requirement	A+B+C	1492

3.9 These figures are used to identify the total Housing Land Supply (in years) that the Local Planning Authority can 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 supply of deliverable sites between 1st April 2025 and 31st March 2030. This information is provided as of 1st April 2025.

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 (2025-2030)
- A small sites allowance. (NB no windfall allowance has been included – see paragraph 4.4)
- Sites on the Brownfield Land Register have already been included where there is an extant planning permission.

4.3 Deliverability has been assessed using the definition of 'Deliverable' at Annex 2 of the NPPF and guidance set out in Paragraph: 007 Reference ID: 68-007-20190722 (Revision date 22 July 2019) 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 75 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 in this year's calculations. 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. 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 (fewer 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 (as at 31/03/2025), 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 **1381** dwellings over the next five years with a small-sites allowance of 38 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 2025/26 to 2029/30

Category	Overall total	Total expected to be delivered 2025/26 to 2030/2031	% of 5 year supply
Remaining Capacity - Dwellings with planning permission (see Appendix B)	688	634	46%
Dwellings where there is a resolution to grant planning permission (see Appendix D)	178	178	13%
Dwellings on allocated sites (excluding dwellings with planning permissions or subject to a s.106 agreement)	1331	531	38%
Small sites allowance	152	38	3%
Total Number of Dwellings	**2349**	**1381**	**100%**

4.7 This housing supply of **1381** dwellings is used to calculate the 5 Year Housing Land Supply in Table 5 below.

Table 5: 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	1156-838	318
C	20% Buffer	(A+B)*0.2	249
D	5 Year Requirement	A+B+C	1492
E	Annual Requirement	D/5	298
F	Total number of dwellings identified through commitments, deliverable allocations, small sites allowance and resolution to grant for 2023/25 to 2029/30		1381
G	Land Supply	F/E	**4.6**

4.8 Table 5 shows that Rossendale Borough Council can demonstrate a **4.6 year supply** against the housing requirement of the of the Local Plan at 185 dwellings per annum inclusive of the backlog and 20% buffer.

4.9 The most recent 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 the next 5 years). Where proposed housing allocations have an extant planning permission for the whole site, dwellings are included in Appendix B (extant permissions) and not reported in Appendix C (housing allocations in the Local Plan) to avoid double-counting.

Where only part of the allocation 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 01/04/2024 and 31/03/2025.

4.10 For information the NPPF definition (Annex 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)	1,492

Capacity within the Identified Five Year Housing Land Supply (2025/26 to 2029/30)

Remaining no. of dwellings on sites with planning permission	634
No. of dwellings on Allocated sites	531
No. of dwellings with resolution to grant permission	178
Small sites allowance	38
Deliverable capacity	**1381**

Supply in Years

Years supply (Rossendale Local Plan 2019 to 2036)	**4.6**

Appendix A: List of Housing Completions

The list of housing completions monitored between 1st April 2024 and 31st March 2025 is shown below.

Table 6: List of housing completions (2024/2025)

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

Application Number	Site Name	Net Dwellings Approved	Net Dwellings Built (Completed) 2024/2025)	Total Net dwellings Completed	Dwellings Remaining on Site (No Start / Under Construction)	Site Completed (24/25)	Greenfield or Brownfield
2013/0195	Old House At Home 62 Newchurch Road Rawtenstall BB4 7QX	4	2	4	0	Yes	BF
2015/0156 (H9)	The Hollins, Hollins Way, Reedsholme	9	4	9	0	Yes	GF
2016/0295 (H9)	Land off Hollin Way, Reedsholme	9	1	4	5	No	GF
2016/0516 (H38)	Doals House, Hillside Crescent, Weir	1	1	1	0	Yes	BF
2018/0142	596-598 Bacup Road Waterfoot Rossendale Lancashire BB4 7EU	4	2	2	2	No	BF
2018/0318 (H62)	Former Spring Mill, Land off Eastgate and Westgate, Whitworth	119	53	107	12	No	GF
2018/0535 (H10)	Reedsholme Works, Burnley Road, Rawtenstall	97	29	68	29	Yes	BF
2018/0583 (H9)	Land Off Hollin Way, Reedsholme, Rossendale	5	1	2	3	No	GF
2019/0090	Agricultural Building To Rear Of Park View Cottage Cowpe Road Cowpe Rossendale Lancashire BB4 7EA	1	1	1	0	Yes	BF
2019/0263	Land At Folly Clough Goodshaw Lane Crawshawbooth Rossendale	1	1	1	0	Yes	GF
2020/0039 (H55)	Land At Johnny Barn Close, Cloughfold	30	6	30	0	Yes	GF
2020/0267	2 Ashworth Road Edgeside Rossendale Lancashire BB4 9JE	2	2	2	0	Yes	BF
2020/0358	26 Tong End Whitworth Rochdale OL12 8BJ	1	1	1	0	Yes	BF
2020/0378 (H11)	Land On The South Side Of Commercial Street, Loveclough	80	5	24	56	No	GF
2020/0462	Land Adj The Vicarage Goodshawfold Road Loveclough Rossendale Lancashire	1	1	1	0	Yes	GF
2020/0484	40 Tonacliffe Road Whitworth Rochdale Lancashire OL12 8SS	1	1	1	0	Yes	GF
2020/0600	Goodshawfold Farm Goodshawfold Road Loveclough Rossendale Lancashire BB4 8QS	1	1	1	0	Yes	GF

