

Preparing a Local Plan for Pendle



Housing Delivery Action Plan



22 August 2019

Versions

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1. Introduction

- 1.1 Paragraphs 73-75 of the National Planning Policy Framework (February 2019) require local planning authorities to meet identified local housing needs and to maintain at least a 5-year supply of deliverable housing land. Local planning authorities that fail to attain 95% housing delivery, as part of the new Housing Delivery Test (HDT), are required to prepare and implement Housing Delivery Action Plans in order to identify the steps and actions to be taken to rectify the calculated housing delivery deficit. In accordance with the HDT Rule Book¹, where a plan is less than 5 years old the lower of the household projections or the adopted plan requirement is used to calculate the HDT result. The housing delivered over three year period is then measured against it.
- 1.2 The 2018 HDT calculation for Pendle shows that housing delivery was 73% of the calculated total number of homes required (441 homes delivered, compared to a calculated requirement of 603 dwellings over a 3 year period) a shortfall of 162 dwellings over the HDT calculation period 2015-2018. In response, the Council is required to and has prepared this Housing Delivery Action Plan (“the HDAP”) which sets out the steps we will take to seek to meet the housing delivery challenge, and related shortfall.
- 1.3 Monitoring data shows that completions are generally on an upward trend. At 31 March 2018 consents for over 2,600 (2,635) dwellings were in place. In 2017/18 139 net dwellings were completed. The monitoring of housing data for the 2018/19 financial year indicates that there is likely to be circa 200 new houses delivered and there is potentially a higher provision in the following financial year. This is reflective of increased market activity overall, and compounds the trend that dwelling completions are on an upward trend.
- 1.4 The Council recognises that delivering growth and meeting housing requirements is complex. Whilst a number of the actions identified in the Action Plan are solely within the remit of the Council to resolve (e.g. to successfully respond to the challenge of increasing, and then maintaining, housing delivery), the Council will also need the support and co-operation of those involved in delivering homes including landowners and house builders.

¹ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

- 1.5 Data is collected at least annually to establish the context for housing delivery in Pendle. This includes consideration of past performance. The HDAP provides a root cause analysis of the issues affecting housing delivery. The HDAP then sets out the steps to be taken to address housing delivery issues in Pendle and considers how potential barriers to development and housing delivery can be overcome.
- 1.6 It should be noted that not all of the issues identified are under the control of the Council. Where this is the case the HDAP will identify the steps to be taken by the Council to influence how the issues will be overcome. It should be noted however that the Council will continue to fulfil its role as arbiter of development suitability and will not sacrifice the principles of good planning and place making in pursuit of development at all costs.
- 1.7 This Action Plan is structured in the following sections:
1. Introduction
 2. Past housing delivery review- past performance
 3. The local housing market
 4. Action plan for future housing delivery
 5. Identifying and addressing barriers to development
 6. Key actions and responses
 7. Implementation and monitoring

2. Past Housing Delivery and Performance

- 2.1 The Core Strategy was adopted in 2015, and given that it is less than 5 years old, the Housing Delivery Test (HDT) is measured against household projections. This results in a HDT score of 73%, hence the requirement of this HDAP. When assessed against the Core Strategy requirement, the under delivery of housing is amplified. Given that housing delivery is below 85% of the housing required, a 20% buffer is applied to the 5 year housing land supply calculation resulting in a requirement of 358 dwellings pa. This is shown in the following graphics. It should be noted that dwelling completions are on a rising trend, but it is acknowledged that dwelling completions since 2011 have been well below the housing requirement set out in the Core Strategy. When the plan is 5 years old (2020), the local housing need figure will apply when calculating the housing delivery test and 5 year housing land supply. As such it is possible that the HDT figure in future years will be lower than the Core Strategy requirement of 298 dwellings per annum (dpa), and the HDT will be met as a result.
- 2.2 The following graphs provide an overview of past housing delivery in Pendle borough from 2011 to 2018. It provides details of the total number of gross housing completions, illustrating that housing delivery rates have fluctuated over time, albeit that annual variations in dwelling delivery are to be expected. It is noted that the number of dwellings completed in 2016/17 was the highest since the start of the plan period. Housing delivery is on a rising trend over the longer term but still falls significantly short of the annual requirement in the adopted Local Plan (and calculated HDT requirement). This suggests an increased confidence in the housing market in Pendle, but not to the level to achieve the assessed needs in the HDT.

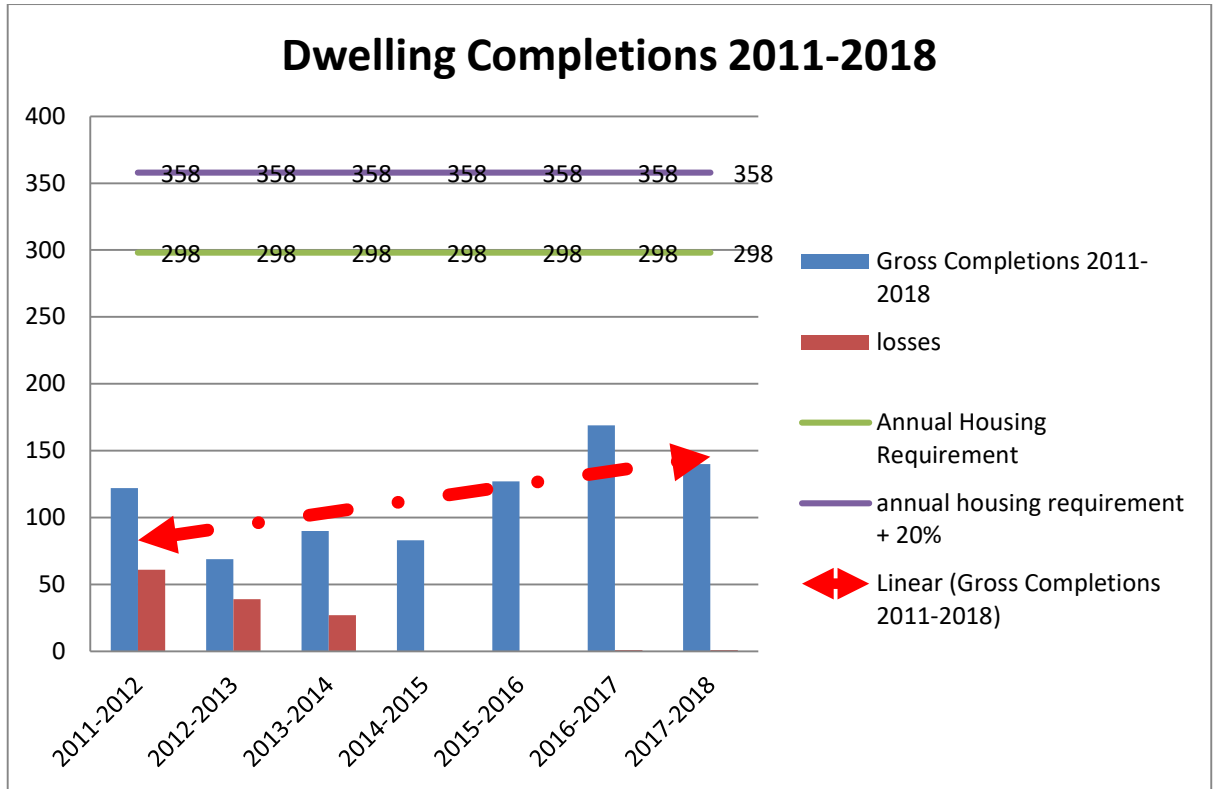


Figure 1 – Housing data performance graphic and trend line

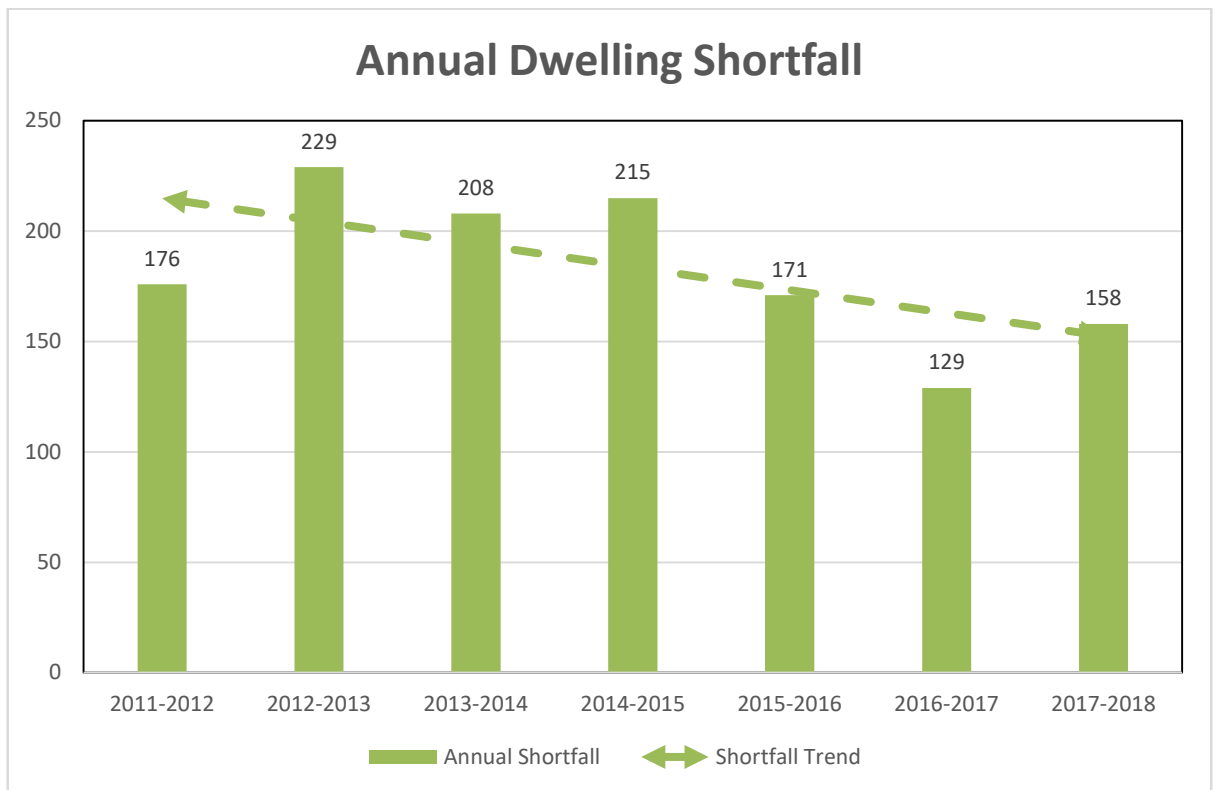


Figure 1 – Annual dwelling shortfall against the Core Strategy housing requirement and trend line

