

# Pendle Local Plan



## Five Year Housing Land Supply Statement



January 2022

## Versions

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## 1. Introduction

### Background

- 1.1 The government's ambition to significantly boost the supply of housing is reflected in the [National Planning Policy Framework](#) (NPPF) July 2021. The accompanying [Planning Practice Guidance](#) (PPG) provides further guidance for the assessment of [housing land supply](#).
- 1.2 This statement considers whether the Council is able to demonstrate a deliverable supply of new homes sufficient to meet the housing requirement for the purpose of five year supply from the end of the 2020/21 monitoring period (i.e. from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026).
- 1.3 The document confirms that Pendle has a **7.46 year housing land supply**. This is above the minimum five year position required in national planning policy and is based on a five year requirement of 746 dwellings (149 dwellings per year) against an assessed deliverable supply of 1,111 dwellings. A detailed site by site trajectory for each site in the five year supply is set out in **Appendix A**. This trajectory extends beyond the assessed five year period, illustrating how committed and allocated sites are intended to come forward over the medium and longer term.
- 1.4 To gain a full appreciation of the local housing market, the five year housing land supply (5YHLS) statement should be read alongside the Council's Authority Monitoring Report (AMR). This provides information on housing delivery (completions) and potential increases in supply (new planning permissions) during the same monitoring period.

## 2. National Planning Policy Requirements

- 2.1 A major aim of the NPPF is to deliver a sufficient supply of homes. The delivery of the right level and types of housing, in the right place, and at the right time is seen by the Government as a key function of planning, and forms a major role in securing the delivery of sustainable development. As a simplification, the response required by local planning authorities, at the plan making level, to the Government's policy on housing can be divided into three interrelated areas.
- 2.2 First, is the requirement for local authorities to maintain up-to-date policies which are consistent with the NPPF. This includes adopting plans which are informed by local housing needs assessments conducted using the standard methodology. Plans may be considered out-of-date 5-years following their adoption or earlier if there is evidence of a significant shift in housing need. Plans must be robustly and transparently prepared, and found to meet the four tests of soundness by way of independent public examination before they can form part of the statutory development plan.
- 2.3 Second, is the requirement for local planning authorities to have a clear understanding of land available within their area, and ensure that there is a sufficient housing land supply in the short and where possible medium and longer term to meet housing requirements. This is provided through the following three main planning policy tools:
- The [Strategic Housing Land Availability Assessment](#) (SHLAA) is a required part of the evidence base for the Local Plan. It is informed by regular "Call for Sites" exercises where landowners, agents, developers and members of the community are invited to submit land to the Council they consider to be represent suitable locations for housing. These sites are assessed through the SHLAA establishing realistic assumptions about the availability, suitability and the likely economic viability of housing land in the borough. The results allow the Council to identify the quantity of land potentially available for housing development to meet local housing need over the plan period although takes a "policy-off" position (i.e. the policy constraints of the development plan are not applied as they would be if the land was promoted through a planning application). The SHLAA does not therefore establish the principle of developing land for housing. The SHLAA is kept under constant revision and a questionnaire survey is issued annually to landowners, developers or their agents to confirm the latest position.
  - The [Housing Delivery Test](#) is a published annually by the Government. The Housing Delivery measures performance of housing delivery in a particular authority against the planned housing requirement or a minimum figure as set out through the standard methodology (depending on which figure is lower) over the most recent rolling three year period. Where there is evidence that housing delivery has not met required levels, specific measures are required to be applied by the local planning authority to boost delivery in future years. From November 2020 this includes:
    - Delivery below 95% – Production an Action Plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
    - Delivery below 85% – Apply a buffer of 20% to the 5YHLS requirement.
    - Delivery below 75% – Apply the presumption in favour of sustainable development where relevant policies of the Local Plan may be considered to be out of date for decision making. In such circumstances planning applications will be assessed against the policies in the NPPF.
  - Identify and update annually a deliverable five year housing land supply. This assessment is generally informed by the previous two planning tools. The five year land supply is based on the adopted housing requirement for that area, unless this was adopted more than five years ago. Where this is the case, the minimum housing requirement as indicated by the

standard methodology will apply. A minimum of a 5% buffer taken from the end of the plan period is applied to this requirement to increase market choice and boost delivery. A 20% buffer is applicable where required following the results of the Housing Delivery Test. Where authorities are unable to maintain a minimum supply of five years, the presumption in favour of sustainable development will apply for decision making, and relevant policies of the local plan, may be considered out-of-date with potentially reduced weight applicable (see NPPF, Paragraph 11d).

2.4 Third, is the identification of land for housing through the Local Plan, and any Neighbourhood Plans or Area Actions Plans adopted within the borough, as well as additional specific planning tools which seek to encourage greater levels to secure a more diverse range of housing and increase the rate of delivery. This includes:

- Maintaining an up-to-date Brownfield Register;
- Allocating sites for self-build or custom build housing;
- Allocating sufficient sites of less than 1ha as part of the delivery strategy;
- Increasing density requirements for sites especially those along high quality public transport corridors; and
- Applying a reduced timescale for planning consent in certain cases.

2.5 This document is concerned with confirming the five year supply position for Pendle for the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026.

### 3. The Five Year Requirement in Pendle

#### Establishing the Starting Point

- 3.1 The adopted housing requirement for Pendle is set out in Policy LIV1 of the Pendle Local Plan Part 1: Core Strategy (the Core Strategy) at 298 dwellings per annum (dpa). The Core Strategy sets out the strategic policies and objectives for development in Pendle over the plan period 2011 to 2030. The Core Strategy was adopted at Full Council on the 17<sup>th</sup> December 2015 and is now more than 5 years old.
- 3.2 Paragraph 74 of the NPPF makes clear that local planning authorities should assess the five year land supply as set out by adopted strategic policy, or against local housing need where strategic policies are more than five years old. In the absence of an up-to-date housing requirement in Pendle, for the purpose of assessing five housing land year supply only, the standard methodology figure for Pendle is applicable (see footnote 39 of the NPPF). At the time of writing the standard method figure was 142 dpa. The calculation used to derive this figure is provided in Appendix B.

#### Housing Delivery Test (HDT)

- 3.3 As set out in Section 2 of this assessment, the HDT is a national measure of performance, which seeks to ensure that housing delivery meets defined minimum housing needs at a local level. It determines what actions are required to respond to evidence of under supply.
- 3.4 At the time of writing The HDT result for 2021 has not yet been published by the Department for Levelling Up, Housing and Communities (DLUHC). Applying the methodology as currently set out within the Housing Delivery Test Rule Book, housing delivery in Pendle has been at 195% the level required through the Housing Delivery Test over the latest three year period. This rate of delivery is observed because the HDT measures performance against demographic needs or the housing requirement, whichever is lower. In Pendle the demographic needs used to underpin the HDT are significantly lower than the adopted housing requirement and average housing delivery. Taking into account the findings above no response to the HDT is required by the Council at this time. The full calculation for the HDT is provided in Appendix C.

#### The Five Year Requirement for Pendle

- 3.5 For the purpose of the assessment of five year supply, in accordance with national planning policy, the housing requirement is calculated based on the Standard methodology figure for Pendle. In accordance with Paragraph 73 of the NPPF, a 5% buffer brought forward from the end of the plan period, is also applied to provide for increased market choice in order to boost housing delivery.
- 3.6 No account has been made of any shortfall in housing delivery, which may have occurred prior to the base date of the five year period (i.e. before 1<sup>st</sup> April 2021). There is no requirement in national planning policy to address housing shortfall arising before the start date for the Standard Method figure, given that it is considered to be accounted for through the adjustment made to reflect market signals<sup>1</sup>. Any decision to address a shortfall in housing delivery is a policy matter for the Council to consider, and as such is beyond the scope of this document.
- 3.7 The overall five year requirement for 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026 is for 746 dwellings. Resulting in an average annual requirement of 149 dwellings per year.

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<sup>1</sup> See Planning Practice Guidance Paragraph 031, 68-031-20190722

## 4. Five Year Housing Land Supply

4.1 Appendix A sets out in full a detail trajectory and evidence for the five year land supply position (and beyond) for Pendle. This confirms a deliverable supply of 1,111 dwellings over the next 5 years.

4.2 The assessment applies the definition of 'deliverable' as outlined within the Glossary of the NPPF (Annex 2), to determine how sites come forward over the five year period and beyond. The Glossary of the NPPF explains that 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 five years. In particular:

- 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 five 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 five years."

4.3 The base date for this assessment is the **1<sup>st</sup> April 2021**. As a result no planning permissions granted following this date are included in the 5YHLS unless sufficient evidence, predating this base date, was available to demonstrate deliverability.

4.4 The 5YHLS is made up of housing sites from the following sources:

- Sites with full or detailed planning permission;
- Sites with prior approval;
- Sites with a lawful development certificate;
- Sites with outline planning permission or permission in principle under 10 dwellings or 1 hectare;
- Sites with outline planning permission or permission in principle over 10 dwellings where there is clear evidence of delivery within 5 years;
- Sites allocated within the Local Plan, the Bradley Area Action Plan, saved policies of the Pendle Local Plan, or any made Neighbourhood Plan, where there is clear evidence of delivery within 5 years;
- A small site allowance (defined as sites of between 1 and 3 dwellings) of 33 dwellings per year is applied from year 4 of the supply onwards to account of the supply of housing which regularly and reliably comes forward within the Borough from this source of supply each year but does not yet benefit from planning consent or a planning application. The rate applied reflects the five year average position of the Council as evidenced in Appendix D.

4.5 The primary source of data used to inform this assessment is the Council's Strategic Housing Land Availability Assessment (SHLAA), together with active monitoring of applications for planning permission. The Council has recently updated this evidence to ensure an accurate assessment. A call for evidence was undertaken in October 2021, but a base date of 1<sup>st</sup> April 2021 has been maintained for this assessment.



- 4.6 Where required, details of any dialog and assumptions made for the delivery of each site, including their lead-in times and rate of delivery is set out in the comments section of the housing trajectory (see Appendix A). In some cases officer knowledge and assumptions have informed decision making about the inclusion or exclusion of a site and its rate of delivery. This information is set out wherever possible, and it does not contravene data protection legislation. Such assumptions take into account local evidence of delivery which is provided in Appendix E.
- 4.7 Table 2, provides a summary of the housing land supply position in Pendle between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2026. The full position is provided in Appendix A.

**Table 2: Anticipated Net Delivery over the Next Five Years**

Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Number of anticipated dwellings (net)	236	306	279	171	119	1,111
Housing Requirement	149	149	149	149	149	746
Difference	+87	+157	+130	+22	-30	+365

### Analysis

- 4.8 The five year housing land supply position in Pendle is robust with a deliverable supply of over 7 years. The supply is particularly strong in years 1-3, and then starts to drop. This is expected given that planning consents typically last for 3-years, with delivery tending to be short term, particularly on smaller sites. In order to maintain a five year land supply it is important to approve applications at new sites where consistent with adopted planning policy over the coming years. This will avoid the need for decision makers to apply the presumption in favour of sustainable development and ensure that the housing land supply position of Pendle is flexible and responsive to potential future changes in housing need.