Application Number	Site Name	Net Dwellings Approved	Net Dwellings Built (Completed) 2024/2025)	Total Net dwellings Completed	Dwellings Remaining on Site (No Start / Under Construction)	Site Completed (24/25)	Greenfield or Brownfield
2021/0022	Land At The End Of Meadow Edge Close Cloughfold Rossendale Lancashire	1	1	1	0	Yes	BF
2021/0059	Former Irwell Inn 71 Burnley Road Bacup Lancashire OL13 8DB	0	0	0	0	Yes	BF
2021/0367	Land On The East Side Of Union Street Rawtenstall Rossendale Lancashire	1	1	1	0	Yes	GF
2021/0443	Cross Bank Bamford Road Ramsbottom Bury Lancashire BL0 0RT	0		0	0	Yes	BF
2021/0474	John Street Works John Street Haslingden Rossendale BB4 5QB	1	1	1	0	Yes	BF
2021/0573	The Old Shippon 104 Gincroft Lane Edenfield Bury Lancashire BL0 0QX	1	1	1	0	Yes	BF
2022/0111	1218 Burnley Road Loveclough Rossendale BB4 8RG	4	2	2	2	No	GF
2022/0205	Full: conversion of existing lower ground floor area into a flat, with associated alterations to the property (re-submission of 2022/0092).	1	1	1	0	Yes	GF
2022/0489	Land Adjoining 41 Highfield Park, Haslingden Rossendale	2	2	2	0	Yes	BF
2022/0626	Land Off Goodshaw Lane Crawshawbooth Rossendale	1	1	1	0	Yes	GF
2023/0044	Former Anacapri Restaurant, Helmshore Road, Helmshore	5	2	4	1	No	BF
2023/0417	Alma Street Chapel Alma Street Bacup Lancashire	1	1	1	0	Yes	BF
2023/0426	Land At Shawclough Road Whitewell Bottom Rossendale BB4 9JZ	8	8	8	0	Yes	GF
2023/0525	548 Burnley Road Crawshawbooth Rossendale BB4 8NE	1	1	1	0	Yes	BF
2023/0561	Millerhouse Residential Home 615 Burnley Road Crawshawbooth Rossendale BB4 8AN	1	1	1	0	Yes	BF
2024/0050	767 Market Street Whitworth Rossendale OL12 8LS	1	1	1	0	Yes	BF
2024/0170	543 Market Street Whitworth Rossendale OL12 8QW	1	1	1	0	Yes	BF
2024/0250	34 Manchester Road Haslingden Rossendale BB4 5ST	1	1	1	0	Yes	BF
	Total	**397**	**138**	**287**	**1142**		

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 01/04/2025 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 01/04/2025. 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 2025. 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 table below shows sites with planning permission can deliver 645 dwellings over the next 5 years (1 April 2025 to 31 March 2030).