- 2.3 However, in all years since the start of the plan period, it is acknowledged that completions have been below the plan annual requirement of 298 as set out in Core Strategy (Policy LIV1). Annual shortfalls in delivery are also shown and can be compared to the local plan requirement. To address the shortfall in housing delivery, the current trend of rising completions will need to continue and accelerate if:
- a) The overall housing requirement (5,662) is to be met over the plan period and
 - b) The HDT is to be met.
- 2.4 Although housing delivery in 2017/18 exceeded the projected figure in the housing trajectory set out in the AMR, (showing positive signs in the housing market), it is acknowledged that performance remains below the pre-recession period. The AMR for 2016/17 showed an anticipated delivery of 173 dwellings whereas the actual housing delivered over the period was 145 dwellings net², a difference of 28 dwellings over the year and potentially a reflection of a cautious approach to housing delivery in Pendle borough.
- 2.5 Adding a 20% buffer provides further clarity and focus on the issue and the requirement to enhance housing delivery rates. The historic level of housing delivery from the start of the plan period is an identified challenge that provides some context to the action plan.
- 2.6 Figure 3 is a graphic representation of the outcome of the housing delivery test. It shows that over the test period housing delivery did not meet the household projections under the transitional arrangements in the Rule Book. As 73% of the calculated requirement was delivered, this action plan has been prepared.

² HDT calculation 2015-2018.

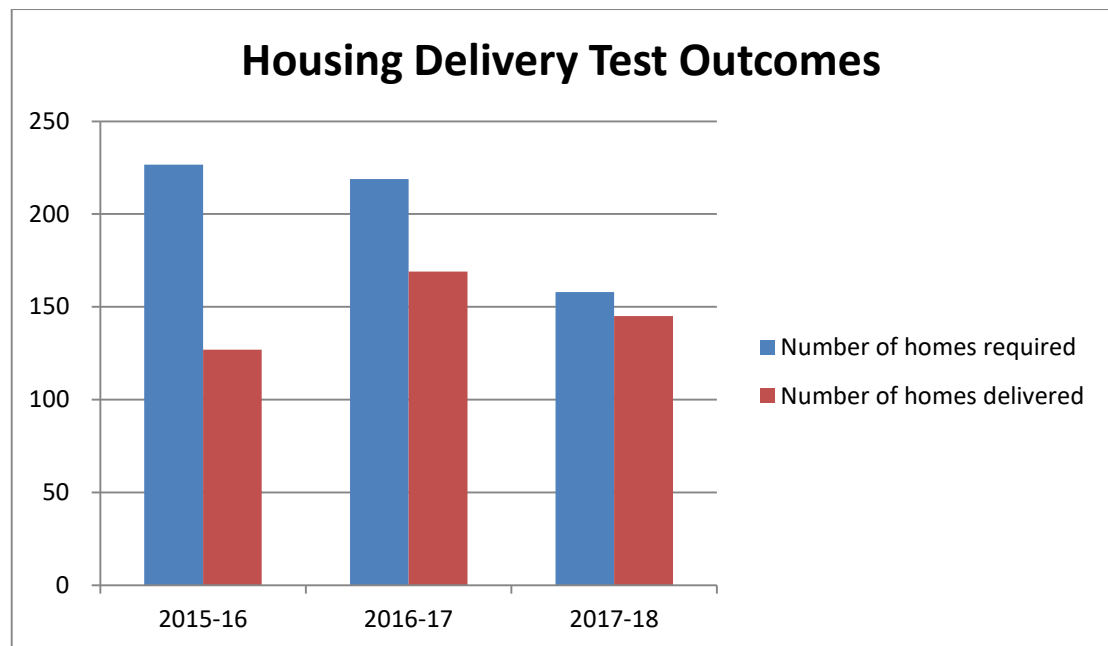


Figure 3 - Housing Delivery Test Outcome 2018

- 2.7 The action plan identifies housing delivery test outcomes, and the mechanisms put in place to seek to address housing delivery, and expected outcomes.

Pendle Local Plan Part 1: Core Strategy

- 2.8 The adopted Core Strategy sets a housing requirement of 298 dwellings per annum (dpa) and allocates one strategic site, land at Trough Laithe delivering up to 500 dwellings on a single site. It is intended that the emerging site allocations DPD, will allocate smaller, non-strategic housing allocations to deliver housing in the borough.
- 2.9 The strategic housing site, Trough Laithe is close to Junction 13 on the M65 motorway between Barrowford and Nelson. At Trough Laithe, outline planning permission was granted in 2017 (application 13/15/0327P), but a reserved matters approval application has not yet been received, conditions have not been discharged, and no work has started on the site.

2.10 Whilst there have been no completions on this strategic site to date, dwellings have been delivered by major housing developers elsewhere.

Examples of this in the Borough are:

- Land off Knotts Lane in Colne (application 13/15/0178P) and
- Salterforth Mill near Barnoldswick (application 13/15/0178P).
- The Hallows in Reedley (application 13/08/0558P)
- Spring Mill (application 13/14/0088P), and
- Spring Meadows (application 17/0362/FUL)

2.11 Monitoring shows that since the start of the plan period (2011), a total of 800 dwellings have been delivered. Overall, the adopted local plan housing requirement has been 2,072 dwellings, since 2011 leaving a balance of 1,272 dwellings to be provided. Since the 2014/15 monitoring period (and HDT calculation period), 436 dwellings have been completed against a Housing Delivery Test calculated requirement of 603 dwellings. There has been a history of under delivery of housing since the financial crisis of 2008. This should be borne in mind when considering the housing delivery deficit going forward as context.

5-year housing land supply calculation

2.12 The NPPF (2019) requires local planning authorities to “identify and update annually, a supply of specific deliverable³ sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land (paragraph 73, part a).

2.13 The NPPF goes on to note that in areas where there has been a record of persistent under delivery of housing⁴, this buffer should be increased to 20% to improve the prospect of achieving the planned supply.

³ Footnote 11 of the NPPF defines deliverability.

⁴ As now defined as delivering below 85% against the Housing Delivery Test

- 2.14 Prior to the onset of the economic recession, the delivery of new housing in Pendle was healthy and met the planned housing requirement at the time. This was not a consistent performance however. Historically central government decisions also served to constrain housing supply whilst housing residuals in Burnley were also applied to Pendle. However, since the crash in 2008, the completion rate for new dwellings has fallen significantly. As a consequence, a 20% buffer on top of the housing requirement for Pendle, not an increase in the OAN has been applied. This approach was agreed and accepted by the Inspector examining the Core Strategy and does not influence the HDT result.
- 2.15 The Strategic Housing Land Availability Assessment (SHLAA) establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.16 Table 2.1 below shows that by counting newly completed dwellings and the reoccupation of long-term empty homes, 1,568 additional dwellings were provided between 2011/12 and 2017/18. This level of provision is lower than the planned requirement of 2,086 dwellings. Therefore the Council is in a position of under-delivery with a shortfall of 518 dwellings. This shortfall will need to be addressed as part of the five year supply calculation.

1	Housing Requirement		
A	Years in plan period (2011/12 - 2029/30)		19
B	Overall housing requirement		5,662
C	Annual housing requirement	C / A	298
2	Performance to date (2011/12-2017/18)		
D	Housing requirement	C x 7	2,086
E	Housing provision		1,568
	□ New housing delivery		671
	□ Reoccupation of long-term empty homes		897
F	Current position (against the housing requirement)	E – D	-518
3	Five-year requirement (2018/19-2022/23)		
G	Five year requirement	C x 5	1,490
H	Five year requirement + 20% buffer	G + 20%	1,788
J	Five year requirement + 20% buffer – Delivery	H - F	2,306
4	Five year supply (2018/19-2022/23)		
K	Dwellings on deliverable sites (SHLAA 0-5 years)⁵		2,308
L	Number of years of supply	K / (J / 5)	5.00

Table 1 – 5 year housing land supply calculation

⁵ Takes account of the NPPF definition of ‘deliverable’ and the PPG.

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3. The Local Housing Market

Site type	Number of sites	Type of planning permission (full or outline + RM)	Number of units consented
Large More than 80 dwellings	5	3 outline, 1 full, 1 outline plus reserved matters	1,061
Medium 10-79 dwellings	39	10 outline, 29 full and/or reserved matters	1,060
Small 1-9 dwellings	210	18 outline, 192 full and/or reserved matters permissions	514
Totals	254		2,635

Table 2 – Housing site summary table

- 3.1 Housing monitoring data shows that at 31st March 2018 planning permissions for 2,635 dwellings (outline and full) on sites that had not commenced were in place, whilst 280 dwellings were shown as being under construction. This suggests that whilst the stock of planning permissions is sufficient to deliver the required level of housing, converting them to starts on site and completions (dwelling delivery) has proved to be more challenging. The analysis below shows performance on ‘large’ sites of 80 dwellings and over, ‘medium’ sites of between 10 and 79 dwellings, and ‘small’ sites of up to 9 dwellings. Commentary is set out below.