## 5. Summary Five Year Housing Land Position

- 5.1 Sections 3 and 4 of this assessment set out the housing requirement and supply of Pendle over the period 1<sup>st</sup> April 2021 to the 31<sup>st</sup> March 2026. This section brings this together, confirming the housing land position of the authority, as of 1<sup>st</sup> April 2021, expressed in years.
- 5.2 Section 3 confirms the housing requirement between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2026 as 746 dwellings. This equates to an average of 149 net new dwellings per annum.
- 5.3 Section 4 confirms a deliverable supply of 1,111 net new dwellings between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2026.
- 5.4 As a result Pendle Council can demonstrate a housing land supply equivalent to 7.46 years. This figure in excess of the minimum five-years required by the NPPF.
- 5.5 For clarity Table 3, sets out this calculation in full.

**Table 3: Pendle Five Year Housing Land Position**

Elements in Calculation	Source of Data / Calculation	Figure
A. Five Year Requirement Baseline Position	Standard Method Figure x 5 years	710
B. Buffer	5%	35
C. Total Housing Need	A + B	746
D. Deliverable Supply	Pendle SHLAA (see Appendix A)	1,111
E. Housing Land Supply (years)	D/(C/5)	7.46

## **Appendix A: Five Year Supply Assessment Site Trajectory**

A.1 See Attached Spreadsheet

Appendix A: Five Year Supply Assessment Site Trajectory

Planning Ref/Site ref	PBC Ref	Site name	Settlement	Capacity (Net dwellings)	Dwellings complete	Dwellings u/c (@ 31.03.20)	Dwellings Not started	0-5 years Delivery					6-10 years Delivery					11-15 years Delivery					16+ years	Comments/Evidence
								2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		
19/0952/REM 13/15/0327P	BD065	Land at Trough Laithe Farm (Phase 1) Land at Trough Laithe Farm (Phase 2)	Barrowford	500	0	0	500	20	40	40	40	40	40	40	40	40	40	40	20	20	0	0	Detailed consent for 239 dwellings. Development has commenced with site preparation works ongoing and first new dwellings under construction. Peel (Northstone) advise that the site will deliver in full within 10 years.  Peel confirm that the wider site will be brought forward in years 6-15. No trajectory provided as third party land is included within this wider area. Land without detailed consent is excluded from the 5 year supply. Trajectory assumes continuation of same build rate with cross over in years 6 and 7.	
19/0740/REM 17/0427/OUT	NN158	Land at Further Clough Head, Bamford Street (1) Land at Further Clough Head, Bamford Street (2)	Nelson	200	0	0	200	8	24	24	24	24	24	24	0	0	0	0	0	0	0	0	72	Scheme funded by Homes England. Information provided regarding delivery rate at 2.8 dwellings per month is considered to be ambitious for the market area. An assumed rate of 2 dwellings per month is therefore applied. Construction of new homes started in 2021.
18/0412/FUL 13/15/0178P	CE161	Land off Knotts Lane	Colne	179	154	11	14	13	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Persimmon on-site with a strong record for delivery at this location. Full completion on the site is assumed in Years 1 and 2 of the 5 year supply.
19/0901/FUL 13/11/0619P	NN178	Former James Nelson's Sports Ground	Nelson	114	0	0	114	20	40	40	14	0	0	0	0	0	0	0	0	0	0	0	0	Together Housing has purchased the site with funding provided by Homes England to enable delivery. The scheme will provide 100% affordable housing, so delivery is not tied to market conditions. The site is currently under construction with full completion anticipated within 5 years.
18/0865/REM 13/14/0580P	CE173	Windermere Avenue	Colne	82	67	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The final dwellings are now under construction. Full completion assumed within the 2021/22 monitoring year.
19/0801/FUL	CE220	Recreation Ground off Harrison Drive	Colne	79	0	0	79	30	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	To be developed as part of the Council's PEARL joint venture with Barnfield Homes. New homes already being built with first completions anticipated in the 2021/22 monitoring year. Development provides 100% affordable housing so not reliant on market sales to secure the development of the site. Estimate full delivery within 2 years.
19/0834/FUL 17/0362/FUL	CE186	Spring Meadows, Red Lane (includes Land to the north of The Meadows)	Colne	57	45	7	5	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is well underway and the site is close to completion. Delivery rate reflects recent activity at the site.
13/10/0294P	BR029	Lob Lane Mill	Brierfield	55	39	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Development is complete with the exception of an apartment block. The developer has indicated that market conditions mean that this is unlikely to be delivered within the next 5 years.
13/04/0590P	BK055	Westfield Mill, Carr Road	Barnoldswick	53	41	5	7	5	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is well underway and the site is close to completion. Delivery rate reflects recent activity at the site.
20/0842/FUL	-	Northlight (2), Glen Way	Brierfield	46	0	46	0	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Barnfield Homes are delivering and selling apartments within this flagship mixed-use development. Assumed to be complete within 5 years.
18/0665/OTD	NN169	Pendle Rise Estates Phoenix Chambers	Nelson	39	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	Although permitted development, this proposals seems unlikely to proceed given current market conditions. The future of the Pendle Rise Shopping Centre is currently being re-evaluated.	
16/0630/OUT 19/0863/REM	EY076	Land at Field Number 0087, Earby Road	Earby	34	0	0	34	0	0	10	12	12	0	0	0	0	0	0	0	0	0	0	0	A Discharge of Conditions application for the outline planning permission was pending in 2020. A Reserved Matters application, which was pending at the base date, was permitted in July 2020. Development to be delivered by local firm Cross Construction.
19/0893/FUL	CE215	Langroyd Hall, Langroyd Road	Colne	32	0	32	0	0	0	0	0	0	20	12	0	0	0	0	0	0	0	0	0	Work commenced but stalled following a fire at the premises. An application to discharge conditions was approved after base date. There is some uncertainty about deliverability in the short term, so delivery is currently excluded from the 5YHLS.

Appendix A: Five Year Supply Assessment Site Trajectory

Planning Ref/Site ref	PBC Ref	Site name	Settlement	Capacity (Net dwellings)	Dwellings complete	Dwellings u/c (@ 31.03.20)	Dwellings Not started	0-5 years Delivery					6-10 years Delivery					11-15 years Delivery					16+ years	Comments/Evidence	
								2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36			
19/0536/OTD 18/0620/OTD 21/0241/OTD	CE198	Colne Commercial Centre, Exchange Street Lower	Colne	27	0	16	11	0	13	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Prior approval not required. Works to convert the offices into apartments is underway. The development is expected to be complete within first two years of the 5 year period.
13/04/0925P	NN033	Land at Former Garage Site, Marsden Hall Road	Nelson	30	0	2	28	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	Recent site visits reveal that little progress has been made. The 2021 SHLAA Questionnaire was not returned, so it is assumed that development has stalled. The site is located within a relatively weak housing market area. Delivery anticipated in the medium to long term.
19/0815/OUT	BK144	Land To The North East Of Meadow Way	Barnoldswick	30	0	0	30	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	Approved on appeal on 11 August 2020. Reserved Matters application anticipated shortly as discussions with the developer are ongoing. Delivery assumed within 6-10 years.
13/12/0063P 13/12/0458P	CE127	Bunkers Hill off Hargreaves Street	Colne	30 (58)	8	0	22	0	0	0	0	0	0	0	10	10	10	10	10	10	0	0	0	0	The planning permission has been implemented with the completion of 8 dwellings in 2014. development of the wider site, which is in different ownership, has stalled. The site sold at auction is affected by invasive species and remediation is underway. The site is likely to be allocated for housing in the Colne Neighbourhood Plan, as part of a larger site, with AECOM leading on the site design and proving exercise. It is unlikely that the site will deliver new homes in the short term. The delivery of up to 50 dwellings is anticipated in the medium-long term.
13/15/0080P 13/13/0531P	NH008	Former Spen Brook Mill	Spen Brook	28	3	10	15	4	8	8	5	0	0	0	0	0	0	0	0	0	0	0	0	0	A material start has been made with the first completions on site. Construction work is in progress, including conversion of the mill into apartments. Full delivery is expected within 5 years.
17/0005/FUL 13/13/0544P	CE144	Land at Ivegate, Windy Bank	Colne	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	A material start has been made, but the developer is completing work on other schemes first. Delivery is unlikely in the short term.
20/0865/FUL	P276	Land north of Dean Street	Trawden	20	0	0	20	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	The site is allocated for housing in the Trawden Forest Neighbourhood Plan. Pre-application discussions have taken place with a developer. Planning application 20/0865/FUL is pending.
20/0518/OTD 13/15/0310P	CE219	Linden Business Centre, Linden Road	Colne	20	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Conversion of the building is underway. Work is expected to be completed in the 2021/22 monitoring year.
19/0900/OUT	BR082	Land To The East Of Bowland View	Brierfield	19	0	0	19	0	6	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning application approved in May 2020. The delivery rate has been provided by the developer.
19/0025/FUL 16/0597/OUT	BK128	Land at junction with Greenberfield Lane, Gisburn Road (formerly land at Lane Ends Farm)	Barnoldswick	15	0	0	15	0	0	7	8	0	0	0	0	0	0	0	0	0	0	0	0	0	Minor delays caused by access to the site being across a public footpath. Appeal allowed for 17 dwellings in June 2020. A revised planning application for 15 dwellings, was approved in July 2021. A Discharge of Conditions application is pending. Full delivery expected within 5 years.
18/0718/FUL	CE200	Garage site to the rear of 10-24 Essex Street	Colne	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	No start made and no evidence of intention to develop. The site is unlikely to come forward and planning permission will lapse in January 2022.
18/0821/RES 21/0676/REM	-	Land opposite The Barn, Ben Lane	Barnoldswick	14	0	0	14	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	Development allowed on appeal at outline. A Reserved Matters application for 14 dwellings has been submitted, with a decision pending. Not currently considered deliverable within 5 years, but will review based on outcome of pending application.
18/0768/FUL	TN073	Black Carr Mill	Trawden	14	0	0	14	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	the site benefits from a detailed planning consent. A Discharge of Conditions application is pending. There is evidence of efforts to develop the site, so full delivery is assumed within the 5 year period.