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2024/2025	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
2008/0720	3-5 Deer Street Weir Lancashire	Years 1-5	1	0	No	4	3	1	1	1	0	0	0	0	0	0	0	0	0	Full
2011/0183	Land west of Burnley Road, Weir	Years 11-15	0	0	No	1	1	0	0	0	0	0	0	0	0	0	0	1	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	Full
2012/0346 (H39)	Irwell Springs, Weir	Years 1-5	10	0	No	56	46	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	Full
2013/0195	62 Newchurch Road, Rawtenstall, BB4 7QX	Years 1-10	4	2	Yes	4	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2014/0106	Far Bank End Farm, Brex, Coal Pit Lane, Whitewell Bottom	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	Full
2014/0175	50 Tonacliffe Road, Whitworth	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2024/2025	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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 6-10	0	0	No	11	11	0	0	0	0	0	2	9	0	0	0	0	0	Full
2014/0343	33 Rockcliffe Road, Bacup	Years 6-10	0	0	No	2	2	0	0	2	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	1	0	0	0	0	0	0	0	0	0	Full
2015/0156 (H9)	The Hollins, Hollin Way, Reeds Holme	Years 1-10	9	4	No	9	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2015/0327; 2012/0285	14 Rochdale Road, Bacup OL13 9NW	Years 6-10	0	0	No	3	3	0	0	0	0	0	3	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	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	Prior Approval
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	Full
2016/0295 (H9)	Land off Hollin Way, Reeds Holmes, BB4 8ED	Years 1-10	4	1	No	9	5	2	2	1	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2024/2025	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
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	Full
2016/0323	454 Market Street, Whitworth, Rochdale, OL12 8QN	Years 6-10	0	0	No	4	4	0	0	0	0	0	2	2	0	0	0	0	0	Full
2016/0373	Greens Moor Cottage, Cutler Lane, Stacksteads, Bacup, OL13 0BA	Years 6-10	0	0	No	1	1	0	0	0	0	0	1	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	Full
2016/0516 (H38)	Doals House, Hillside Crescent, Weir	Years 6-10	1	1	Yes	1	0	-	-	-	-	-	-	-	-	-	-	-	-	Full
2016/0577	600/602 Bacup Road, Waterfoot BB4 7EU	Years 11-15	0	0	No	1	1	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	Full
2016/0630	Waingate Road, Rawtenstall	Years 1-15	4	0	No	8	0	4	0	0	0	0	0	0	0	0	0	0	0	Full

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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	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	Full
2017/0565	Tanner Farm, Kings Highway, Haslingden	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0142	596-598 Bacup Road Waterfoot Rossendale Lancashire BB4 7EU	Years 1-5	2	2	No	4	2	2	0	0	0	0	0	0	0	0	0	0	0	Full
2018/0318 (H62)	Former Spring Mill, Land off Eastgate and Westgate, Whitworth	Years 1-5	107	53	No	119	12	12	0	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	0	0	0	0	0	1	0	0	0	0	0	0	Full
2018/0345	Higher Barn Piggery, Roundhill Road, Haslingden	Years 1-5	0	0	No	1	1	1	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	Prior Approval

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2018/0535	Reeds Holme Works Burnley Road, Rawtenstall	Years 1-10	97	29	Yes	97	0	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
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	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	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	Full
2019/0090	Agricultural Building To Rear Of Park View Cottage Cowpe Road Cowpe	Years 6-10	1	1	Yes	1	0	0	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	Full
2019/0155	Croston Close Farm Croston Close Road Ramsbottom	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2019/0263	Land at Folly Clough, Goodshaw Lane, Crawshawbooth	Years 6-10	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2019/0405 (H64) 2024/0342	Irwell Vale Mill	Years 6-10	0	0	No	30	30	0	0	15	15	0	0	0	0	0	0	0	0	Outline
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	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	Full
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	Full
2020/0039 (H55)	Land At Johnny Barn Close Cloughfold Rossendale	Years 1-10	30	6	Yes	30	0	0	0	0	0	0	0	0	0	0	0	0	0	Res. Matters
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	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	Full
2020/0141	Caravan Cobclough Farm, Oakenclough Road ,Bacup	Years 6-10	0	0	No	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	LDC
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	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	Full
2020/0267	2 Ashworth Road, Edgeside	Years 6-10	2	2	Yes	0	0	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	Full

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2020/0378 (H11)	Land On The South Side Of Commercial Street Loveclough Rossendale Lancashire	Years 1-10	24	5	No	80	56	20	20	16	0	0	0	0	0	0	0	0	0	Res. Matters
2011/0457 (H11)	Commercial Street, Rossendale	Years 1-5	0	0	No	10	10	0	0	0	5	5	0	0	0	0	0	0	0	Full
2020/0406	Dwelling At Oakenclough Mill, Oakenclough Road, Bacup	Years 6-10	0	0	No	1	1	0	0	1	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	Full
2020/0461	Parrock Mill Barn, Todmorden Road, Bacup	Years 11-15	0	0	No	1	1	0	0	0	0	0	0	0	1	0	0	0	0	PiP
2020/0462	Land Adj The Vicarage, Goodshawfold Road, Loveclough	Years 6-10	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0484	40 Tonacliffe Road, Whitworth	Years 6-10	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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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	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	Full
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	Full
2020/0600	Goodshawfold Farm, Goodshawfold Road, Loveclough	Years 6-10	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0022 (H55)	Land At The End Of Meadow Edge Close, Cloughfold	Years 6-10	1	1	Yes	1	0	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	Yes	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	Full