‘Large’ Sites yielding over 80 dwellings

- 3.2 Analysis of housing consent monitoring data shows that 1,061 dwellings are to be delivered on 5 sites of 80 dwellings or more. These are presented at Appendix 3: Large housing sites more than 80 dwellings.
- 3.3 Of these 5 sites, one has delivered completions, this being land off Knotts Lane, Colne, where there is a contractor on site at the time of writing. Land east of Windermere Avenue has Reserved Matters approval (reference 18/0865/REM). Land at Further Clough Head is a joint venture between the Council and LIBERATA. At the time of writing 62 dwellings on ‘large’ sites have been delivered on one site.

3.4 It should also be noted that 44% of the potential supply of housing on ‘large’ sites is contained on one site (Trough Laithe) – up to 500 dwellings in total.

Sites yielding 10 to 79 dwellings – ‘Medium’ sites

3.5 Monitoring also shows that 1,060 dwellings are to be delivered on sites with planning permission yielding between 10 and 79 dwellings (See Appendix 4: Medium housing sites progress 10-79 dwellings). Of these, 133 dwellings (15%) have been delivered and 175 dwellings are shown as under construction. This leaves 738 dwellings outstanding where no starts are recorded at the time of writing.

Sites yielding up to 9 dwellings – ‘Small’ sites

3.6 Monitoring shows that planning permissions are in place for 514 dwellings are to be delivered on sites yielding 9 dwellings or less. Of these, 13 dwellings (4%) are shown to have been completed, and 79 dwellings are shown to be under construction. This leaves 435 dwellings outstanding on small sites (See Appendix 5: Small housing sites progress up to 9 dwellings).

Planning permissions granted, dwellings completed.

3.7 Overall during 2017/18, planning permissions for a total of 522 dwellings were granted. Over the monitoring period, 139 net new homes were completed.

Median Property Prices

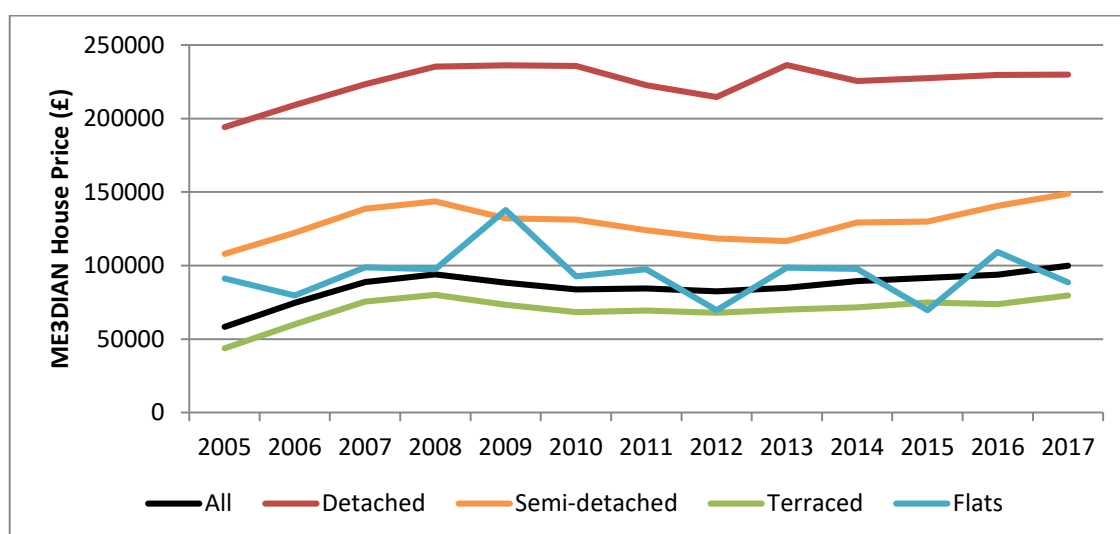


Figure 4 – Median property prices

3.8 The above graph (figure 4) shows median property price trends all different types of housing over the period from 2005 to 2017. This shows an increasing price trend overall but with variation in prices for flats in particular. However, this shows positive price movement over the period and is suggestive of a positive and increasingly robust and active housing market.

Specialist housing – including Gypsy and Traveller community

3.9 Evidence contained in the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Burnley and Pendle report (August 2012) shows that Pendle is not a location for Gypsies or Travellers to reside or to use as a transit point. As such there is no identified need in the borough for Gypsy and Traveller accommodation, so no provision is to be made.

Conversion of consents to completions

Housing trajectory

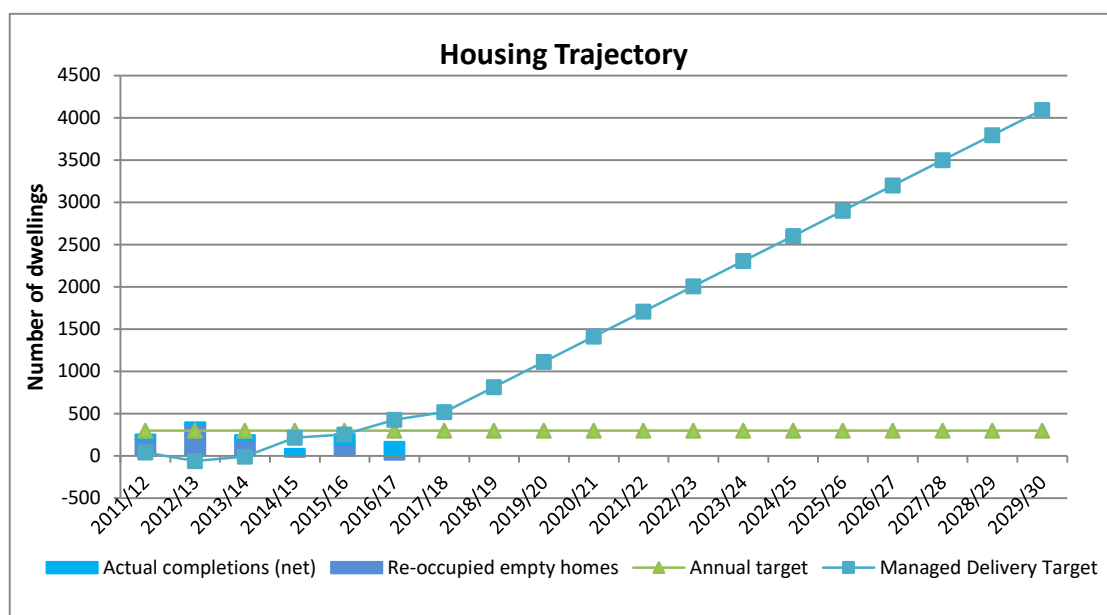


Figure 5 – Housing trajectory

3.10 A forward trajectory of housing delivery shows housing delivery on a rising trend going forward. In particular this means that in future years it is likely that the housing delivery test will be met. Nonetheless preparation and adoption of the part 2 plan is a priority to provide for certainty in housing delivery.

2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	Longer term
197	145	222	400	385	400	247	231	264	316	20	3,276

Table 3 – Projected housing delivery

- 3.11 The above table shows projected housing delivery up to 2033 and in the longer term. It shows that housing delivery is projected to increase in the longer term thereby ensuring the predicted supply of housing in the longer term.

Reoccupation of Vacant Dwellings

- 3.12 Monitoring shows that since 2008 to July 2019, the number of long term vacant properties in the borough has fallen by 1373 units long-term vacant dwellings have been re-occupied and brought back into beneficial use. This is a valuable source of supply that the council is pursuing actively, including compulsory purchase.

Affordable Dwelling units

- 3.13 Monitoring shows that since 2011, 653 affordable dwellings have been granted planning permission on a mix of housing sites in the borough.

Year	Social Rent	Affordable Rent	Intermediate	Other	Affordable Homes
2011/12	11	0	0	14	25
2012/13	8	0	0	15	23
2013/14	0	47	7	6	60
2014/15	11	116	3	6	136
2015/16	11	41	3	9	64
2016/17	31	1	13	112	157
2017/18	10	20	46	112	188

Table 4 – Affordable housing permissions

- 3.14 Likewise, monitoring also shows that 172 affordable dwellings have been completed since 2011. See the table below:

Year	Social Rent	Affordable Rent	Intermediate	Other	Affordable homes
2011/12	11	0	0	0	11
2012/13	6	0	0	0	6
2013/14	8	0	0	0	8
2014/15	0	10	4	0	14
2015/16	0	74	0	0	74
2016/17	0	38	0	0	38
2017/18	0	21	0	0	21
Totals	25	143	4	0	172

Table 5 – Affordable housing completions

Monitoring also shows that over the period 2017 to 2018, 21 affordable dwellings were completed over the period

SHLAA Sites

- 3.15 Appendix 1: SHLAA Update and Appendix 2: SHLAA sites provide details of the SHLAA update and related sites in Pendle.
- 3.16 Monitoring data and an update to the Pendle SHLAA presents potential; housing supply on sites identified in the SHLAA as follows. Sites in the SHLAA with planning permission form part of the committed housing supply for Pendle, and are accounted for through monitoring on that basis. Of sites without planning permission, the potential housing supply by settlement is as follows:

Settlement	Sum of Net Total
Barnoldswick	483
Barrowford	678
Blacko	102
Brierfield	1757
Colne	943
Earby	841
Fence	154
Foulridge	21
Higham	8
Kelbrook	395
Laneshaw Bridge	185
Nelson	541
Newchurch-in-Pendle	4
Roughlee	26

Settlement	Sum of Net Total
Salterforth	241
Spennings Brook	33
Trawden	109
Grand Total	6,521

Table 1 – Potential housing yield by settlement

- 3.17 In terms of the spatial distribution of potential supply In the SHLAA, this is presented as follows as per local plan sub areas:

Spatial Area	Sum of Net Total
M65 Corridor	3,918
Rural Pendle	1,279
West Craven Towns	1,324
Total	6,521

Table 2 - Potential yield by local plan spatial-area

- 3.18 The potential supply of housing on SHLAA sites that don't benefit from planning permission represents a total *potential* supply of 6,521 dwellings on sites considered to offer the potential for housing development. This is distributed as per Table 5 above that shows the spatial areas and potential supply in each area. The position with SHLAA sites shows that the position of potential housing supply is healthy, showing a greater dwelling capacity in sites than is actually required.
- 3.19 The forward trajectory for housing delivery, for SHLAA sites shows that housing delivery is on a rising trend, and it is likely that in future years, the Housing Delivery Test will be met, arising from a reduced HDT housing requirement compared to the adopted Core Strategy. When compared to the adopted core strategy, it is likely that housing delivery will need to increase if the housing requirement is to be met.