Appendix A: Five Year Supply Assessment Site Trajectory

Planning Ref/Site ref	PBC Ref	Site name	Settlement	Capacity (Net dwellings)	Dwellings complete	Dwellings u/c (@ 31.03.20)	Dwellings Not started	0-5 years Delivery					6-10 years Delivery					11-15 years Delivery					16+ years	Comments/Evidence			
								2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36					
18/0624/OUT	EY081	Land to the west of White Leys Close (formerley Land to north west of Salterforth Road, Earby)	Earby	12	0	0	12	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	Information provided on the 2021 SHLAA Questionnaire reflects the whole of the site rather than the permitted scheme. There is no indication of deliverability within 5 years. A new outline planning application has been submitted (21/0769/OUT), with the decision pending. A suitable pedestrian access is potentially linked to the development of Site EY076 to the south. The site is excluded from the 5YHLS.		
17/0589/FUL	CE187	Colne Health Centre Pharmacy, Richmonds Court, Market Street	Colne	11	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction is complete, but not included within 2020/21 completion figures. All dwellings therefore contribute to Year 1 of the 5YHLS.		
13/16/0028P	CE142	Haverholt Day Nursery, Haverholt Close	Colne	11	6	5	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is under construction.		
18/0876/FUL	CE201	58-60 Brown Street West	Colne	10	0	0	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	Full consent with discharge of conditions applications received and approved. Start made on site. Development expected to be complete within 5 years.		
17/0691/OUT 21/0571/REM		Land off Cob Lane, Kelbrook	Kelbrook	10	0	0	10	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	Planning permission granted on appeal in July 2018 (Ref: APP/E2340/W/18/3200240). A Reserved Matters application has been refused, so the site is excluded from the 5YHLS. The site is identified as a potential housing site allocation in the emerging Kelbrook & Sough Neighbourhood Plan. The community has indicated that it is willing to work with the developer to secure a suitable scheme on the site, which is likely to come forward in the medium term.		
20/0550/REM 17/0001/OUT	BK126	Land to the West of Birtwistle Court (2), Kelbrook Road	Barnoldswick	10	0	7	3	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is under construction with foundation works underway.		
19/0092/FUL	CE205	Dolphin House	Colne	10	0	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Conversion of a former workshop into a 10 bed House in Multiple Occupation (HMO).		
13/13/0216P	BR037	Four Oaks, Reedley Crescent	Brierfield	9	0	0	9	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	Site search revealed a potential coal mining legacy, but the site is now being brought forward.		
19/0760/FUL 13/15/0089P	BK090	Land to the rear of the Greyhound Pub, Manchester Road	Barnoldswick	9	3	0	6	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is underway.		
16/0617/FUL	BK129	Ambulance Station, Brogden View	Barnoldswick	9	0	4	5	2	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is underway. Deliverable within 5 years.		
17/0736/OUT 13/14/0080P 21/0184/REM	FO042	The Vicarage, Skipton Road	Foulridge	9	0	0	9	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Reserved Matters application approved. Developer attached to site. Deliverable within 5 years.		
19/0803/OUT	NN180	Former Allotments To The East Of Further Clough Head Bamford Street	Nelson	9	0	0	9	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	Outline approval only. Awaiting a full planning application for 6 dwellings. No evidence of deliverability within 5 years.	
16/0802/FUL	NN128	Land adjacent to Ambulance Station	Nelson	8	0	0	8	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	No start made. No evidence of intention to develop. Not deliverable within 5 years.	
18/0897/FUL	BK132	Gisburn Street Works, 48-52 Gisburn Street	Barnoldswick	7	0	7	0	0	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is underway. Site is expected to be completed within the next 5 years.	
17/0617/FUL 16/0756/REM	EY077	Land to Rear of 8 Birch Hall Lane	Earby	6	0	0	6	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	A Discharge of Conditions application has been registered. This indicates an increase of one dwelling on latest approved scheme. Site considered to be deliverable within 5 years.	
16/0303/FUL	BK116	St Andrews Methodist Church, Mosley Street	Barnoldswick	6	0	0	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	Legal issues to be addressed before development can proceed.	
18/0598/REM 13/15/0290P	BY011	Barley House Farm, Barley Lane	Barley	5	0	0	5	0	0	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	Derelict site. Development has not started. Not likely to be deliverable within 5 years.
18/0341/FUL	NN166	Eastern House, 29-37 Macleod Street	Nelson	5	0	0	5	0	0	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	Development has not started. Not likely to be deliverable within 5 years.
19/0051/FUL 18/0389/OUT	CE203	45 Market Street	Colne	5	0	0	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is under construction.
18/0389/OUT 19/0952/REM	BD072	Trough Laithe Farm, Wheatley Lane Road	Barrowford	5	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Reserved Matters application approved. No start on-site, but expected to deliver in-full within 5 years.

Appendix A: Five Year Supply Assessment Site Trajectory

Planning Ref/Site ref	PBC Ref	Site name	Settlement	Capacity (Net dwellings)	Dwellings complete	Dwellings u/c (@ 31.03.20)	Dwellings Not started	0-5 years Delivery					6-10 years Delivery					11-15 years Delivery					16+ years	Comments/Evidence		
								2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36				
19/0750/FUL	TN053	Land To The South Of Green Meadow	Trawden	7	2	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	Two dwellings completed. Delivery anticipated within 5 years.	
19/0017/OUT 13/15/0541P	NN142	Land off Bamford Street	Nelson	5	0	0	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	Council owned site for self-build housing. Discharge of Conditions application submitted. Property services confirm that delivery is expected within 5 years, but has been excluded from the 5YHLS due to the absence of any construction activity at the site.	
17/0040/FUL	RY014	Land adjacent to 51 Reedley Road	Brierfield	5	0	0	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is underway. Site is expected to be completed within the next 5 years.	
19/0559/FUL	BD075	Jons Computer Shack, Pasture Lane	Barrowford	4	0	0	4	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
20/0243/FUL	BO033	Garage Site, Back Gisburn Road	Blacko	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
18/0199/OUT 21/0358/REM	LE023	Land to north west of Laneshaw Bridge Methodist Church, Keighley Road	Laneshaw Bridge	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Reserved Matters application for 4 dwellings approved. Site is expected to be completed within the next 5 years.	
16/0284/FUL	TN063	Higher Stunstead Farm, Stunstead Road	Trawden	4	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is underway. Site is expected to be completed within the next 5 years.	
13/10/0429P	NN062	45-47 Scotland Road	Nelson	4	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is underway. Site is expected to be completed within the next 5 years.	
20/0707/FUL		Land to the south west of Whiteholme, Ribblesdale Place, Gisburn Road	Barrowford	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
17/0410/FUL	BD068	Land adjacent to 30 Dixon Street	Barrowford	3	0	3	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/15/0395P	BK111	Strategy 147, 13-15 Manchester Road	Barnoldswick	3	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0134/FUL	BR086	Pendle Gardens, Greenhead Lane	Brierfield	3	0	3	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0448/FUL	BR087	27 Railway Street	Brierfield	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0743/OTD	CE184	Glenroy Community Centre, Glenroy Avenue	Colne	3	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0335/FUL	CE192	Car Park at the junction with Knotts Lane, Hawley Street	Colne	3	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0320/FUL	CE208	Jerusalem Farm, Skipton Old Road	Colne	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/13/0494P	EY065	54-56 Water Street	Earby	3	3	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0651/GUL	EY079	Land adjacent to Heather View	Earby	3	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0870/AGD	LE025	Knarrs End Farm, Warley Wise Lane	Colne	3	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0674/FUL	NN175	The Old Joinery Works, 60 Vernon Street	Nelson	3	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/04/0818P	BD034	Park Hill Farm, Gisburn Road	Barrowford	2	0	2	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0632/FUL	BK134	Yarlside Farm Bracewell Lane	Barnoldswick	2	2	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/07/0194P	BO017	Stone Edge Farm, Gisburn	Nelson	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/03/0870P 13/15/0549P	BR028	Land adjacent to 170 Colne Road	Brierfield	2	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/13/0012P	BR049	Ends Inn, Higher Reedley	Brierfield	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Small site with planning permission.	
19/0253/OUT	BR075	Land adjacent to 71 Mansfield Crescent	Brierfield	2	0	2	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
13/12/0162P	CE131	3 Greenfield House, Greenfield Road	Colne	2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0644/FUL	CE185	Hey Royd Farm, Skipton Old Road	Colne	2	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0643/FUL	CE199	Blue Slate Farm, Smithy Lane	Colne	2	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0200/FUL	CE206	Brown Hill Farm	Colne	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0425/FUL	FO045	Lower Broach Farm, Skipton New Road	Foulridge	2	0	2	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0774/FUL	FO047	Land to the west of 8 The Old Sidings	Foulridge	2	0	2	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.

Appendix A: Five Year Supply Assessment Site Trajectory

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								2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36				
17/0364/AGD	LE021	Knarrland Farm, Warley Wise Lane	Laneshaw Bridge	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0003/FUL	LE022	Land to south side of Keighley Road	Laneshaw Bridge	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0319/FUL	LE024	18-19 School Lane	Laneshaw Bridge	2	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/05/0488P	NH007	Lower Houses Farm	Newchurch-in-Pendle	2	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0203/PIP	NH013	Land to the South West of Goldshaw Court	Newchurch-in-Pendle	2	0	0	2	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	Permission in Principle application. No evidence of deliverability within 5 years.
20/0470/FUL	NN182	Midland Street	Nelson	2	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0430/FUL	NN183	Land to the South West of 122 Waidshouse Road	Nelson	2	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0149/FUL	NN189	24 Castle Street	Brierfield	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0535/FUL	RE012	Land adjacent to Yate House	Roughlee	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0924/FUL	TN076	Little Thorn Edge Farm, Wycoller Road	Trawden	2	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/14/0402P	BD061	Sandy Hall Farm, Sandy Hall Lane	Barrowford	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0373/FUL	BD071	Land to the north west of Parrock Road	Barrowford	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0890/REM	BD073	23 Halstead Lane	Barrowford	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0478/OUT																										
19/0585/FUL	BD076	The Old Diary Ridgaling Farm, Pasture Lane	Barrowford	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0903/FUL	BD079	9 Lupton Drive	Barrowford	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0685/FUL	-	Aynhams Hill Farm, Bracewell Lane	Barnoldswick	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/14/0099P	BK100	Turf Pit Gate Farm, Skipton Road	Bracewell	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0367/FUL	BK117	Land to the east of Higher Park House	Barnoldswick	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0528/FUL	BK123	Letcliffe Farm	Barnoldswick	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0515/FUL	BK130	Former Builders Yard, Gillians Lane	Barnoldswick	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0222/FUL																										
19/0876/FUL	BK135	Aynhams Farm, Brogden Lane	Barnoldswick	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0207/FUL	BK137	6 Rainhall Road	Barnoldswick	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0281/FUL	BK138	2A Park Road	Barnoldswick	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0169/REM	BK141	Manor House Farm	Barnoldswick	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0516/FUL	BK142	f Hall Cottage, Calf Hall Lane	Barnoldswick	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/13/0006P	BO021	Higher Admergill Farm	Blacko	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/13/0527P	BO024	Springfield Nurseries, 2 Back Gisburn Road	Blacko	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/14/0224P	BO025	Brownley Park Farm, Gisburn Road	Blacko	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
16/0800/AGD	BO029	Redundant Barn, Back Gisburn Road	Blacko	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0411/FUL	BO030	Out Laithes, Gisburn Road	Blacko	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0463/OUT	BO034	425 Gisburn Road Blacko (1)	Blacko	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
20/0277/OUT	BO035	425 Gisburn Road (2)	Blacko	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
18/0450/FUL	BR071	Broadlands, Reedley Drive	Brierfield	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0160/FUL	BR073	52-52a Halifax Road	Brierfield	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0538/FUL	BR077	547 Colne Road	Brierfield	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0565/FUL	BR078	67 Colne Road	Brierfield	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0688/FUL	BR079	37B Clitheroe Road	Brierfield	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0762/FUL	BR081	Land to the east of 17 Holden Road	Brierfield	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0581/FUL	BR084	5-11 Height Croft	Brierfield	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0170/STT	BR085	1 Livingstone Street	Brierfield	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0448/FUL	BR088	Smithsons Farm Cottage	Brierfield	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.