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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	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	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	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	Full
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	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	Full
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
2021/0248 (H21) or 2024/0315	Commercial Hotel, 318A Newchurch Road, Stacksteads	Years 1-5	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	Full

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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	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0395	29-31 Ronaldsway Close, Bacup	Years 6-10	0	0	No	1	1	0	0	0	0	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	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2021/0452	Greenhill Garage, Rochdale Road, Bacup	Years 6-10	0	0	No	4	4	0	2	2	0	0	0	0	0	0	0	0	0	Full

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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	Prior Approval
2021/0474	John Streets Work, John Street, Haslingden	Years 6-10	0	1	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	Full
2021/0500 (H22) See appendix D	Land at Blackwood Road, Stacksteads	Years 6-10	0	0	No	41	41	-	-	-	-	-	0	0	0	0	0	0	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	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	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	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	Prior Approval
2021/0573	Barn 3 Gincroft Lane, Edenfield	Years 6-10	1	1	No	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	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	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	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	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	LDC
2022/0022	Land At Wesley Place, Bacup	Years 11-17	0	0	No	2	2	0	0	0	0	0	0	1	1	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	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	LDC

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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	Full
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	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	Full
2022/0111	1218 Burnley Road, Rawtenstall	Years 6-10	2	2	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	Res. Matters
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	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	Full

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2022/0205	380 Holcombe Road, Helmshore	Years 6-10	1	1	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0213	Wellington Hotel, 10 Todmorden Road, Bacup	Years 6-10	0	0	No	1	1	0	1	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	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	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	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	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	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	Full
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	Full

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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	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	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	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	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	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	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	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	Full

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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	Full
2022/0489	Land Adjoining 41 Highfield Park, Haslingden Rossendale Lancashire	Years 6-10	2	2	No	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0541	Land At Chapel Street, Whitworth	Years 6-10	0	0	No	2	2	0	2	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	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	PiP
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	Full
2022/0587	1 Helmshore Road, Haslingden	Years 6-10	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2022/0626	Land Off Goodshaw Lane, Crawshawbooth	Years 6-10	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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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	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	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	Full
2023/0030	Hardsough Farm, Hardsough Lane, Edenfield	Years 6-10	0	0	No	1	1	0	1	0	0	0	0	0	0	0	0	0	0	Prior Approval
2023/0044	Former Anacapri Restaurant, Helmshore Road, Helmshore	Years 1-10	4	2	No	5	1	1	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	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	Full

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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	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	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	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	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	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	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	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	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	Full

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2023/0229	Aspen Ridge & Stud Brow Bungalow,	Years 6-10	0	0	No	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	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	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	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	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	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	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	Full

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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	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	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	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	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	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	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	Prior Approval
2023/0417	Alma Street Chapel, Alma Street, Bacup	Years 6-10	1	1	Yes	1	1	1	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	Full

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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	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	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	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	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	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	Full
2023/0525	548 Burnley Road, Crawshawbooth	Years 6-10	1	1	Yes	0	0	0	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	PiP

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2023/0561	Millerhouse Residential Home, 615 Burnley Road, Crawshawbooth	Years 6-10	0	1	No	1	1	0	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	Full
2023/0426	Land At Shawclough Road Whitewell Bottom Rossendale BB4 9JZ	Years 6-10	8	8	Yes	8	0	0	0	0	0	0	0	0	0	0	0	0	0	RM
2024/0011	Dean Head House Trice Barn Farm Bacup Old Road Bacup Lancashire OL13 8RG	Years 1- 5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0236	13A Longholme Road Rawtenstall Rossendale BB4 7NG	Years 1-5	0	0	No	3	3	3	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0260	Horncliffe Mansion Bury Road Rawtenstall Rossendale BB4 6JS	Years 1-5	0	0	No	3	0	2	1	0	0	0	0	0	0	0	0	0	0	Full

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2024/0384	Manglefold Barn Elm Street Edenfield Bury Lancashire BL0 0JU	Years 1-5	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	Full
2024/0174	Lavender Hills Care Home Stubbins Vale Road Ramsbottom Bury Lancashire BL0 0NP	Years 1-5	0	0	No	27	27	27	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0426	Reddish Hill Farm Market Street Shawforth Rochdale Lancashire OL12 8XD	Years 1-5	0	0	No	2	2	0	2	0	0	0	0	0	0	0	0	0	0	Prior Approval
2024/0053	Further Houses Farm Laund Lane Haslingden Rossendale Lancashire BB4 5UB	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0114	Tong Farm Tong Lane Bacup Lancashire OL13 9XA	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full