Neighbouring Authorities

- 3.20 Authorities adjacent to Pendle present the following housing requirements: in terms of local plan proposals and the level of growth. Local plans in neighbouring authority areas are making provision for growth as follows:

Adjacent local planning authority	Dwelling target PA	Total plan period housing requirement	Plan expiry
Ribble Valley	280	5,600	2028
Craven	230	4,600	2032
Bradford	2,200	56,140	2030
Calderdale	840	12,600	2033
Burnley	194	3,880	2032

Table 3 - Neighbouring Authorities' Housing Requirement

- 3.21 For the avoidance of doubt, there are no arrangements in place to accommodate housing need in adjacent boroughs or vice versa. Each Planning Authority therefore will plan to meet its own housing requirement within the borough or district.

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4. Action Plan for Future Housing Delivery

- 4.1 The preceding sections of this action plan set the scene for identifying key actions and mechanisms for seeking to address the housing delivery challenge, and meeting the provisions of the Housing Delivery Test in future years. The next sections of this action plan sets out mechanisms for addressing the issue and delivering the required housing.
- 4.2 Firstly the barriers to development are identified (Section 5) which are followed by the identification of key actions and responses to address the barriers to development (Section 6). This then forms the basis of the action plan (Section 7).

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5. Identifying and Addressing Barriers for Development

Context

- 5.1 Housing market activity in Pendle is influenced by a number of factors that, in turn, influence performance and operation. These include but are not limited to:
- Access to development finance;
 - Development viability and return – including planning conditions, planning obligation contributions, condition discharge; and reserved Matters approvals;
 - The stock of planning permissions in hand for housing development;
 - Infrastructure requirements and the link to planning obligation requirements etc.
- 5.2 Housing monitoring shows that the supply of housing sites with planning permission in Pendle is healthy. There is a potential supply of 2,635 dwellings. In the form of sites with planning permission, this will more than meet the housing requirement and/or housing delivery test calculated requirement. The granting of planning permissions alone is not necessarily the answer to meeting the housing delivery challenge in Pendle.
- 5.3 Likewise the discharge of planning conditions is not pointing towards starting on site being prevented or held up by conditions requiring discharge.
- 5.4 Sites with planning permission have already been assessed for their viability and deliverability and found to be acceptable. Otherwise planning permission would not be granted in normal circumstances.
- 5.5 Taken together, it is previously unknown barriers to development delivery that would usually be addressed ahead of planning permission being granted. If a previously unknown barrier to development comes forward, then it will be for the applicant to show the nature of the issue, and mechanisms to identify how the previously unknown issue could be overcome.

5.6 Typically, previously unknown issues could include the following matters or those that were not previously identified:

- Changes to flood risk classification
- Site access/highways
- Land ownership/Legal issues – e.g. changes to easements, restrictive covenants, previously unidentified ownership issues, previously unidentified ransoms and other legal issues
- Changes to Health and Safety Executive consultation zones
- Previously unidentified contamination – including historic coal workings, landfill etc.
- Changes to Minerals safeguarding – minerals resource, availability and the need to win it.
- Previously unknown changes to ground conditions

6. Key Actions and Responses

Main issues affecting housing delivery

6.1 The main issues potentially affecting housing delivery can be summarised as follows:

- Access to development finance
- Scheme Viability,
- The structure of development companies, and delivery vehicles,
- The right choice of sites,
- Overcoming developer inertia, and
- Infrastructure provision

Addressing 'barriers' to development

6.2 These are set out in the preceding section.

Extent to which barriers to development are within the Council's control

6.3 The availability of development finance to fund development is beyond the direct control of the Council, where it is not a development partner. Likewise, scheme viability is a matter for the development industry to determine at the time of application. The structure of development companies and delivery vehicles, is also a matter for the deliverers of development. The choice of sites is a matter for the emerging Part 2 local plan which seeks to identify specific deliverable sites for development. The emerging part 2 plan will identify deliverable sites for development taking sites identified in the SHLAA as potential allocations as a starting point.

6.4 Developer inertia is also a matter for development companies to determine the right time to implement planning permissions. Infrastructure provision is also addressed in the Infrastructure Strategy 2014, which sets out infrastructure requirements associated with growth proposals. It is clear that the extent to which barriers to development are under the control of the Council are limited.

Key Council actions going forward - Action already being taken

6.5 The Council has already been proactive in taking steps to bring sites forward for development. This includes the following set out below:

- A key priority has been continuing the Council's joint venture housing delivery programme (PEARL, PEARL2 and PEARL (Brierfield Mill) Ltd) undertaken in partnership with Barnfield Investment Properties. This will continue to pursue schemes for the delivery of housing in Pendle. This will continue as a vehicle for housing delivery in addition to private financing and the granting of planning permissions.
- Small Sites – a specific database has been set up to monitor the implementation of small sites for development. A specific resource has been directed towards this matter, and to understand intentions and encourage implementation where appropriate.
- Pendle was a vanguard authority for the Brownfield Register. This provides up-to-date and consistent information on sites considered to be appropriate for residential development. The register is in two parts. Part 1 comprises all brownfield sites appropriate for residential development and Part 2 those sites granted permission in principle.
- Pendle Council established a Brownfield Sites Fund to help stimulate the redevelopment of inner urban housing on previously developed land, which was largely unviable in the post-recession economic climate. Interest in the fund has not been as great as expected and, of the applications received; only half have been deemed suitable for support. One of the key points which the fund has highlighted is the issue of realism around land values. In some of the applications that have been considered, it was evident that the fund would merely have been used to inflate land values so was not a good use of public money.
- In 2014 Pendle Council was one of 11 authorities chosen to pilot the government's new Self and Custom Build Housing housing initiative. At the end of the second base period there were 144 entries on the Pendle register. The Council has also made available five self-build plots on a site off May Street in Nelson.

Reoccupation of long-term empty homes.

- 6.6 Monitoring shows that since 2008, 1,373 long-term vacant dwellings have been re-occupied and brought back into beneficial use. The reoccupation of long term vacant homes will continue to be pursued.

Other Actions and Initiatives

- 6.7 In terms of the other Council actions going forward, these are summarised as follows:

- Continue progress with preparation of the part 2 local plan – this document will include site allocations which, as part of preparation, will be assessed for deliverability. Sites that are assessed to be deliverable⁶ will be identified and allocated in the part 2 local plan. Adopted the part 2 plan is anticipated by August 2022.
- The Council will continue to work with Peel on the implementation of planning permission 13/15/0327P at Trough Laithe and the delivery of 500 dwellings as part of the strategic housing allocation.
- The Council will continue to work with beneficiaries of planning permission to monitor the bringing forward of development on sites already benefitting from planning permission. The Council will continue to work to unblock planning permissions that are not coming forward for development. Specific resource has been identified for this purpose.
- Continue to engage with developers and developer forums (particularly SME developers given the position with smaller sites) to understand the issues that are preventing sites with planning permission from coming forward. Site allocation policies in the new Local Plan Part 2 will be formulated or to support policy LIV 1 in ways which make it easier for smaller developers to secure planning permission and build them out.
- Continue to convene a housing assessment and delivery group to ensure robust and realistic lead-in times and build-out rates information is used for plan-making and decision-taking.

⁶ The NPPF definition is that deliverable is within 5 years and developable is 6 years and beyond.

- Update the SHLAA to inform site allocations in the Local Plan Part 2.
- The Local Government Association has been approached to conduct an independent “Housing Peer Review” for Pendle. This will be pursued and made available once the peer review is complete.
- Site allocations are also proposed in some of the borough’s emerging neighbourhood plans. The Trawden Forest Neighbourhood Plan, which was successful at referendum in November 2018, allocated five sites to help meet their housing requirement in-full.

Timescales

- 6.8 The time scales for implementation of these measures are immediate.

Delivery Mechanisms

- 6.9 The total amount of housing to be delivered from different sources of supply is difficult to quantify at this stage. The preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies will provide greater certainty with regards to the delivery against the housing requirement and the calculated housing delivery test.
- 6.10 A further reduction in long-term empty homes and the provision of housing from additional windfall sites provides an element of flexibility in meeting the housing requirement should proposed allocations not come to fruition.