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								2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36				
16/0441/FUL	BY012	Whitehough Grange, Barley New Road	Barley	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0755/OUT	BY014	Manknowls Ing Barley Lane	Barley	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
13/15/0183P	CE163	28 West Street	Colne	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
16/0399/FUL	CE176	Bank House, 61 Albert Road, Albert Road	Colne	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
16/0129/FUL	CE182	40 Albert Road	Colne	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0228/FUL	CE187	First Floor, 1 Richmonds Court, Market Street	Colne	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0108/FUL	CE189	Bannys Fish Preparation Centre, Burnley Road	Colne	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0114/FUL	CE190	Garage site adjacent Crow Nest, Keighley Road	Colne	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0198/FUL	CE191	73-75 Langroyd Road	Colne	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0496/AGD	CE194	Agricultural building, Edge End Farm, Red Lane	Colne	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0544/FUL	CE195	Land to the south of 34 Lenches Road	Colne	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0551/FUL	CE196	Land to the south west of 117 Greenfield Road	Colne	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0385/FUL	CE204	55-57 Derby Street	Colne	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0356/AGD	CE209	Barnside Hall Farm, Keighley Road	Colne	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0501/FUL	CE211	Barn between 1 and 3 Brown Hill Row, Castle Road	Colne	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0736/FUL	CE212	New Life Christian Centre Blucher Street	Colne	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0860/FUL	CE214	57 Parker Street	Colne	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0052/FUL	CE216	Safe Hands Green Start Nursery	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0052/AGD	CE218	Barn to the east of Hazlegrove Lodge, Warley Wise Lane	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/12/0007P	EY061	Land to rear of 2-4 Mill Brow Road	Earby	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0623/FUL	EY078	8 Birch Hall Lane	Earby	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0329/FUL	EY083	Dane House, Old Lane	Earby	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0620/FUL	EY085	White House Barn	Earby	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0692/FUL	EY086	Land to the rear of 21-25 Duxbury Street	Earby	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0539/FUL	EY087	The Church House, Riley Street	Barnoldswick	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0306/AGD	FE019	New Barn, Cuckstool Lane	Fence	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/14/0561N	FE025	26 Pendle Fields	Fence	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0617/FUL	FO032	Lower Broach Farm, Skipton New Road	Foulridge	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/15/0470N	FO039	Causeway Top Farm, Moss Houses Road	Foulridge	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0750/FUL	FO046	Lower Broach Farmhouse, Skipton New Road	Foulridge	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0831/FUL	FO049	Intake Poultry Farm	Foulridge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0013/FUL	FO050	12-14 Abner Row	Foulridge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0405/FUL	KK018	Land at Brook Farm, Harden Road	Kelbrook	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/15/0302P	KK018	Land at Brook Farm, Harden Road	Kelbrook	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0333/FUL	KK028	Craven Game Farm	Kelbrook	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0163/AGD	LE020	Hazel Grove Lodge (2), Warley Wise Lane	Laneshaw Bridge	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0301/FUL	NH011	Rigg of England Farm, Heights Lane	Newchurch-in-Pendle	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.

Appendix A: Five Year Supply Assessment Site Trajectory

Planning Ref/Site ref	PBC Ref	Site name	Settlement	Capacity (Net dwellings)	Dwellings complete	Dwellings u/c (@ 31.03.20)	Dwellings Not started	0-5 years Delivery					6-10 years Delivery					11-15 years Delivery					16+ years	Comments/Evidence						
								2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36								
20/0421/FUL	NH012	Moss End, Spenbrook Rd	Newchurch-in-Pendle	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
13/12/0356P	NN107	6 Rhoda Street	Nelson	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
16/0669/FUL 20/0396/FUL	NN152	253 Halifax Road (1)	Nelson	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
17/0388/FUL	NN161	St Bedes Church, Railway Street	Nelson	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
18/0188/FUL	NN162	83-85 Leeds Road	Nelson	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
19/0472/FUL	NN171	South West of Southfield House	Nelson	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
19/0861/AGD	NN176	Sheffield Farm Cottage, Sheffield Lane	Nelson	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
20/0398/FUL	RE009	Barn Off Blacko Bar Road	Roughlee	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
17/0171/FUL	SH021	Chapel House, Earby Road	Salterforth	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
20/0657/FUL	SH024	Caravan Site, Lower Grennhill Farm, Kelbrook Road	Salterforth	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
19/0441/FUL	TN062	Land at Rock Lane	Trawden	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
20/0739/REM 17/0539/OUT	TN066	Stunstead House, Stunstead Road	Trawden	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
17/0206/FUL	TN067	Land to south of Lyndhurst, Hall Road	Trawden	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
18/0568/FUL	TN069	Prospect Farm, Colne Road	Trawden	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
18/0570/FUL	TN070	Parrock Barn, 27 Lane Top, Winewall	Trawden	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
18/0785/FUL	TN072	Land at Field Number 4149, Wycoller Road	Trawden	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
19/0877/FUL	TN074	The Old Vicarage Church View	Trawden	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
20/0625/FUL	TN077	Fair Laithe Farm	Trawden	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
19/0430/FUL	TN078	17 White Lee Avenue	Trawden	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
Small Sites Allowance (from 2024/25)				-	-	-	-	0	0	0	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	0				
<b>Year Total</b>								<b>236</b>	<b>306</b>	<b>279</b>	<b>171</b>	<b>119</b>	<b>173</b>	<b>122</b>	<b>95</b>	<b>97</b>	<b>113</b>	<b>83</b>	<b>83</b>	<b>63</b>	<b>53</b>	<b>35</b>	<b>164</b>							
<b>Five Year Total</b>								<b>1,111</b>																						
<b>Requirement</b>								149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149		
<b>Difference</b>								87	157	130	22	-30	24	-27	-54	-52	-36	-66	-66	-86	-96	-114								

**Five Year Supply Position 7.45638 years**



## Appendix B: Calculating the Minimum Standard Methodology Requirement for Pendle

B.1 The methodology is set out in the PPG on [Housing and Economic Needs Assessment](#).

### Step 1: Setting the baseline

B.2 The baseline is set by using the [2014-based household projections](#) in England (Table 406) to calculate the projected average annual household growth over a 10 year period. The figures, as displayed online have been rounded, so you will need to view individual cells to see the actual number.

Description		Figure	Source / Calculation
A	Number of households 2021	39,229	GOV.UK – 2014-based live Tables on household projections: Table 406: Household projections by district, England, 1991- 2039
B	Number of households 2031	40,584	GOV.UK – 2014-based live Tables on household projections: Table 406: Household projections by district, England, 1991- 2039
C	Household growth (2031-2021)	1,355	B - A
D	Average annual household growth	135.5	C / 10

### Step 2: Adjustment to take account of affordability

A.3 To take account of any local affordability issues, the most recent [median workplace-based affordability ratios](#) are used to make an adjustment to the average annual projected household growth figure (Step 1), where this is required.

A.4 No adjustment is required where the ratio is 4 or below. Where an adjustment is needed, the precise formula is as follows:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

Description		2018/19	Source / Calculation
A	Median workplace affordability ratio (2019)	4.82	ONS – House price to workplace-based earnings ratio, Table 5c Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales, 1997 to 2017
B	Adjustment factor	1.05	$((4.82 - 4) / 4) \times 0.25 + 1$
C	Local Housing Need (dpa)	142	$1.05 \times 135.5$



### Appendix C: Calculation of the Housing Delivery Test

- C.1 The methodology is set out in the PPG on [Housing Supply and Delivery](#) and the accompanying [Housing Delivery Test measurement rulebook](#).
- C.2 At the time of writing the HDT results for 2021 were not available. The results below have therefore been projected by the Council applying the HDT methodology.

Net Delivery (HFR)	
2018/19	310
2019/20	208
2020/21	342
<b>TOTAL</b>	<b>860</b>

Requirement (Household Projections)	
2018/19	153
2019/20	146
2020/21	142
<b>TOTAL</b>	<b>441</b>

#### Housing Delivery Test 2021 Pendle

$$\text{HDT Pendle (\%)} = \frac{860}{440.8} = 195\%$$

Consequence	=	Action Plan	FALSE
		20% Land Buffer	FALSE
		Presumption (75%)	FALSE

- C.3 As the tables above illustrate, housing delivery in Pendle has exceeded the minimum requirements set by the Housing Delivery Test over the previous 3-year period at 195%. As such, there are no specific requirements placed on the Council to address under performance in housing delivery. No further action is required.

**Step 3: Capping the level of any increase**

A.3 Where applicable a cap is applied which limits the increases an individual local authority may face.

Description		Figure	Source / Calculation
<b>A1</b>	Average annual housing requirement in an adopted strategic policy	298	Pendle Local Plan Part 1: Core Strategy – Policy LIV1
<b>A2</b>	Average annual household growth over ten years	146.4	Figure from Step 1
<b>B</b>	The minimum annual local housing need figure	298	A1 or A2, whichever applies
<b>C</b>	The cap, set at 40% above the projected household growth for the area over the 10 year period identified in Step 1	N/A	B + 40%
<b>D</b>	Average annual housing requirement	<b>298</b>	

## Appendix D: Small Sites Windfall Allowance Evidence

- D.1 See Attached Spreadsheet
- D.2 Tab 1 within the spreadsheet shows small site delivery within Pendle over the five year period 2016/17 to 2020/21 demonstrating an average delivery rate over this period of 33 dwellings per year on small sites (defined as sites of 3 dwellings or less).
- D.3 Tabs 2 to 6 provides a site by site breakdown of small sites which have contributed towards housing delivery over the examined five year period.