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2024/0138	44 Manchester Road Haslingden Rossendale BB4 5ST	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0160	Land Adjacent 117 & 119 Booth Road Stacksteads Bacup Lancashire OL13 0TF	Years 1-5	0	0	No	3	3	3	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0232	121 Broadway Haslingden Rossendale Lancashire BB4 4EH	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Prior Approval
2024/0235	Coldwells Cottage Roundhill Road Haslingden Rossendale	Years 1-5	0	0	N0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0250	34 Manchester Road Haslingden Rossendale BB4 5ST	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full

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2024/0483	Former Masonic Hall Deardengate Haslingden Rossendale Lancashire BB4 5SL	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0360	Calf Hey Barn Calf Hey Road Haslingden Rossendale BB4 4AT	Years 1-5	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0417	11 Fern Terrace Haslingden Rossendale Lancashire BB4 5DY	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0321	4 Whitehead Street Rawtenstall Rossendale BB4 7RB	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0470	The Shippon Waterbarn Farm Booth Road Stacksteads Bacup Lancashire OL13 0TF	Years 1-5	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	Full

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2024/0008	Land Adjacent 54 Hilltop Drive Haslingden Rossendale	Years 1-5	0	0	No	4	4	4	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0239	Orchard Works Pilling Street Waterfoot Rossendale BB4 7AU	Years 1-5	0	0	No	4	4	4	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0241	Claxton Hair 3 Bacup Road Rawtenstall Rossendale BB4 7NG	Years 1-5	0	0	No	-1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0245	2 Duke Street Waterfoot Rossendale Lancashire BB4 7EZ	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0377	9 Market Street Bacup Lancashire OL13 8EX	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0454	Bacup Delivery Office 5 Burnley Road Bacup Lancashire OL13 8AA	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full

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2024/0015	Land At Pendle Avenue Bacup Lancashire OL13 9DW.	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0063	19 Helmshore Road Haslingden Rossendale BB4 4BG	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0128	Land At Bentgate House Clod Lane Haslingden Rossendale BB4 6LR	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	TDC
2024/0502	Thorn House 6 Thorn Street Bacup Lancashire	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0050	767 Market Street Whitworth Rossendale OL12 8LS	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0083	Barn Adjacent To Old Cowpe Hall Cowpe Road Cowpe Rossendale Lancashire BB4 7AE	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full

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2024/0162	The Offices Peel Mill Market Street Shawforth Rochdale Lancashire OL12 8HN	Years 1-5	0	0	No	7	7	7	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0170	543 Market Street Whitworth Rossendale OL12 8QW	Years 1-5	1	1	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0261	2 Carr Head New Barn Lane Rawtenstall Rossendale BB4 7AQ	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0088	34 Deardengate Haslingden Rossendale BB4 5QJ	Years 1-5	0	0	No	-2	-2	0	-2	0	0	0	0	0	0	0	0	0	0	Full
2024/0450	Land Adjacent To The Joinery Works Edge Lane Bacup Lancashire OL13 9SS	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	PIP
2024/0158	316B Newchurch Road Stacksteads Bacup Lancashire OL13 0UJ	Years 1-5	0	0	No	-1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	Full

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2024/0057	230 Blackburn Road Haslingden Rossendale BB4 5JF	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0085	Land Off Lee Road Stacksteads Bacup Lancashire	Years 1-5	0	0	No	4	4	4	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0255	Holly Bank Church Street Stacksteads Bacup Lancashire OL13 0RW	Years 1-5	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0267	Land Adjacent 121 Goodshaw Lane Crawshawbooth Rossendale Lancashire BB4 8DJ	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0059	42 Tonacliffe Road Whitworth Rossendale OL12 8SS	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2024/2025	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
2024/0285	Sowclough Stables Sowclough Road Stacksteads Bacup Lancashire OL13 8LB	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0448	3 Bank Street Rawtenstall Rossendale BB4 6QS	Years 1-5	0	0	No	4	4	2	2	0	0	0	0	0	0	0	0	0	0	Prior Notification
2024/0125	Land To North Of Turton Hollow Road Crawshawbooth Rossendale BB4 8BA	Years 1-5	0	0	No	2	2	2	0	0	0	0	0	0	0	0	0	0	0	Full
2024/0154	Adjacent 93 Burnley Road Bacup Lancashire OL13 8PZ	Years 1-5	0	0	No	8	8	2	2	2	2	0	0	0	0	0	0	0	0	PIP
2022/0543 (H26)	Fieldfare Way Bacup Lancashire	Years 1-5	0	0	No	71	71	20	20	20	11	0	0	0	0	0	0	0	0	Full
2023/0030	Hardsough Farm, Hardsough Lane Edenfield Bury BL0 0QE	Years 1-5	0	0	No	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Prior notification