7. Implementation and Monitoring

- 7.1 This action plan will be implemented from the date of publication. The action plan will be monitored regularly (at least quarterly) so that performance is monitored as to translation to housing delivery.
- 7.2 The officer led group the regeneration group with membership drawn from across the Council and includes senior managers, and Chief Executive will continue to meet regularly to discuss and action matters of Corporate importance, housing delivery in particular. The Council, through existing joint venture arrangements will continue to put matters in place, and put housing delivery as a priority matter. Assets are identified and brought forward for the delivery of housing.

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Appendices

Appendix 1: SHLAA Update

Appendix 2: SHLAA sites

Appendix 3: 5 year Housing Land Supply

Appendix 4: Large housing sites more than 80 dwellings

Appendix 5: Medium housing sites 10-79 dwellings

Appendix 6: Small housing sites up to 9 dwellings

Table D2: Sites with Planning Permission (at 31.03.2018)

Site Ref	Site Name	Settlement	Planning Application(s)	Site Area	Typology	2018/19	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	Longer term
BD034	Park Hill Farm, Gisburn Road	Barrowford	13/04/0818P	0.04	Greenfield	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
BD046	Plot 8, 317 Gisburn Road	Barrowford	13/09/0397P	0.11	Greenfield	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
BD047	Land adjacent to 32 Garnett Street	Barrowford	13/13/0211P	0.02	Brownfield	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
BD050	Plots 7, 9, 10, 317 Gisburn Road	Barrowford	13/16/0093P	0.30	Greenfield	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
BD059	45 Appleby Drive	Barrowford	16/0718/FUL	0.07	Greenfield	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BD060	Field (part) adjacent to Clough Springs, Wheatley Lane Road	Barrowford	13/16/0071P	0.42	Greenfield	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0
BD061	Sandy Hall Farm, Sandy Hall Lane	Barrowford	13/14/0402P	0.05	Brownfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BD063	Land adjacent to 16 Garnett Street	Barrowford	16/0517/FUL	0.01	Brownfield	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BD065	Land at Trough Laithe Farm	Barrowford	13/15/0327P	12.96	Greenfield	0	0	25	35	45	45	45	45	40	40	35	35	25	25	12	0
BD067	Agricultural Building East of Pasture Barn	Barrowford	17/0128/FUL	0.06	PDB	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
BD068	Land adjacent to 30 Dixon Street	Barrowford	17/0410/FUL	0.06	Greenfield	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0
BD069	Marles Hill, 150 Wheatley Lane Road	Barrowford	17/0120/OUT	0.62	PDA	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK045	Land at Kirkstall Drive	Barnoldswick	13/05/0105P	0.11	Brownfield	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK055	Westfield Mill, Carr Road	Barnoldswick	13/04/0590P	1.24	Brownfield	0	0	0	0	0	5	6	6	0	0	0	0	0	0	0	0
BK076	Land at corner of Sussex Street / back Essex Street	Barnoldswick	13/12/0518P	0.02	Brownfield	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
BK082	New House, Brogden Lane	Barnoldswick	13/10/0593P	0.11	Greenfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK088	14 Oak Terrace	Barnoldswick	13/12/0091P	0.04	Greenfield	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
BK090	Land to the rear of the Greyhound Pub, Manchester Road	Barnoldswick	13/15/0089P	0.22	Brownfield	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK091	Land to rear of 245-253 Gisburn Road	Barnoldswick	13/12/0403P	0.25	Brownfield	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK092	Land bounded by Queen Street, Westgate and Malham View Close	Barnoldswick	16/0380/FUL	0.09	Brownfield	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK099	Land at former Bank House	Barnoldswick	17/0117/REM	1.63	Greenfield	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK100	Turf Pit Gate Farm, Skipton Road, Bracewell	Barnoldswick	13/14/0099P	0.14	Greenfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK101	Land adjacent to 2 Taylor Street	Barnoldswick	16/0562/FUL	0.08	Greenfield	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK102	Land off Long Ing Lane	Barnoldswick	16/0136/REM	1.02	Greenfield	10	10	11	0	0	0	0	0	0	0	0	0	0	0	0	0
BK103	York House, Church Street	Barnoldswick	13/14/0325N	0.02	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
BK109	Landsdowne, Coates Lane	Barnoldswick	13/15/0414P	0.22	Greenfield	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK110	B Preston Joinery Works, Bank Street	Barnoldswick	13/15/0468P	0.03	Brownfield	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK111	Strategy 147, 13-15 Manchester Road	Barnoldswick	13/15/0395P	0.02	Brownfield	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK112	Barnsey Shed, Long Ing Lane	Barnoldswick	13/16/0054P	5.08	Greenfield	0	0	15	25	25	25	20	20	10	8	0	0	0	0	0	0

Site Ref	Site Name	Settlement	Planning Application(s)	Site Area	Typology	2018/19	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	Longer term	
RE007	Dam Head Farm, Blacko Bar Road	Roughlee	13/16/0005P	0.07	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
RE008	Land adjacent Yate House, Ridge Lane	Roughlee	13/16/0027P	0.08	Greenfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RY012	Lucas Sports Ground	Brierfield	13/08/0558P 13/10/0296P	2.54	Greenfield	8	8	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0
RY014	Land adjacent to 51 Reedley Road	Brierfield	17/0040/FUL	0.24	Greenfield	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RY015	Land adjacent to 534 Colne Road	Brierfield	13/13/0010P	0.07	Brownfield	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SH011	Higher Green Hill Farm Barn, Salterforth Lane	Salterforth	13/05/0363P	0.09	Greenfield	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH013	Salterforth Mill, Earby Road	Salterforth	13/12/0401P	0.13	Brownfield	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0
SH018	Salterforth Shed	Salterforth	13/11/0597P	2.01	Brownfield	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH019	Development land adjacent No.7 The Hayfields	Salterforth	16/0113/FUL	0.04	Greenfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH020	Hollin Bank Cottage, High Lane	Salterforth	16/0568/VAR	0.05	Brownfield	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH021	Chapel House, Earby Road	Salterforth	17/0171/FUL	0.04	PDA	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SO001	Brook Lea, Colne Road	Sough	13/12/0326P	0.05	Greenfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SO002	251 Colne Road	Sough	13/14/0524P	0.10	Greenfield	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
TN030	Herders Inn	Trawden	13/15/0304P	0.37	Brownfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN047	Former Chelsea Bakery, Church Street	Trawden	13/11/0538P	0.03	Brownfield	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN050	Land adjacent to 60 Lanehouse, Lanehouse	Trawden	17/0285/FUL	0.02	Brownfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN052	The Old Rock, Keighley Road	Trawden	13/13/0362P	0.11	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
TN053	Land at Green Meadow, Colne Road	Trawden	13/13/0427P 13/15/0361P	0.22	Greenfield	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN058	Cemetery House, Colne Road	Trawden	13/14/0243P	0.15	Greenfield	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN059	Former Office Building, Pinetree Court, Keighley Road	Trawden	13/14/0427P	0.14	Brownfield	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN061	Far Wanless Farm, Hollin Hall	Trawden	13/15/0491P 18/0230/FUL	0.17	Greenfield	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN062	Land at Rock Lane	Trawden	13/15/0596P	0.04	Brownfield	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN063	Higher Stunstead Farm, Stunstead Road	Trawden	16/0284/FUL	0.17	Greenfield	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN065	Parrock Farm, Lane Top	Trawden	17/0389/FUL	0.16	PDB	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN066	Stunstead House, Stunstead Road	Trawden	17/0539/OUT	0.11	PDG	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN067	Land to South of Lyndhurst, Hall Road	Trawden	17/0206/FUL	0.15	PDA	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals						256	362	323	274	271	194	100	114	91	63	47	45	25	25	12	70	