Table 1: **Five Year Summary**

Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Annual Average
Total completions on small sites	27	39	28	24	47	<b>33</b>



Table 2: Completions on Small Sites 2016/17

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD062	Higher Ridge Farm	Pasture Lane	Barrowford	13/14/0476P	Full: Conversion of barn and shippon to create single dwelling, creation of parking area and change of use of adjacent land to form residential curtilage.	1
BD064	28 Barnoldswick Road	Barnoldswick Road	Barrowford	13/15/0390P	Full: Erection of one 3 bed dwellinghouse & create a modified access; retain existing garage block for new dwelling (Re-Submission).	1
BK096	Croft Gate Barn	Bracewell	Barnoldswick	13/13/0545P	Full: Conversion of a barn to a single dwelling house with associated domestic curtilage and parking (Re-Submission).	1
BK097	Stock Cottage Barn	Bracewell	Barnoldswick	13/15/0494P	Full: Conversion of a barn to a single dwelling house with alterations to window openings, insertion of 3 No. velux windows, associated domestic curtilage and parking.	1
BK105	D&H Precast Products	Fernbank Avenue	Barnoldswick	13/14/0542P	Full: Erection of single dwelling and detached outbuilding to be used in conjunction with existing business.	1
BK118	The Stables, Higher Barnsay Farm	Rainhall Crescent	Barnoldswick	17/0029/VAR	Full: Variation of Condition: Removal of Condition 2 of Planning Permission 13/04/0243P (Holiday occupancy) to allow permanent occupancy as a dwelling.	1
BK120	Land off Skipton Road	Skipton Road	Barnoldswick	13/14/0555P	Full: Erection of single detached bungalow with associated curtilage and off street parking area.	1
BR055	19 Weatherhill Crescent	Weatherhill Crescent	Brierfield	13/13/0184P	Full: Change of use of detached garage to a separate dwelling and external alterations to replace the garage door with a window	1
CE151	Langroyd House, 2 The Croft	Langroyd Road	Colne	13/14/0388P	Full: Sub-division of existing property to create two dwellings, erection of first floor extension to side, conservatories to front, external alterations to divide curtilage and create parking areas.	1
CE152	Cloud Edge	Red Lane	Colne	13/15/0060P	Full: Sub-Division of existing property to create two dwellings, formation of new vehicular access, erection of extensions to front and side and one dormer window to rear roof slope.	1
CE154	10-14 Market Place	Market Place	Colne	13/14/0057P	Full: Change of use of former social club to a two bedroom flat.	1
CE165	2 & 3 Victoria Court	Back Albert Road	Colne	13/15/0294P	Full: Change of use from vacant former storage building to single dwelling with curtilage, including associated external alterations, erection of detached garage and erection of new boundary fence and gates.	1
CE169	Blue Slate Farm	Smithy Lane	Colne	13/15/0456P	Full: Conversion of a single dwelling house into two dwelling houses.	1
EY060	Field Barn Coolham Lane	Coolham Lane	Earby	13/12/0462P	Full: Conversion of barn to dwellinghouse and formation of access	1
EY067	66 Kenilworth Drive	Kenilworth Drive	Earby	13/14/0500P	Full: Demolition of existing outbuilding and erection of new detached dwelling with associated curtilage, driveway and creation of new vehicular access.	1
EY075	23 Albion Road	Albion Road	Earby	16/0591/FUL	Full: Sub-divide property to create self-contained flat at ground floor	1
FE014	Harpers House	Harpers Lane	Fence	13/11/0486P	Full: Erection of detached dwelling house.	1
FO021	Noyna End Farm	Moss Houses Road	Foulridge	13/05/0479P	Remove lean-to's, attach two storey extension to barn and convert to dwelling	1
FO037	Long Hill Farm, Hill Top	Hill Top	Foulridge	16/0523/FUL	Full: Change of use from garage, workshop and store to a dwelling, (resubmission) including external alterations and erection of raised decking	1
NN130	30 Scotland Road	Scotland Road	Nelson	13/14/0332P	Full: Conversion of first floor from storage into 2no. flats and erection of a staircase at the rear	2
SH014	Fanny Grey Hotel	High Lane	Salterforth	13/13/0092P	Full: Subdivision of a dwelling to form two dwellings, erection of a two storey side extension and single storey side extension and formation of a new vehicular access.	2
SH016	Whitemoor Pumping Station	High Lane	Salterforth	13/15/0585P	Full: Conversion, partial demolition and extension of existing buildings to create 3 dwellings and creation of new vehicle access.	3
TN060	Lower Draught Gates Farm	Burnley Road	Trawden	13/15/0401P	Full: Conversion of barn to dwellinghouse with associated external alterations.	1
<b>Total: 27</b>						

Table 3: Completions on Small Sites 2017/18

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD054	Barn to rear of 231 Gisburn Road	Gisburn Road	Barrowford	13/12/0313P	Full: Conversion of former workshop to form a two bedroom dwellinghouse with associated residential garden and parking.	1
BD066	4-6 Gladstone Terrace	Gisburn Road	Barrowford	17/0115/FUL	Full: Insert replacement shopfront and convert first floor into two 2-bed apartments.	2
BK095	Land adjacent to 4 Applegarth	Applegarth	Barnoldswick	13/15/0095P	Full: Erection of four bed detached house with access of Hawthorne Drive and place caravan on site for temporary use.	1
BK119	Land adjacent to 9 Lockfield Drive	Lockfield Drive	Barnoldswick	13/14/0268P	Full: Erection of single, detached dwelling house, including formation of associated curtilage and parking area.	1
BR045	West View Acres	Kibble Grove	Brierfield	17/0660/FUL	Full: Erection of four bedroom detached bungalow with roof dormers to rear (Resubmission).	1
BR064	Former 6 to 8 Ross Street	Ross Street	Brierfield	13/16/0081P	Full: Conversion of a single dwelling into two separate dwellinghouses.	1
CE162	121 Albert Road	Albert Road	Colne	16/0326/FUL	Full: Erect two storey extension to rear; create 1 bed flat at first floor and alterations to shopfront (re-submission)	1
CE166	Veterinary Surgery	18-20 Albert Road	Colne	13/15/0193P	Full: Change of use to veterinary surgery (D1), external alterations to shop front and insert rear doorway (No. 20).	1
CE170	Land adjacent to 100 Greenfield Road	Greenfield Road	Colne	13/16/0079P	Full: Demolition of existing outbuilding and erection of detached bungalow and garage (Re-Submission).	1
CE172	50 Shaw Street	Shaw Street	Colne	13/15/0551P	Full: Sub-division and change of use of existing building to create two dwellings with extension to front and associated external alterations.	2
CE174	Blue Bell Farm	Skipton Old Road	Colne	16/0288/FUL	Full: Change of use of day centre (D1) and respite care (C2) to dwelling house (C3)	1
CE175	Land adjacent 19 Briercliffe Avenue	Briercliffe Avenue	Colne	16/0324/FUL	Full: Erection of 3 dwelling houses.	3
CE179	37 North Valley Road	North Valley Road	Colne	16/0480/FUL	Full: Change of use from plumbers store (A1) to one bedroom flat (C3)	1
EY055	Booth Bridge Farm	Booth Bridge Lane Thornton in Craven	Earby	16/0279/FUL	Full: Conversion of barn to two 3 bedroom dwellings and erection of a detached double garage	2
FE020	Field No. 6700	Cuckstool Lane	Fence	13/15/0386N	Prior Approval Notification (Agricultural Building to Dwelling Class Qb): Change of use to dwelling with associated external works and alterations.	1
FE024	464 Wheatley Lane Road	Wheatley Lane Road	Fence	16/0730/FUL	Full: Erection of one detached three bed dwelling house (Re-Submission).	1
HM015	The Old Stables Brookfoot	Grove Street	Higham	16/0137/Ful	Full: Conversion of one dwelling into two separate dwellings	1
HM016	Pendle Hall Farm	Grove Lane	Higham	16/0710/FUL	Full: Conversion and extension of barn to create single dwelling; demolition of detached outbuilding (re-submission)	1
KK019	Royds Farm	Harden Road	Kelbrook	13/15/0525P	Full: Partial demolition of attached barn, erection of attached garage, formation of driveway and erection of a detached dwelling house with detached garage.	1
KK020	Kitchen Farm, Skipton Old Road	Black Lane Ends	Kelbrook	13/15/0205P	Full: Change of use from single dwelling house to two dwelling houses with minor alterations and formation of parking area.	1
LE016	Land adjacent to Rye Flat Barn	School Lane	Laneshawbridge	16/0292/FUL	Full: Erection of two detached dwelling houses with garages and new access.	2
NN088	Shelfield Farm	Southfield Lane	Nelson	13/10/0199P	Full: Conversion of stable block/store to single 3 bed dwelling house.	1
NN132	53-55 Scotland Road	Scotland Road	Nelson	13/14/0450P	Full: Conversion of first and second floor into 3 no. flats and erection of external staircase to the rear	3
NN144	Whitford Smart, Victoria Works	149 Railway Street	Nelson	13/15/0465P	Full: Change of use of ground floor basement from plumbers merchants (A1) to after school club and create two 2 bed flats at first floor.	2
NN146	19-21 Carr Road	Carr Road	Nelson	13/16/0008P	Full: Change of use from offices to two dwellings and external alterations	2
NN147	13-15 Carr Road	Carr Road	Nelson	16/0384/FUL	Full: Conversion of offices (Use Class A2) into two dwellinghouses including external alterations.	2
SH012	Barn adjacent to Silent Night	Earby Road	Salterforth	16/0602/FUL	Full: Change of use of former restaurant to single dwelling with associated curtilage and parking.	1
TN064	Alderhurst Head Farm	Hollin Hall	Trawden	16/0522/FUL	Full: Sub-division of existing property to create separate dwelling (No external alterations).	1
<b>Total: 39</b>						