Planning Application Ref	Site Name	Estimated Delivery	Total (net) Completions	Completions 2024/2025	Site Complete?	Total (net) dwellings granted planning permission	No of dwellings with permission remaining	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)
2021/0289 2020/0008 See appendix D	Land Adj. 59 Blackburn Rd, Edenfield	Years 1-5	0	0	No	6	6	-	-	-	-	-	0	0	0	0	0	0	0	Outline
2019/0335	Grane Village, Helmshore	-	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0029	51 Deardengate Haslingden Rossendale BB4 5QN	Years 1-5	0	0	Yes	-1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	Full
2020/0358	26 Tong End Whitworth Rochdale Lancashire OL12 8BJ	Years 1-5	1	1	Yes	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full
2023/0462 (H15)	Carr Barn and Carr Farm	Years 11-17	0	0	No	43	43	20	20	3	0	0	0	0	0	0	0	0	0	Full
2022/0318 (H30) See appendix D	Lane End Road, Bacup	Years 1-10	0	0	No	43	40	20	20	0	0	0	0	0	0	0	0	0	0	Outline
2023/0323	Moss Meadow Farm Stubbylee Lane Bacup Lancashire OL13 0D	Years 1-5	0	0	No	1	1	1	1	0	0	0	0	0	0	0	0	0	0	Full
Total			**326**	**138**	**0**	**1054**	**727**	**251**	**187**	**133**	**47**	**16**	**25**	**20**	**3**	**1**	**0**	**2**	**0**	**0**
								Total = 634												

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 531 dwellings over the next 5 years (between 2024/25 and 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 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H1 *See extant	Magistrates Court, Rawtenstall	0.02	Yes (2014/0233)	Years 1-10	11	11	0	0	0	0	0	0	0	No	0	E	E	E	E	E	E	E	E	E	E	E	No	BF
H2	Land at former Oakenhead Resource Centre	0.69	Complete	Years 1-5	19	0	0	0	7	12	0	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	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	0	11	11	4	0	0	0	No	Mixed