P063	Land south west of Woodside Terrace	Nelson		0.04	Greenfield	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
P064	Brook Shed, New Road	Earby		1.32	Brownfield	0	0	0	0	0	21	22	22	0	0	0	0	0	0	0
P065	Land at Higher Parrock Farm	Barrowford		1.88	Greenfield	0	0	1	0	0	0	0	0	0	0	0	0	0	0	37
P068	Land at Barnoldswick Road / Colne Road	Kelbrook		2.13	Greenfield	0	0	0	0	0	0	0	16	16	16	16	0	0	0	0
P075	Land between Moorlands and The Homelands, Manchester Road	Barnoldswick		0.18	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
P077	Gisburn Street Works	Barnoldswick		0.09	Brownfield	0	0	0	4	4	0	0	0	0	0	0	0	0	0	0
P079	Land adjacent to Sykes Laithe, Earby Road	Salterforth		0.04	Greenfield	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
P080	Hayfield Meadow, Earby Road	Salterforth		2.74	Greenfield	0	0	0	0	0	0	0	15	20	20	20	0	0	0	0
P081	New Road Garage Site	Earby		0.63	Brownfield	0	0	0	0	0	0	11	12	12	0	0	0	0	0	0
P082	Land at Glen Farm, Mill Brow Road	Earby		0.83	Greenfield	0	0	0	0	0	0	0	0	0	5	10	10	0	0	0
P083	Land south of Grenfell Gardens	Colne		0.58	Greenfield	0	0	0	0	0	8	9	0	0	0	0	0	0	0	0
P084	Land to rear of Dewhurst Street	Colne		0.06	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P086	Land off Bridge Street	Colne		0.53	Brownfield	0	0	0	0	0	0	0	0	0	8	8	0	0	0	0
P090	Black Carr Mill, Skipton Road	Trawden		0.72	Brownfield	0	0	7	8	0	0	0	0	0	0	0	0	0	0	0
P091	Land off Emmott Lane	Laneshaw Bridge		2.64	Greenfield	0	0	10	20	20	0	0	0	0	0	0	0	0	0	0
P092	Thomas Street Car Park	Colne		0.04	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P098	Land off Railway Street	Brierfield		0.03	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P100	Land beyond Car Park, Red Lion Street	Earby		0.50	Greenfield	0	0	0	0	0	0	0	7	8	0	0	0	0	0	0
P102	Site adjacent to 11 Osbourne Terrace	Spennorth		0.28	Greenfield	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
P103	Land to rear of Osborne Terrace	Spennorth		3.74	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
P104	Oaklands	Barrowford		3.20	Greenfield	0	0	0	0	0	0	10	20	20	10	0	0	0	0	0
P105	Land off Halifax Road (Site A)	Brierfield		6.56	Greenfield	0	0	0	0	20	20	20	20	20	20	20	20	17	0	0
P107	Land adjacent to 71 Mansfield Crescent	Brierfield		0.08	Greenfield	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
P108	Land south of Brookfield Way	Earby		3.67	Greenfield	0	0	0	0	0	0	12	25	25	25	16	0	0	0	0
P110	Hollin Hall Farm	Blacko	16/0603/OUT	0.51	Greenfield	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0
P111	Sports field adjacent to former Nelson and Colne College	Colne		2.68	Greenfield	0	0	0	0	0	0	20	20	20	20	0	0	0	0	0
P113	Recreation Ground off Harrison Drive	Colne		2.79	Greenfield	0	0	40	39	0	0	0	0	0	0	0	0	0	0	0
P114	Land north of Sheridan Road	Laneshaw Bridge		3.70	Greenfield	0	0	0	0	0	0	0	15	25	25	9	0	0	0	0
P129	St. Michael's Vicarage, Skipton Road	Foulridge	13/14/0080P	0.44	Greenfield	0	0	0	0	4	5	0	0	0	0	0	0	0	0	0
P130	Land to rear of St. Thomas's Primary School, Wheatley Lane Road	Barrowford		6.56	Greenfield	0	0	0	0	15	25	25	25	20	20	10	0	0	0	0
P134	May Street Garage Site	Barrowford		0.12	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P135	Nora Street Garage Site	Barrowford		0.16	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
P138	Land adjacent to 310 Wheatley Lane Road	Fence		0.05	Greenfield	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

P302	Land at end of Halifax Road	Brierfield		0.17	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
P303	Land south of Nelson Golf Course, Kings Causeway	Brierfield		22.53	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	650	
P304	Land west of Colne Road	Earby		7.36	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210	
P305	Land at Harpers Lane	Fence		5.02	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	
Totals						0	26	196	253	217	192	245	392	398	400	247	231	234	316	20	3159

P179 Bevan Place Garage Site

P181 Land to front of Straitgate Cottages

P182 Land adjacent to 30 Dixon Street

P183 Dotcliffe Yard, Dotcliffe Road

P184 Former Parkfield Works

P185 Land adjacent to 14 York Street

P187 Land to rear of Moorlands

P188 Land off Mint Avenue

P189 Land off Middleton Drive

P190 Land adjacent to 24 John Street

P191 Former School and Presbytery, Richard Street

P192 Car park off Junction Street

No design template. Site suitable for 5 dwellings taking account of the shape of the site and the existing housing layout.	0.16	Brownfield	?	Yes	?	Unlikely	No	No	No	No	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0
No design template. Site suitable for 3 dwellings based on existing housing form.	0.14	Greenfield	?	Yes	?	Viable	No	N/A	No	No	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	
17/0410/FUL Full: Erection of one detached bungalow and one pair of two-storey semi-detached dwellings (re-submission)	0.06	Greenfield	Yes	Yes	Yes	Unlikely	No	No	No	No	3	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17/0077/FUL Full: Erection of 3 detached dwellings with access from Dotcliffe Road.	0.15	Brownfield	Yes	Yes	Yes	Viable	No	Yes	No	No	3	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Development taken from previous planning permission. Erect 25 houses and 24 apartments (13/07/0740P).	1.34	Brownfield	?	Yes	?	Unlikely	No	Yes	No	No	49	0	0	0	0	0	0	0	12	12	12	13	0	0	0	0	0	0	0	0	0	0	0	0	0
No design template. Site suitable for 2 terrace dwellings based on existing housing form.	0.02	Brownfield	?	Yes	?	Unlikely	No	N/A	No	No	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	
No design template. Proposal is to erect one bungalow	0.10	Greenfield	Yes	Yes	?	Unlikely	No	No	No	No	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
No design template - Dwelling numbers based on surrounding residential layouts.	1.65	Greenfield	?	Yes	Yes	Marginal	No	N/A	No	No	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	17	17	0	0	0	0	0	0	
No design template. Site suitable for 7 dwellings based on location of the site.	0.25	Greenfield	?	Yes	Yes	Marginal	No	N/A	No	No	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	
Dwelling numbers based on Model Development - design template 14.	0.10	Greenfield	?	Yes	?	Marginal	No	N/A	No	No	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	
Dwelling numbers based on Model Development - design template 8.	0.42	Brownfield	Yes	Yes	Yes	Unlikely	No	No	No	No	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	9	0	0	0	0	0	0	
Dwelling numbers based on Model Development - design template 2.	0.13	Brownfield	?	Yes	?	Unlikely	No	N/A	No	No	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	

P193	Land at Hartington Street	Dwelling numbers based on Model Development - design template 4.	0.06	Brownfield	?	Yes	Yes	Unlikely	No	No	No	No	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0
P194	Land adjacent to 190 Colne Road	No design template. Site suitable for 2 dwellings taking account of the existing housing layout.	0.05	Brownfield	?	Yes	?	Unlikely	No	N/A	No	No	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	
P195	Land at Brierfield House	No design template. Site could accommodate two dwellings taking into account the topography of the site and the layout of the existing residential accommodation.	0.14	Greenfield	?	Yes	?	Unlikely	No	N/A	No	No	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	
P196	Plot 10 Park View Close	No design template. Site suitable for 1 dwelling taking account access to the site, site shape and existing housing layout.	0.04	Greenfield	?	Yes	?	Unlikely	No	N/A	No	No	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
P197	Land off Hillsborough Avenue	No design template - single dwellings.	0.05	Greenfield	?	Yes	?	Unlikely	No	N/A	No	No	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
P198	Pickering Street Garage	No design template - single dwelling.	0.01	Brownfield	No	Yes	Yes	Unlikely	Yes	N/A	No	No	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0		
P199	Land adjacent to 47 Townley Street	No design template. Site suitable for 4 dwellings based on the existing housing form of the area.	0.03	Greenfield	?	Yes	Yes	Unlikely	No	N/A	No	No	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0		
P200	Land east of Carry Lane	Dwelling numbers based on Model Development - design template 4.	0.09	Brownfield	?	Yes	?	Unlikely	No	N/A	No	No	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	
P201	Land adjacent to 271 Keighley Road	No design template. Site suitable for 2 dwellings based on the existing housing form of the area.	0.18	Greenfield	Yes	Yes	Yes	Unlikely	No	N/A	No	No	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0		
P202	Land adjacent to 43 Belgrave Road	No design template. Site suitable for 1 dwelling based on the shape of the plot and existing housing form.	0.01	Brownfield	No	Yes	?	Unlikely	Yes	N/A	No	No	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0		
P203	Land adjacent to Cemetery Lodge	No design template. Site suitable for 1 dwelling based on the surrounding housing form.	0.02	Brownfield	No	Yes	?	Unlikely	Yes	N/A	No	No	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0		
P204	Land at Primrose Hill	No design template. Site suitable for 1 dwellings based on the surrounding housing form.	0.02	Greenfield	Yes	Yes	Yes	Unlikely	Yes	N/A	No	No	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0		
P205	Land off School Fields	Dwelling numbers based on Model Development - design template 58.	0.53	Greenfield	Yes	Yes	Yes	Viable	No	N/A	No	No	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	5	5	0	0	0			

Five Year Supply Calculation

- E1.1 The NPPF (2012) requires local planning authorities to “identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land” (paragraph 47, second bullet point).
- E1.2 The NPPF goes on to note that in areas where there has been a record of persistent under delivery of housing, this buffer should be increased to 20% to provide a realistic prospect of achieving the planned supply.
- E1.3 Prior to the onset of the economic recession, the delivery of new housing in Pendle regularly exceeded the planned housing requirement at the time. However, since 2008, the completion rate for new dwellings has fallen significantly and as a consequence it was considered appropriate to apply a 20% buffer on top of the housing requirement for Pendle. This approach was agreed and accepted by the Inspector examining the Core Strategy.
- E1.4 The Strategic Housing Land Availability Assessment (SHLAA) establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- E1.5 Table E1 shows that by counting newly completed dwellings and the reoccupation of long-term empty homes, 1,568 additional dwellings were provided between 2011/12 and 2017/18. This level of provision is lower than the planned requirement of 2,086 dwellings and therefore the Council is in a position of under-delivery with a shortfall of 518 dwellings. This shortfall will need to be addressed as part of the five year supply calculation.
- E1.6 The projections within the housing trajectory (Figure HS02a) demonstrate that the Council’s housing land supply is sufficient to meet and exceed the target for the five year period between 2018/19 and 2022/2023, together with a 20% buffer to account for previous low delivery rates.

¹ Footnote 11 of the NPPF defines deliverability.