Table 4: Completions on Small Sites 2018/19

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD067	Agricultural Building East of Pasture Barn East	Pasture Lane	Barrowford	17/0128/FUL	Full: Erection of one 3-bed dwelling house.	1
BD074	55 Gisburn Road		Barrowford	18/0576/FUL	Full: Change of use from a shop (Use Class A1) to a dwelling house (Use Class C3).	1
BK088	14 Oak Terrace	Oak Terrace	Barnoldswick	13/12/0091P	Full: Erection of dwelling to side (Re-Submission).	1
BR047	349 Kings Causeway	Kings Causeway	Brierfield	13/10/0175P	Full: Erection of a detached dwelling house with an eaves height of 5.5m and a ridge height of 8.7m.	0
BR070	59 Pennine Way		Brierfield	18/0380/FUL	Full: Erection of a single two-storey dwelling (Re-Submission).	1
CE188	Archway House	Knotts Lane	Colne	18/0046/FUL	Full: Retain use of former car sales premises (Use Class Sui Generis) to dwelling house (Use Class C3), erection of garage to side (East) and erection of single storey extensions to East and North elevation	1
EY062	2 School Lane	School Lane	Earby	13/13/0185P	Full: Erection of 3 two storey dwellings, demolition of garage and erection of a new double garage to the rear of The Crossings.	3
EY072	Booth Bridge Farm	Booth Bridge Lane Thornton in Craven	Earby	13/15/0574N	Prior Approval Notification (Agricultural Building to Dwelling - Class Qa and b): Change of use of agricultural building to single dwelling with associated external	1
EY074	Stone Garth 4a Mill Brow Road	Mill Brow Road	Earby	16/0120/FUL	Full: Conversion of detached garage/games room to one 3-bed dwelling house	1
FE021	Field No. 2075	Cuckstool Lane	Fence	13/16/0072P	Lawful Development Certificate (proposed): Change of use of an agricultural building to a dwelling as deemed to be granted under Class Q of the Town and Country Planning (General Permitted Development) Order 2015	1
FE022	Field No. 5659	West of Higher Old Laund Farm	Fence	13/15/0506N	Prior Approval Notification (Agricultural building to dwelling - Class Q(b)): External works and alterations to facilitate change of use to dwelling.	1
FE023	Raven Farm	Cuckstool Lane	Fence	17/0566/AGD	Prior Approval Notification: (Agricultural building to dwelling Class QA and QB) Change of Use of agricultural building to dwelling and external alterations.	1
NN133	11 Cross Street	Cross Street	Nelson	13/14/0277P	Full: Change of use from B1 Office to a dwelling house (C3).	1
RE008	Land adjacent Yate House	Ridge Lane	Roughlee	13/16/0027P	Full: Erection of a two storey detached dwelling with associated curtilage and new vehicular access from Ridge Lane ( Re-Submission).	1
RY015	Land adjacent to 534 Colne Road	Colne Road	Reedley	13/13/0010P	Extension of Time: Extend time limit of Planning Permission 13/09/0489P for erection of a detached dwelling house.	1
SH019	Development land adjacent No.7 The Hayfields	Hayfields	Salterforth	19/0016/FUL	Full: Erection of one detached dwellinghouse (Re-Submission).	1
SH020	Hollin Bank Cottage	High Lane	Salterforth	16/0568/VAR	Full: Variation of Condition: Removal of Condition 2 (Holiday occupancy) of Planning Permission 13/07/0548P.	1
TN045	Hollin Hall Barn	Hollin Hall	Trawden	17/0323/FUL	Full: Erection of detached dwelling house.	1
TN050	Land adjacent to 60 Lanehouse	Lanehouse	Trawden	17/0285/FUL	Full: Erection of a detached dwelling.	1
TN058	Cemetery House	Colne Road	Trawden	13/14/0243P	Full: Conversion and extension of outbuilding to create single dwelling, including creation of parking area and ground mounted solar panels within curtilage.	1
TN059	Former Office Building, Pinetree Court	Keighley Road	Trawden	13/14/0427P	Full: Change of use from offices (B1) in to three apartments including external alterations to windows, doors and walls and associated parking spaces.	3
TN065	Parrock Farm	Lane Top	Trawden	17/0389/FUL	Full: Conversion of barn to dwelling	1
TN068	Land to West of 6 Foulds Road		Trawden	18/0135/FUL	Full: Erection of three dwelling houses (Two semi-detached and one detached).	3
<b>Total: 28</b>						

Table 5: Completions on Small Sites 2019/20

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD048	Rear 38 Church Street	Church Street	Barrowford	19/0106/FUL	Full: Demolition of workshop and retention of a two-storey dwelling (Part-Retrospective).	1
BD058	Meat Preparation Building, Halstead Farm	Halstead Lane	Barrowford	13/14/0118P	Full: Conversion of former meat preparation building to a single two bed dwelling house with parking (Re-Submission).	1
BD059	45 Appleby Drive	Appleby Drive	Barrowford	16/0718/FUL	Full: Erection of detached dwelling house.	1
BD070	95 Gisburn Road	Gisburn Road	Barrowford	18/0282/FUL	Full: Conversion of dwelling (Use Class C3) into a ground floor shop (Use Class A1) with a flat above and 2 cottages to the rear along	0
BK101	Land adjacent to 2 Taylor Street	Taylor Street	Barnoldswick	16/0562/FUL	Full: Erection of a detached dwelling with access from Pennine Way.	1
BK114	2 Letcliffe	Manchester Road	Barnoldswick	16/0128/FUL	Full: Demolition of existing garage and erection of dwellinghouse with garage at ground floor and first floor balcony.	1
BR067	Agricultural Building	Greenhead Lane	Brierfield	17/0708/AGD	Prior Approval Notification (Agricultural building to dwelling Class QA and QB): Change of use of agricultural building to dwelling and external alterations.	1
BR080	New Laund Farm	Greenhead Lane	Brierfield	19/0849/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations.	1
CE133	Nun Clough Farm Barn	Birchenlee Lane	Colne	18/0377/FUL	Full: Conversion of barn into one dwelling house.	1
CE183	51-53 Albert Road	Albert Road	Colne	17/0478/FUL	Full: Change of use from use class C2 to 2 No. dwellings use class C3, including erection of a rear hardstanding and two rear dormers.	2
FO038	White House Farm	High Lane	Foulridge	17/0385/FUL	Full: Change of use of barn to two dwellings, demolition of outbuildings, erection of an extension, erection of detached garage and formation of a new access	2
HM017	High Mount Farm	Foxen Dole Lane	Higham	17/0269/REM	Reserved Matters: Erection of an agricultural workers dwelling (Appearance, Landscaping, Layout and Scale).	1
NN116	14a Cumberland Street	Cumberland Street	Nelson	13/13/0264P	Full: Change of use from retail to dwelling; erection of single storey rear extension; Erection of a single flat roof dormer to side (South) elevation and erection of two pitched roof dormers to side (North) elevation.	1
NN148	97 Brier Crescent	Birer Crescent	Nelson	16/0429/FUL	Full: Change of use from nursing home to single dwelling including erection of single storey extension to rear and reconfiguration of windows (Amended Description).	1
NN151	2 Prospect Buildings	Cross Street	Nelson	16/0607/FUL	Full: Change of use of first floor offices to self contained flat.	1
NN155	11 Carr Road	Carr Road	Nelson	17/0437/FUL	Full: Change of use of office (A2) to residential (C3)	1
NN165	127-129 Chapel House Road		Nelson	18/0290/FUL	Full: Conversion of one dwelling house into two dwelling houses.	1
NN170	60 Every Street		Nelson	18/0831/FUL	Full: Change of use from a ground floor shop (Use Class A1) to residential use (Use Class C3) and replace shop front with domestic frontage.	1
TN030	Herders Inn	Lancashire Moor Road	Trawden	13/15/0304P	Full: Conversion of public house (A4) to two dwellinghouses and erection of two storey rear extension.	3
TN061	Far Wanless Farm	Hollin Hall	Trawden	18/0230/FUL	Full: Conversion of barn into two dwellings.	2
<b>Total: 24</b>						

Table 6: Completions on Small Sites 2020/21

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD046	Plot 8, 317 Gisburn Road	Gisburn Road	Barrowford	13/09/0397P	Full: Erection of a detached dwelling house.	1
BD050	Plots 7, 9, 10 317 Gisburn Road	Gisburn Road	Barrowford	20/0707/FUL	Full: Erection of three dwellinghouses (previously approved under permission 13/16/0093P) (amended layout).	3
BD063	Land adjacent 16 Garnett Street	Garnett Street	Barrowford	16/0517/FUL	Full: Erection of one 4-bed terraced house (Re-Submission).	1
BD078	26 Stone Edge Road		Barrowford	20/0266/FUL	Full: Demolition of existing detached dwelling house and erection of one pair of semi-detached dwelling houses.	1
BK091	Land to rear of 245-253 Gisburn Road	Gisburn Road	Barnoldswick	13/12/0403P	Full: Erection of a detached dwelling house (eaves height 4.7m, ridge height 8.4m), two detached double garages and two storey side extension to existing house and formation of new vehicular access.	1
BK125	Development land off Long Ing Lane	Long Ing Lane	Barnoldswick	17/0770/FUL	Full: Erection of one two storey dwelling and two three storey dwellings.	3
BK131	Higher Calf Hall Farm	Calf Hall Lane	Barnoldswick	18/0605/FUL	Full: Erection of one dwelling house and detached garage.	1
BK133	Land to North West 41 Long Lane		Barnoldswick	19/0905/FUL	Full: Demolition of existing garage, erection of a detached dwelling with parking and formation of parking area for 41 Long Ing Lane.	1
BK139	32 Curch Street		Barnoldswick	20/0538/FUL	Full: Change of use from shop (Use Class A1) to single dwelling (Use Class C3) and replace shop front and associated minor external alterations.	1
BR061	Garage Site to North West of 24	Park Lane	Brierfield	19/0520/FUL	Full: Erection of a two-storey detached dwelling with two-storey rear projection, roof dormers to front and rear, raised patio to rear and off-street parking (Revised Scheme).	1
BR066	Greenhead Manor	Greenhead Lane	Brierfield	16/0548/OTD	Prior Approval Notification (Office use B1(a) to dwellinghouse (C3)): Change of use of offices to a 4 bed detached dwelling.	1
CE132	Cotton Tree Methodist Church	Cotton Tree Lane	Colne	13/12/0196P	Full: Change of use from former chapel (D1) to single dwelling with external alterations.	1
CE202	Swanside Alkincoats Villas	Alkincoats Road	Colne	19/0019/FUL	Full: Erection of one detached dwelling house.	1
CE207	50 Portland Street		Colne	19/0208/FUL	Full: Subdivision of house into ground and first floor flats (Use Class C3) (Retrospective).	1
CE210	Land to North	26 Lenches Road	Colne	19/0381/FUL	Full: Erection of a three storey dwelling with associated parking.	1
CE217	11A Skelton Street		Colne	20/0568/FUL	Full: Subdivision of existing apartment into two apartments	1
FE026	Land to rear of 2 Greystone Drive		Fence	19/0728/FUL	Full: Erection of a detached single storey bungalow with access and parking.	1
HM018	Land off Barkerfield Close	Barkerfield Close	Higham	19/0476/FUL	Full: Erection of a pair of semi-detached dwellings (Re-Submission).	2
HM019	Height Top Smithy	Stump Hall Road	Higham	19/0065/FUL	Full: Demolition of sunroom, convert garage to self contained unit, alteration to roof and openings.	1
KK022	Moor Gate Farm	Cob Lane	Kelbrook	17/0192/FUL	Full: Change of use and external alterations to convert barns to 2 dwellings with associated residential curtilage and erection of a detached garage.	2
KK023	Royds Farm	Harden Road	Kelbrook	18/0217/FUL	Full: Demolition of garage and agricultural buildings and erection of one, two storey dwelling and double garage.	1
KK024	Field Number 4667	Harden Road	Kelbrook	18/0386/REM	Reserved Matters: Erection of 2 detached dwelling houses (Appearance, Landscaping, Layout and Scale) of Planning Permission 13/15/0245P.	2
KK025	Dog Exercise Field	Colne Road	Kelbrook	18/0756/FUL	Full: Erection of a single-storey dwelling and formation of four parking spaces.	1
KK029	Moor Gate Farm	Cob Lane	Kelbrook	20/0745/AGD	Prior Approval: Change of use of agricultural building to dwelling house (Use Class C3).	1
NN069	Land adj 3 Proctor Close	Proctor Close	Nelson	13/15/0348P	Full: Erection of one two storey dwelling house (Amended scheme).	1
NN104	1 Netherfield Road	Netherfield Road	Nelson	13/12/0056P	Full: Conversion of single dwelling to three flats.	2
NN149	Land off Cooper Street	Cooper Street	Nelson	19/0757/FUL	Full: Erection of two detached dwelling houses (Amended scheme).	2
NN153	1 Lime Street	Lime Street	Nelson	16/0774/FUL	Full: Sub-Division of dwelling house to form two self-contained flats and erection of a single storey rear extension.	1
NN157	31 Carr Road	Carr Road	Nelson	17/0737/FUL	Full: Change of use of office (Use Class B1) to residential (Use Class C3).	1
NN159	Old Clarion House	Shelfield Lane	Nelson	18/0633/FUL	Full: Approval of Reserved Matters for the construction of a detached dwelling and garage.	1
NN160	Site of Regent Bingo Club	Leeds Road	Nelson	17/0368/FUL	Full: Change of use of land to form a car sales pitch, erection of 1.8m high security fencing and erection of a valeting bay and office building with a self contained flat above	1
NN174	8-10 Eagle Street		Nelson	19/0616/FUL	Full: Subdivision of merged property into two dwellings (Use Class C3).	1
NN184	57 Scotland Road		Nelson	20/0695/RTD	Prior Approval Notification (Change of Use): Change of use from first floor retail to two residential apartments (Use Class C3).	2
SO001	Brook Lea	284 Colne Road	Sough	18/0468/FUL	Full: Erection of a detached dwelling house.	1