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H4	Swinshaw Hall, Loveclough	1.72	No	Years 6-10	47	0	47	0	0	0	0	0	0	No	0	0	20	27	0	0	0	0	0	0	0	0	No	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	0	5	0	0	0	0	0	No	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	0	5	5	0	0	0	0	No	GF
H7	Oak Mount Garden, Rawtenstall	0.29	No	Years 6-10	9	0	9	0	0	0	0	0	0	No	0	0	9	0	0	0	0	0	0	0	0	0	No	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	0	7	0	0	0	0	0	No	GF
H9*See extant	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	6	5	5	5	5	5	5	5	2	0	0	0	No	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H10 * permission built out remaining 13 on allocated site	Reedsholme Works, Rawtenstall	2.19	Permission for part of the site (2018/0535)	Years 1-17	110	97	0	0	0	0	17	21	30	Yes	29	0	0	0	7	6	0	0	0	0	0	0	Yes	BF
H11 *See extant	Loveclough Working Mens Club and land at rear and extension (2020/0378 & 2011/0457	3.2	Yes (including 2020/0378 & 2011/0457)	Years 1-10	94	90	0	0	0	0	3	10	10	No	0	0	0	0	0	0	4	-	-	-	-	-	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	No	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	No	GF
H14	Land south of Goodshaw Fold Road	0.23	Complete	Year 1-5	7	7	0	0	0	0	7	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	Yes	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H16 *See extant	Land off Lower Clowes Road, New Hall Hey	0.27	Yes (LDC) (2016/0273)	Years 6-10	7	7	0	0	0	0	0	0	0	No	0	E	E	E	E	E	E	E	E	E	E	E	No	GF
H17 *See extant	Old Market Hall, Bacup	0.16	Yes (2022/0444)	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	No	BF
H18	Reed Street, Bacup	0.42	Complete	Years 1-5	22	22	0	0	0	0	0	0	22	Yes	-	-	-	-	-	-	-	-	-	-	-	-	Yes	BF
H19	Former Bacup Health Centre	0.2	Complete	Years 1-5	12	12	0	0	0	0	12	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	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	No	BF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H21 *See extant	The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road	0.04	No	Years 6-17	7	2	5	0	0	0	0	0	0	No	0	0	0	0	0	0	5	0	0	0	0	0	Yes	BF
H22 (awaiting s106)	Land at Blackwood Road, Stacksteads	1.37	Yes (2021/05 00)	Years 6-10	41	41	0	0	0	0	0	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	No	Mixed
H23	Land off Greensnook Lane, Bacup	1.43	Complete	Years 1-5	26	3	0	2	6	3	6	6	3	Yes	-	-	-	-	-	-	-	-	-	-	-	-	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	No	GF
H25	Sheephouse Reservoir, Britannia	2.1	No	Years 6-10	63	0	63	0	0	0	0	0	0	No	0	0	30	33	0	0	0	0	0	0	0	0	No	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H26 See extant permissions	Land off Pennine Road, Bacup	2.8	Yes (2022/0543) * Allowed on appeal	Years 6-17	71	0	-	0	0	0	0	0	0	No	-	-	-	-	-	-	-	-	-	-	-	-	No	GF
H27	Tong Farm, Bacup	1.7	Lapsed	Years 6-17	51	0	51	0	0	0	0	0	0	No	0	0	0	0	0	0	10	11	20	0	0	0	No	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	0	10	0	0	0	0	0	No	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	0	5	5	4	0	0	0	No	GF
H30 * See extant	Land off Rockcliffe Road and Moorlands Terrace, Bacup	3.22	Permission for part of the site New permission 2022/0318	Years 6-10	63	0	37	0	0	26	0	0	0	No	0	E	E	E	E	E	E	E	E	E	E	E	No	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (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	No	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	No	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	0	0	0	20	20	23	0	0	0	No	Mixed
H34	Land off Burnley Road and Meadows Avenue, Bacup	0.13	Complete	Years 1-5	6	0	0	0	0	0	6	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	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	0	0	0	20	20	20	20	14	0	No	GF
H36 * See appendix D	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	-	ALA	ALA	ALA	ALA	ALA	ALA	ALA	ALA	ALA	ALA	ALA	No	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
			2021/0289)																									
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	0	15	15	15	7	0	0	No	GF
H38 *See extant	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	1	E	E	E	E	E	9	E	E	E	E	E	No	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H39* see extant	Irwell Springs, Weir	2.48	Yes (2012/0346)	Years 1-10	46	46	0	0	0	0	0	0	0	No	-	E	E	E	E	E	E	E	E	E	E	E	No	GF
H40 *See extant	Former Haslingden Police Station, Manchester Road	0.12	Yes (2016/0320)	Years 6-10	8	8	0	0	0	0	0	0	0	No	0	E	E	E	E	E	E	E	E	E	E	E	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	8	0	0	0	0	0	0	0	0	No	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	0	11	11	0	0	0	0	No	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	0	5	5	0	0	0	0	No	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	0	5	0	0	0	0	0	No	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (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	No	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	0	6	0	0	0	0	0	No	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	20	10	0	0	0	0	0	0	0	0	No	GF
H48	Waterfoot Primary School		Complete	Years 1-5	21	0	0	21	0	0	0	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	Yes	BF
H49	Land at Ashworth Road, Water	0.06	Complete	Years 1-5	6	0	0	0	0	0	0	6	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	Yes	BF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
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	No	BF
H51	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	0.06	Yes 2024/0239	Years 6-10	5	1	5	0	0	0	0	0	0	No	0	0	3	3	0	0	0	0	0	0	0	0	No	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	No	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	No	GF
H54	Land Adjacent Dark Lane Football Ground	1.95	Complete	Years 1-5	95	0	0	0	0	0	34	61	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	Yes	Mixed

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H55 * See extant	Johnny Barn Farm and land to the east, Cloughfold	4.55	Permission for part of the site (including 2020/0039 & 2021/0022)	Years 1-10	80	31	49	0	0	0	0	16	8	Yes	7	0	9	20	20	0	0	0	0	0	0	0	Yes	GF
H56	Hareholme, Staghills	0.33	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	No	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	0	8	0	0	0	0	0	No	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	0	13	10	0	0	0	0	No	GF
H59	Albert Mill, Whitworth	1.14	Lapsed	Years 6-17	85	0	85	0	0	0	0	0	0	No	0	0	0	0	0	0	-	-	-	-	-	-	No	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	No	GF