Table E1

1	HOUSING REQUIREMENT		
A	Years in plan period (2011/12 - 2029/30)		19
B	Overall housing requirement		5,662
C	Annual housing requirement	C / A	298
2	PERFORMANCE TO DATE (2011/12-2017/18)		
D	Housing requirement	C x 7	2,086
E	Housing provision		1,568
	• New housing delivery		671
	• Reoccupation of long-term empty homes		897
F	Current position (against the housing requirement)	E – D	-518
3	FIVE YEAR REQUIREMENT (2018/19-2022/23)		
G	Five year requirement	C x 5	1,490
H	Five year requirement + 20% buffer	G + 20%	1,788
J	Five year requirement + 20% buffer - Delivery	H - F	2,306
4	FIVE YEAR SUPPLY (2018/19-2022/23)		
K	Dwellings on deliverable sites (SHLAA 0-5 years)		2,308
L	Number of years of supply	K / (J / 5)	5.00

Note:

The Government updated the NPPF in July 2018 and February 2019. In the Glossary at Annex 2 (2019) the definition of deliverability has been amended to read as follows:

*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. **In particular (our emphasis):***

- (a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- (b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.*

The number of dwellings on deliverable sites, as shown in Table E1 (Row K), continues to include sites without planning permission, where the Council has clear evidence from the landowner and/or developer confirming that there is a realistic prospect that their site will come forward within five years.

Large sites more than 80 dwellings

Address 1	Address 2	Settlement	Yield	Completions	Remaining
Land at Trough Laithe	Riverside Way	Barrowford	500	0	500
Land at Further Clough Head	Bamford Street	Nelson	200	0	200
Land off Knotts Lane	Knotts Lane	Colne	182	42	140
Site Of Former Barnsay Shed	Long Ing Lane	Barnoldswick	148	0	148
Land to the East of Windermere Avenue	Windermere Avenue	Colne	82	20	62

Medium sites between 10-79 dwellings

Address 1	Address 2	Settlement	Yield	Completions	Remaining
Lucas Sports Ground	Colne Road	Reedley	77	49	28
Land to the North of The Meadows	The Meadows	Colne	55	0	55
Northlight	Glen Way	Brierfield	52	0	52
Former Silentnight Holdings Plc	Kelbrook Road	Salterforth	49	42	7
Land between Veevers Street & Canal Side	Clitheroe Road	Brierfield	45	22	23
Land between Fletcher Street and Bracewell Street	Bracewell Street	Nelson	39	0	39
Land at Field Number 0087	Earby Road	Earby	34	0	34
Land at Peter Birtwistle Close and Carry Lane	Carry Lane	Colne	33	12	21
Bunkers Hill	Hargreaves Street	Colne	32	8	24
Oak Mill	Skipton Road	Colne	32	0	32
Land off Long Ing Lane	Long Ing Lane	Barnoldswick	31	0	31
Land at Former Garage Site	Marsden Hall Road	Nelson	30	0	30
Spenn Brook Mill	Spenn Brook Road	Newchurch-in-Pendle	28	0	28
Land at Ivegate	Windy Bank	Colne	22	0	22
Weston Electrical Units Ltd	Station Road	Foulridge	22	0	22
Linden Business Centre	Linden Road	Colne	21	0	21
Land at junction with Greenberfield Lane	Gisburn Road	Barnoldswick	20	0	20
Land North of New Shed	Warehouse Lane	Foulridge	20	0	20
Land to rear of Great Marsden Hotel	Barkerhouse Road	Nelson	20	0	20
Wardle Storeys Office Building, 1 School Lane	School Lane	Earby	18	0	18
Land off May Street Close	May Street Close	Brierfield	17	0	17
Ecroyd Training Centre & Boulsworth Residential Centre	Gibfield Road	Colne	16	0	16
6-18 Scotland Road and 7-17 Leeds Road	Scotland Road	Nelson	12	0	12
14-18 Scotland Road, 13-17 Leeds Road	Scotland Road	Nelson	11	0	11
Barnoldswick CE Primary School	York Street	Barnoldswick	11	0	11

Address 1	Address 2	Settlement	Yield	Completions	Remaining
Land off Haverholt Close	Haverholt Close	Colne	11	0	11
Allotment Land to the North of Argyle Street	Argyle Street	Colne	11	0	11
Colne Health Centre Pharmacy	Richmond Court	Colne	11	0	11
Marsden Hall Farm	Walton Lane	Nelson	10	0	10
Land adjacent to Lenches Road and Hartleys Terrace	Hartleys Terrace	Colne	10	0	10

Small sites up to 9 dwellings

Site Name	Street	Town	Application	Yield	Completions	Remaining
Ambulance Station	Brogden View	Barnoldswick	16/0617/FUL	9	0	9
Field (part) adjacent to Clough Springs	Wheatley Lane Road	Barrowford	13/16/0071P	9	0	9
Land to the rear of the Greyhound Pub	Manchester Road	Barnoldswick	13/15/0089P	9	9	0
Land off Laithe Street	Laithe Street	Colne	16/0803/OUT	9	0	9
Land at North of Heather Close / Waverley Close	Heather Close	Brierfield	13/15/0561P	9	0	9
Four Oaks	The Crescent	Brierfield	13/13/0216P	9	0	9
The Vicarage	Skipton Road	Foulridge	17/0736/OUT	9	0	9
Land adjacent to Ambulance Station	Rakeshouse Road	Nelson	16/0802/FUL	8	0	8
68-70 Manchester Road	Manchester Road	Nelson	16/0813/FUL	8	0	8
Wardle Storeys Office Building	School Lane	Earby	13/14/0339N	8	0	8
Land at former Bank House	Applegarth	Barnoldswick	17/0117/REM	8	0	8
Carr Hall Home For The Elderly	Carr Hall Road	Nelson	18/0475/CEA	8	0	8
8 Birch Hall Lane	Earby	Barnoldswick	17/0623/FUL	8	0	8
Land North of 2 Sycamore Rise	Sycamore Rise	Foulridge	16/0675/FUL	7	0	7
Masonic Hall	Vicarage Road	Barnoldswick	17/0524/FUL	7	0	7
Land to Rear of 8 Birch Hall Lane	Birch Hall Lane	Earby	17/0617/FUL	6	0	6
Land at Kirkstall Drive	Kirkstall Drive	Barnoldswick	13/05/0105P	6	0	6
St Andrews Methodist Church	Mosley Street	Barnoldswick	16/0303/FUL	6	0	6
Marles Hill	150 Wheatley Lane Road	Barrowford	17/0120/OUT	6	0	6
Land at Green Meadow	Colne Road	Trawden	13/15/0361P	5	2	3
Briercliffe Lodge	Rainhall Crescent	Barnoldswick	16/0159/OUT	5	0	5
Land adjacent to 51 Reedley Road	Reedley Road	Reedley	17/0040/FUL	5	0	5
Cement Works	Knotts Lane	Colne	13/15/0610P	5	0	5
Nelson Discount Furniture	Cooper Street	Nelson	13/15/0542P	5	0	5
Land off Heather Close	Heather Close	Brierfield	17/0178/FUL	5	0	5

Site Name	Street	Town	Application	Yield	Completions	Remaining
B Preston Joinery Works	Bank Street	Barnoldswick	13/15/0468P	5	0	5
Ace Case Ltd	Pennine House New Road	Earby	13/15/0566P	5	0	5
Trough Laithe Farm	Wheatley Lane Road	Barrowford	18/0389/OUT	5	0	5
Barley House Farm	Barley Lane	Barley	18/0598/REM	5	0	5
Land off Waidshouse Road	Waidshouse Road	Nelson	17/0451/OUT	4	0	4
Higher Stunstead Farm	Stunstead Road	Trawden	16/0284/FUL	4	0	4
Land adjacent to 32 Garnett Street	Garnett Street	Barrowford	13/13/0211P	4	0	4
45-47 Scotland Road	Scotland Road	Nelson	13/10/0429P	4	0	4
Land opposite The Barn	Ben Lane	Barnoldswick	17/0313/REM	4	0	4
Land to the West of Birtwistle Close	Kelbrook Road	Barnoldswick	17/0001/OUT 18/0004/OUT	3	0	3
2 School Lane	School Lane	Earby	13/13/0185P	3	0	3
54-56 Water Street	Water Street	Earby	13/13/0494P	3	0	3
Garage Site off Gisburn Road	Gisburn Road	Blacko	13/15/0578P	3	0	3
Land To The South West Of Whiteholme Ribblesdale Plots 7, 9, 10 317 Gisburn Road	Gisburn Road	Barrowford	13/16/0093P	3	0	3
Strategy 147, 13-15 Manchester Road	Manchester Road	Barnoldswick	13/15/0395P	3	0	3
Former Office Building, Pinetree Court	Keighley Road	Trawden	13/14/0427P	3	1	2
Herders Inn	Lancashire Moor Road	Trawden	13/15/0304P	3	1	2
49 Reedley Drive	Reedley Drive	Brierfield	16/0696/FUL	3	0	3
Public Conveniences	Market Street	Nelson	16/0567/FUL	3	0	3
Land Off	Long Ing Lane	Barnoldswick	17/0770/FUL	3	0	3
Glenroy Community Centre	Glenroy Avenue	Colne	17/0743/OTD	3	0	3
Land Adjacent to 170 Colne Road	Colne Road	Brierfield	13/15/0549P	2	0	2
Park Hill Farm	Gisburn Road	Barrowford	13/04/0818P	2	0	2
Landsdowne Coates Lane	Coates Lane	Barnoldswick	13/15/0414P	2	0	2
Land at Larkhill Avenue	Larkhill Avenue	Brierfield	13/15/0485P	2	0	2