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
TN047	Building To The South West Of Chelsea Mews	Church Street	Trawden	20/0111/FUL	Full: Change of use, external alterations and erection of roof extension to garage block to convert into two dwellings (Part Retrospective).	2
TN075	Brooke House	Colne Road	Trawden	19/0624/CEU	Certificate of Lawfulness (Section 191 - Existing Development): Use as a single dwelling house (Use Class C3).	1
						47

## **Appendix E: Lead in Times and Housing Delivery Rate Evidence**

E.1 See Attached Report.

# Lead in times and build out rates Pendle

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## Background

What determines the speed at which approved housing sites are developed? This is a key question for planning policy, both nationally and locally.

Concerned that new homes were not being delivered at the rate required, the Government published its housing white paper [“Fixing our broken housing market”](#) in February 2017. This set out a broad range of proposals that the Government intends to introduce to help reform the housing market and increase the supply of new homes.

The consultation [“Planning for the right homes in the right places”](#) was launched in September 2017. This built on some of the proposals in the white paper and recommended changes to national planning policy, to help local planning authorities and communities plan for, and deliver, the homes they need. [The Governments response to this consultation](#) was published in March 2018.

In the [Autumn Budget 2017](#), the Chancellor of the Exchequer made clear that the Government’s ambition is to build 300,000 new homes per annum.

## Planning policy and guidance

The [National Planning Policy Framework \(NPPF\)](#) requires local planning authorities (LPAs) to:

- prepare local plans to identify sites and broad locations over a 15-year timeframe;
- demonstrate a five-year supply of housing land; and
- address the requirements of the housing delivery test.

These all require LPAs to have a detailed knowledge of what housing sites in their area will contribute in practice and how they can – in the words of the Minister of State for Housing – do “more, better, faster”.

National Planning Practice Guidance (NPPG) on [housing and economic land availability assessment](#), as updated in September 2018, states that LPAs may want to *“develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build out rates”* (Paragraph: 030 Reference ID: 3-030-20180913).

## Establishing benchmarks and assumptions

Large-scale housing developments, defined as those delivering 500 homes or more, play a significant role in meeting housing need. But whilst they deliver more homes, they do this over a long time period and typically have longer lead-in times than smaller sites. If the [Strategic Housing Land Availability Assessment \(SHLAA\)](#) includes a number of large sites, there needs to be a valid a justification for:

1. The assumptions that are made about how soon a site can start to provide new homes; and
2. The rate of development.

This is particularly true where large sites are included either, wholly or partly, in the calculation of the five year housing land supply (5YHLS).



# Lead in times and build out rates Pendle

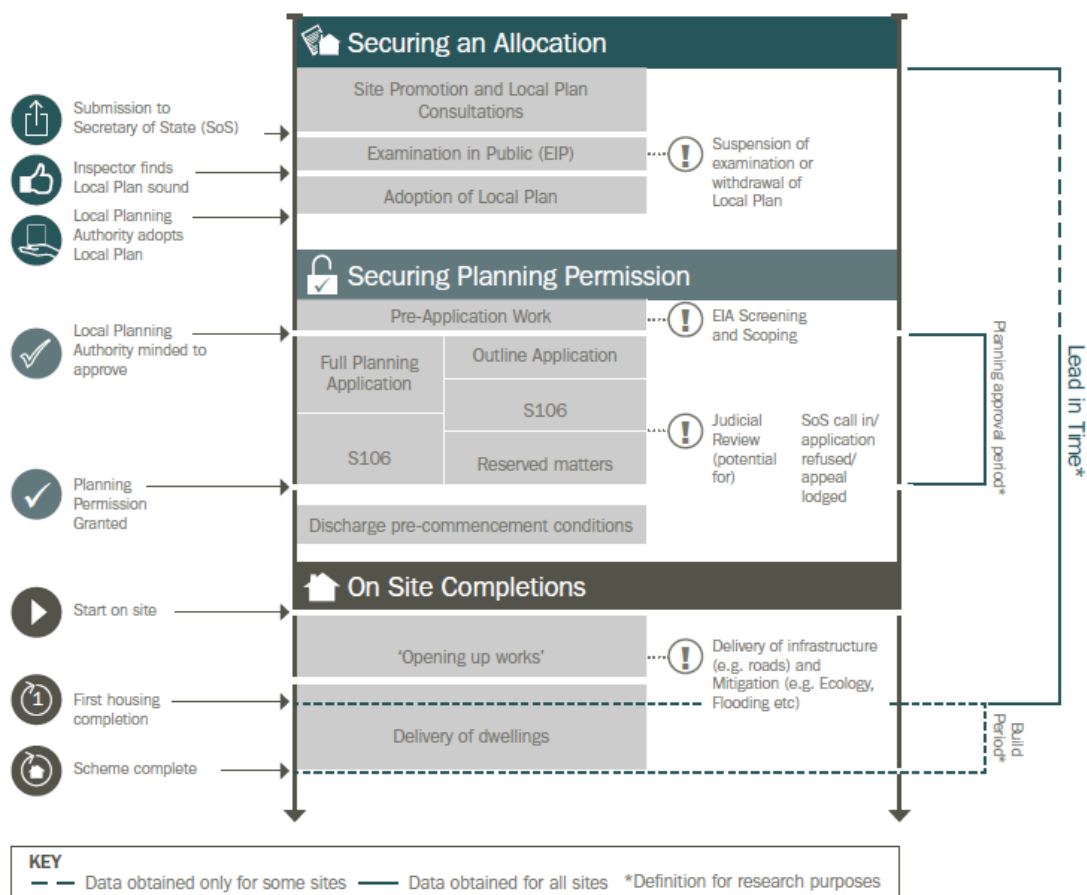
Information on lead in times and build out rates will help LPAs to determine whether additional housing sites need to be identified (large or small) and where these should be located. Local plans, neighbourhood plans and housing land trajectories should adopt sensible assumptions, based on national benchmarks, and – where the data exists – local circumstances, to help understand build out rates and the potential for the non-implementation of planning permissions (lapse rates).

The key stages in assessing site progress are:

1. **Lead in time** is the period from either the date of the first formal identification of the site as a potential housing allocation in a Local Plan, or where this is not applicable, the validation date of the first planning application
2. **Planning approval period** is measured from the *validation date* for the first application relating to the proposed development until the *decision date* for the first detailed application which permits the development of units on the site.
3. **First housing completion** is the date/monitoring year on which the completion of the first dwelling is recorded. In planning terms a completion is recorded when a dwelling has its roof and all windows and doors installed.
4. **Annual build rate** is the number of homes built each year on a particular site. On large sites there may be one or more parts of the site being built-out by different developers at any one time.

Evidence shows that for large sites the distinction between Brownfield and Greenfield does matter. In the vast majority of cases new homes built on the latter come forward far more quickly.

**Figure 1: Timeline for delivery of a strategic housing site**



# Lead in times and build out rates Pendle

Source: Lichfields

## Lead in time

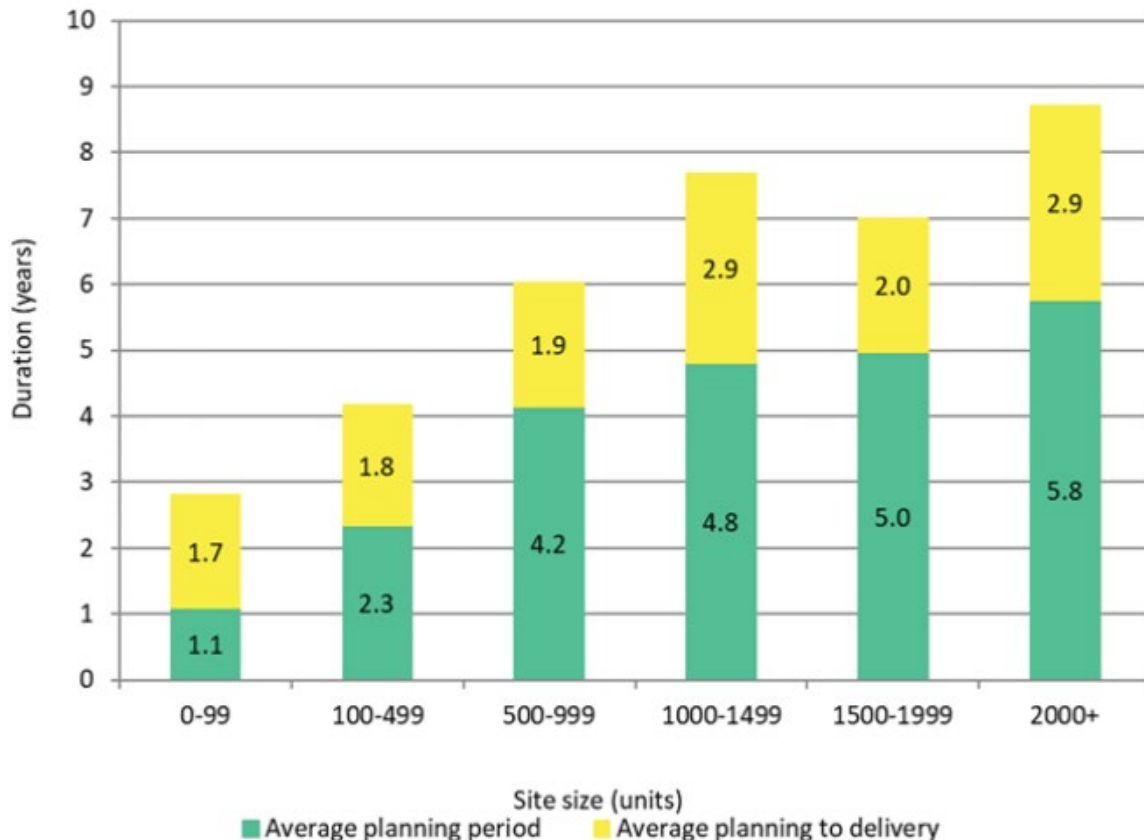
Many planning issues are addressed in advance of planning applications being submitted, in particular where sites are allocated in a Local Plan. This can help to ensure that an application – once submitted – is determined more quickly.