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H61	Land Behind Buxton Street, Facit		Complete	Years 1-5	28	0	0	-	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	Yes	GF
H62 *See extant	Former Spring Mill, Whitworth	3.7	Yes (2018/0318)	Years 1-10	119	107	0	0	0	0	2	20	32	No	53	12	-	-	-	-	-	-	-	-	-	-	No	BF
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	No	Mixed
H64 * See extant	Irwell Vale Mill	1.43	Yes	Years 6-10	30	30	0	0	0	0	0	0	0	No	0	E	E	E	E	E	E	E	E	E	E	E	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	0	9	0	0	0	0	0	No	BF
H66 See appendix D	Land West of Market Street, Edenfield	13.7	Resolution for s106 (2023/0396 & 2022/0015)	Years 1-17	350	66	334	0	10	0	0	0	0	No	0	0	45	45	45	45	45	30	30	30	35	0	No	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	20	0	0	0	No	Mixed

Housing Allocation Ref	Site name	Site net developable area (Ha)	Planning permission as of 31th March 2025	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 2025)	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	Site Complete	Brownfield (BF) or Greenfield (GF)
H68	Grane Village, Helmshore	4	Lapsed / Not available	Resolution to grant s106	139	139	47	0	0	0	0	0	0	No	0	0	0	0	0	0	0	0	0	0	0	0	No	Mixed
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	No	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	No	Mixed
Total					2429	835	1411	25	24	21	94	142	108	0	96	17	154	189	108	63	296	200	170	76	58	0		-
																Total = 531												

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 by Forward Planning. Information is as accurate as possible and provides a snapshot of the latest situation as of 1st April 2025.

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				
				2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
2019/0335 (H68)	Grane Village, Helmshore	GF	0	0	0	0	0	0
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
2023/0396 (H66)	Development Adj Pinfold And Blackburn Road, And Development Adj Burnley Road Edenfield Bury Lancashire	GF	50	0	20	20	10	0
2021/0500 (H22)	Land South Of Blackwood Road Stacksteads Bacup Lancashire	GF	41	0	20	21	0	0
2022/0318	Lane End Road, Bacup	GF	40	0	20	20	0	0
Total no. of dwellings left to build on sites where there is a resolution to grant			**178**					

Table 9 above shows that there are 178 dwellings in the pipeline with a 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 1 April 2025 and 31 March 2030.

Appendix E: Sites where Planning Permission Expired in 2024/2025

The following Planning Permissions passed the date of expiry as stated on the Planning Decision with no start being made, according to the Council's records. As such these Permissions have been removed from the housing supply. They can no longer be implemented without resubmitting a planning application, or evidence to prove a start had been made before the expiry date.

Please contact forwardplanning@rossendalebc.gov.uk if you think this information to be incorrect.

Information contained in this section is confirmed by Officers in Forward Planning. Information is as accurate as possible and provides a snapshot of the latest situation as of 1st April 2025.

Table 10: Sites where Planning Permission expired without a start in 2024/2025

Planning Application Ref.	Site Name	Reason for removal	Net dwelling approved
2020/0221	Zion Cottage Saunder Height Lane Cloughfold Rossendale Lancashire BB4 9NA	Expired	1
2021/0256	Land To The Rear Of No 7 Albert Street Whitworth Rochdale Lancashire OL12 8PJ	Expired	1
2021/0395	29-31 Ronaldsway Close Bacup Lancashire OL13 9PY	Expired	1
2021/0076	Land To Rear Of 331 - 345 Grane Road Haslingden Rossendale Lancashire	Expired	1
2021/0561	Stables Bentgate House Clod Lane Haslingden Rossendale Lancashire BB4 6LR	Expired	1
2021/0580	2 Hawthorn House Goodshaw Lane Crawshawbooth Rossendale Lancashire BB4 8DJ	Expired	1
2021/0244	Land At Bury Road/Lomas Lane Rawtenstall Rossendale Lancashire	Expired	4
2020/0339	Land South Of Victoria Street Cloughfold Rossendale Lancashire BB4 7PT	Expired	4
2021/0256	Land To The Rear Of No 7 Albert Street Whitworth Rochdale Lancashire OL12 8PJ	Expired	1
2021/0200	Park View Cottage Cowpe Road Cowpe Rossendale Lancashire BB4 7EA	Expired	1
2022/0022	Land At Wesley Place Wesley Place Bacup Lancashire OL13 8JE	Expired	2
2020/0339	Land South Of Victoria Street Cloughfold Rossendale Lancashire BB4 7PT	Expired	4
Number of dwellings removed from supply			**22**

Table 10 shows that there are 22 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.

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