Site Name	Street	Town	Application	Yield	Completions	Remaining
Ravello House	Woodend Road	Brierfield	13/14/0521P 16/0400/VAR	2	0	2
White House Farm	High Lane	Foulridge	17/0385/FUL	2	0	2
Higher Park House	Kelbrook Road	Barnoldswick	16/0500/OUT	2	0	2
Great Stone Edge Farm	Gisburn Road	Blacko	13/07/0194P 13/07/0194P	2	1	1
Lane Ends Inn	Higher Reedley Road	Brierfield	13/13/0012P	2	1	1
Land off Cooper Street	Cooper Street	Nelson	17/0165/FUL	2	0	2
Far Wanless Farm	Hollin Hall	Trawden	13/15/0491P	2	0	2
1 Netherfield Road	Netherfield Road	Nelson	13/12/0056P	2	0	2
3 Greenfield House	Greenfield Road	Colne	13/12/0162P	2	0	2
Land at Brook Farm	Harden Road	Kelbrook	13/15/0302P	2	0	2
Car Park at side of Midland Street	Midland Street	Nelson	13/15/0421P	2	0	2
Former Chelsea Bakery	Church Street	Trawden	13/11/0538P	2	0	2
Lower Houses Farm	Haddings Lane	Newchurch-in-Pendle	13/05/0488P	2	0	2
Land to South side of Keighley Road	Keighley Road	Laneshawbridge	18/0003/FUL	2	0	2
Knarrland Farm	Warley Wise Lane	Laneshawbridge	17/0364/AGD	2	0	2
Hey Royd Farm	Skipton Old Road	Colne	17/0644/FUL	2	0	2
51-53 Albert Road	Albert Road	Colne	17/0478/FUL	2	0	2
Parrock Farm	Lane Top	Trawden	17/0389/FUL	1	0	1
Raven Farm	Cuckstool Lane	Fence	17/0566/AGD	1	0	1
Site of Regent Bingo Club	Leeds Road	Nelson	17/0368/FUL	1	0	1
2 Prospect Buildings	Cross Street	Nelson	16/0607/FUL	1	0	1
St Bedes Church	Railway Street	Nelson	17/0388/FUL	1	0	1
Old Clarion House	Shelfield Lane	Nelson	18/0083/OUT	1	0	1
97 Brier Crescent	Birer Crescent	Nelson	16/0429/FUL	1	0	1
Dam Head Farm	Blacko Bar Road	Roughlee	13/16/0005P	1	0	1

Site Name	Street	Town	Application	Yield	Completions	Remaining
Plot 8, 317 Gisburn Road	Gisburn Road	Barrowford	13/09/0397P	1	0	1
Rear of 38 Church Street	Church Street	Barrowford	13/10/0488P	1	0	1
11 Cross Street	Cross Street	Nelson	13/14/0277P	1	0	1
Meat Preparation Building, Halstead Farm	Halstead Lane	Barrowford	13/14/0118P	1	1	0
45 Appleby Drive	Appleby Drive	Barrowford	16/0718/FUL	1	0	1
14a Cumberland Street	Cumberland Street	Nelson	13/13/0264P	1	0	1
Stunstead House	Stunstead Road	Trawden	17/0539/OUT	1	0	1
Land adjacent to 60 Lanehouse	Lanehouse	Trawden	17/0285/FUL	1	1	0
Causeway Top Farm	Moss Houses Road	Foulridge	17/0549/FUL	1	0	1
Chapel House	Earby Road	Salterforth	17/0171/FUL	1	0	1
Hazel Grove Lodge	Warley Wise Lane	Laneshawbridge	18/0023/FUL	1	0	1
Hazel Grove Lodge	Warley Wise Lane	Laneshawbridge	17/0163/AGD	1	0	1
Agricultural Building	Greenhead Lane	Brierfield	17/0708/AGD	1	0	1
New Barn	Cuckstool Lane	Fence	17/0306/AGD	1	0	1
Hollin Hall Barn	Hollin Hall	Trawden	17/0323/FUL	1	0	1
253 Halifax Road	Halifax Road	Nelson	16/0669/FUL	1	0	1
Cemetery House	Colne Road	Trawden	13/14/0243P	1	0	1
Land adjacent Yate House	Ridge Lane	Roughlee	13/16/0027P	1	0	1
1 Lime Street	Lime Street	Nelson	16/0774/FUL	1	0	1
Sandy Hall Farm	Sandy Hall Lane	Barrowford	13/14/0402P	1	0	1
High Mount Farm	Foxen Dole Lane	Higham	17/0269/REM	1	0	1
Bank House, 61 Albert Road	Albert Road	Colne	16/0399/FUL	1	0	1
8 Skipton Road	Skipton Road	Earby	13/14/0529P	1	0	1
Sweetpea Farm	Standridge Clough Lane	Earby	13/13/0232P	1	0	1
Land to rear of 2-4 Mill Brow Road	Mill Brow Road	Earby	13/12/0007P	1	0	1
Springfield Nurseries	2 Back Gisburn Road	Blacko	13/13/0527P	1	0	1

Site Name	Street	Town	Application	Yield	Completions	Remaining
349 Kings Causeway	Kings Causeway	Brierfield	13/10/0175P	1	0	1
Higher Admergill Farm	Gisburn Road	Blacko	13/13/0006P	1	0	1
28 West Street	West Street	Colne	13/15/0183P	1	0	1
Former Creche, Nelson and Colne College	Barrowford Road	Colne	16/0462/REM	1	0	1
Land at Redman Road	Redman Road	Brierfield	13/15/0598P	1	0	1
Nun Clough Farm	Birchenlee Lane	Colne	13/12/0259P	1	0	1
Park Lane Garage Site	Park Lane	Brierfield	13/15/0567P	1	0	1
Cotton Tree Methodist Church	Cotton Tree Lane	Colne	13/12/0196P	1	0	1
11 Carr Road	Carr Road	Nelson	17/0437/FUL	1	0	1
Whitehough Grange	Barley New Road	Barley	16/0441/FUL	1	0	1
40 Albert Road	Albert Road	Colne	16/0129/FUL	1	0	1
Land adjacent to 2 Taylor Street	Taylor Street	Barnoldswick	16/0562/FUL	1	0	1
6 Rhoda Street	Rhoda Street	Nelson	13/12/0356P	1	0	1
Land to South of Lyndhurst	Hall Road	Trawden	17/0206/FUL	1	0	1
New House	Brogden Lane	Barnoldswick	13/10/0593P	1	0	1
14 Oak Terrace	Oak Terrace	Barnoldswick	13/12/0091P	1	0	1
Land adj 3 Proctor Close	Proctor Close	Nelson	13/15/0348P	1	0	1
Land to rear of 245-253 Gisburn Road	Gisburn Road	Barnoldswick	13/12/0403P	1	0	1
Greenhead Manor	Greenhead Lane	Brierfield	16/0548/OTD	1	0	1
Agricultural building in Field 1532	Warley Wise Lane	Laneshawbridge	16/0619/AGD	1	1	0
Hainslack Farm	Skipton Old Road	Laneshawbridge	16/0564/FUL	1	0	1
Low Fold Barn	Dotcliffe Road	Kelbrook	16/0442/FUL	1	0	1
2 Letcliffe	Manchester Road	Barnoldswick	16/0128/FUL	1	0	1
Causeway Top Farm	Moss Houses Road	Foulridge	16/0482/AGD	1	0	1
Greenshaw Farm	Reedymoor Lane	Foulridge	13/14/0494P	1	0	1
Field No. 5659	West of Higher Old Laund Farm	Fence	13/15/0506N	1	0	1

Site Name	Street	Town	Application	Yield	Completions	Remaining
Field No. 2075	Cuckstool Lane	Fence	13/16/0072P	1	0	1
Douglas Hall Farm	Spennbrook Road	Newchurch-in-Pendle	13/15/0477P	1	0	1
Land at Rock Lane	Rock Lane	Trawden	13/15/0596P	1	0	1
31 Carr Road	Carr Road	Nelson	17/0737/FUL	1	0	1
Brook Lea	Colne Road	Sough	13/12/0326P	1	1	0
Hollin Bank Cottage	High Lane	Salterforth	16/0568/VAR	1	0	1
Development land adjacent No.7 The Hayfields	Hayfields	Salterforth	16/0113/FUL	1	0	1
Land adjacent to 534 Colne Road	Colne Road	Reedley	13/13/0010P	1	0	1
Land adjacent 16 Garnett Street	Garnett Street	Barrowford	16/0517/FUL	1	0	1
Stone Garth 4a Mill Brow Road	Mill Brow Road	Earby	16/0120/FUL	1	0	1
Water Meetings Barn	Gisburn Road	Blacko	16/0723/AGD	1	0	1
Redundant Barn	Back Gisburn Road	Blacko	16/0800/AGD	1	0	1
Land bounded by Queen Street, Westgate and Malham View Close	Queen Street	Barnoldswick	16/0380/FUL	1	0	1
Brownley Park Farm	Gisburn Road	Blacko	13/14/0224P	1	0	1
Turf Pit Gate Farm, Skipton Road	Bracewell	Barnoldswick	13/14/0099P	1	0	1
Higher Calf Hall Farm	Calf Hall Lane	Barnoldswick	18/0605/FUL	1	0	1
Former Builders Yard	Gillians Lane	Barnoldswick	18/0222/FUL	1	0	1
Greenhead Manor	Greenhead Lane	Brierfield	16/0548/OTD	1	0	1
59 Pennine Way	Brierfield	Nelson	18/0380/FUL	1	0	1
Archway House	Knotts Lane	Colne	18/0046/FUL	1	0	1
Peter Birtwistle Community Centre	Keighley Road	Colne	18/0322/FUL	1	0	1
Edge End Farm	Red Lane	Colne	18/0496/AGD	1	0	1

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If you would like this information in a way which is better for you, please telephone us.

اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ آپ کے لئے زیادہ مفید ہو تو برائے مہربانی ہمیں ٹیلیفون کریں۔



Liberata