In November 2016 Lichfields published its research report [Start to Finish](#). This nationwide study looked at the factors influencing build out rates. The report won the RTPI Research Award in 2017 and is a regular point of reference for plan-makers and Inspectors in considering the realism of housing trajectories in local plans and five-year housing land supply statements. The report concluded that the average lead-in time for large sites was 3.9 years from identification of the site to the submission of the initial planning application. Although there was considerable variation within the sample of sites, the results revealed that a substantial lead-in time does not guarantee a prompt permission.

## Planning approval period

The planning approval period and the planning delivery period (the time taken to deliver the first unit after planning permission has been granted), increases with the size of the site. It ranges from approximately three years for sites delivering fewer than 100 units to between seven and nine years for the largest sites (i.e. those delivering over 1,000 units) (Figure 2). This is because larger sites tend to raise complex planning issues related to both the principle of development and the detail of implementation.

Figure 2: Average time from planning approval to delivery of first dwelling



Source: Lichfields, October 2018

# Lead in times and build out rates Pendle

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A site of 500 units appears to be the point after which the *planning approval period* increases from just over two years to between four and six years. The length of the planning approval period is not affected by whether the land in question is Brownfield or Greenfield site.

Planning applications are determined more quickly where matters are substantially addressed prior to the submission of a planning application, either by developers seeking pre-application advice or LPAs preparing development briefs and/or master plans. The commencement of development can also be accelerated if the implementation of a 'first phase' can be fast tracked through a focused planning application.

The *planning delivery period* is on average longer for larger sites reflecting the complexities involved in bringing them forward for development.

Whatever the approach taken, large sites are not quick to deliver. In the absence of a live planning application they are unlikely to contribute to the calculation of the 5YHLS. However, there is considerable variation from site-to-site, with evidence showing that some large sites have come forward in under two years.

## Lapse rates

Not every planning permission that is granted will translate into the development of new homes. Planning permissions can lapse for a number of reasons:

1. The landowner cannot achieve the desired sale price for the site.
2. The developer cannot secure sufficient finance.
3. The approved development not considered to be viable.
4. Pre-commencement conditions take longer than anticipated to discharge.
5. Supply chain constraints prevent a start on-site.
6. An alternative planning permission to that obtained by the landowner is sought by the developer.

At the national level, the Ministry for Housing, Communities and Local Government (MHCLG) has identified a 30-40% gap between planning permissions granted for housing and housing starts.<sup>1</sup> This can often give rise to claims of 'land banking' by developers. But, insofar as land banking may exist, the [Letwin Review](#) concluded that the matter appears to be a London – rather than a national – malaise.

## Build out rates

Build out is the term used to describe how planner's estimate of the amount of new housing development that is likely to take place in a particular area. The rate at which sites are estimated to deliver new homes is a frequently contested matter at Local Plan examinations and inquiries where the 5YHLS is a consideration.

Single family homes built by a contractor typically take between eight and nine months to complete. For self-build properties this increases to eleven months on average. But, if housing sites are developed more slowly than the planning authority has assumed, more housing sites may need to be brought forward to achieve the required level of development within given timescales. It is therefore

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<sup>1</sup> MHCLG presentations to the Home Builders Federation Conference, September 2015.

## Lead in times and build out rates Pendle

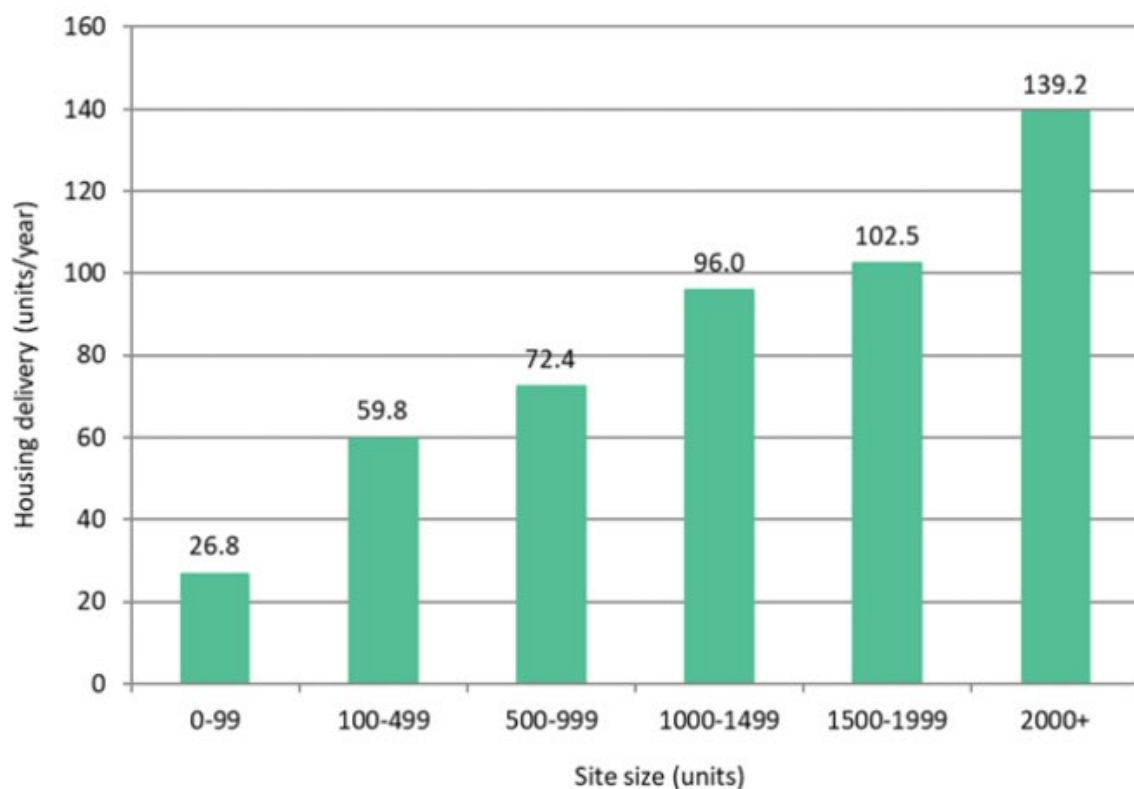
essential to have robust and up-to-date evidence on build out rates to inform decisions relating to the delivery of new housing.

The rate of annual delivery on large sites is most heavily influenced by the 'absorption rate' in the local housing market. This is calculated by dividing the number of sales in a given month by the number of available homes for sale and is affected by a number of different factors on any given site:

- the strength of the local housing market;
- the number of sales outlets expected to operate on the site (i.e. the number of different housebuilders/brands/products being delivered); or
- the tenure of housing being built – are the market homes for sale being supplemented by homes for rent, including affordable housing?

Areas of stronger market demand for housing will support higher sales and build out rates. In contrast relatively weaker areas are unlikely to be able to sustain high build out rates. The analysis conducted by Lichfields (2016) shows a clear relationship between the strength of the local housing market and the average annual build rate, although localised conditions can lead to significant variations.

**Figure 3: Average build out rates**



Source: Lichfields, October 2018

The size of a site is one of the key factors determining the build out rate (Figure 3). Large sites are often split between housebuilders to help improve the sales rate, rather than to make construction more efficient. Larger sites with more access points are likely to feature multiple sales outlets and thereby have greater scope to increase build out rates.

## Lead in times and build out rates Pendle

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The Letwin Review and the studies carried out by Lichfields both found a strong correlation between the number of sales outlets on a site, during the build out period, and higher average annual build out rates. Each additional outlet typically results in an average of 3-4 additional homes being completed each month.

To maximise the advantage of splitting up a large site, the products on sale at the different sales outlets are often quite distinct. If they are aimed at the same market sector the build out rate is likely to fall off relatively quickly. To appeal to different customers housebuilders will differentiate the products available by the type and size of dwelling, different branding and pricing structures.

It is not always possible to increase the number of sales outlets in direct proportion to the size of site, due to physical constraints and local absorption rates. Whilst very large sites in strong markets have delivered upwards of 250-300 dwellings per annum for short periods, even those with capacity of 2,000 or more units will, on average, deliver fewer than 200 units per annum. The average rate of delivery (139 units per annum) is approximately five times that of sites of delivering fewer than 100 units (27 units per annum) and almost twice that of sites delivering 500-999 units (72 units). Annual average delivery on sites of up to 1,499 units rarely exceeds 100 units. These are average figures and build out rates will inevitably ebb and flow over time to reflect the prevailing circumstances.

Housebuilders recognise that there is some interdependence between sites, in terms of their output levels. Local housing markets have a limited capacity to absorb new-build housing, so housebuilders are cautious if they consider that too many sales outlets are operating in a particular locality at any one time.

Evidence shows that both large and small-scale housing sites with a larger proportion of affordable homes (as defined in the NPPF) tend to deliver more quickly. Affordable housing taps into a different segment of demand. Developer confidence is increased by the grant or subsidy that is available and having a housing association or registered provider on board, to build and/or manage the affordable units, can support cash flow and help to reduce risk. Sites where 40% or more of the homes to be built are affordable have a build out rates that are around 40% higher than similar developments with an affordable housing requirement of less than 20%.

Many housing trajectories show large sites gradually increasing their output and then remaining steady, before tailing off at the end. In reality delivery rates are not steady, with annual completions tending to be higher early in the build out period before dipping towards the end (Figure 4). This surge in early completions is likely to reflect the need for a quick return on capital outlay and/or the early delivery of affordable housing.

**Figure 4: Typical delivery profile for build out on large sites**



Green = High levels of delivery    Red = Low levels of delivery

The most significant constraints preventing the raising of build out rates include overcoming problematic site conditions; the provision of infrastructure; the behaviour of competitors within the local market (i.e. the potential for over-supply); the availability of skilled labour and materials; and access to development finance.

There is a discernible difference between the annual build out rates on Brownfield and Greenfield sites, with the latter delivering over 20% quicker than their Brownfield counterparts, although on average they take 7% longer from first application until the time they deliver their first unit.

# Lead in times and build out rates Pendle

## Pendle Housing Market Area

Pendle forms part of a joint Housing Market Area (HMA) with neighbouring Burnley. The HMA contains a high number of terraced properties in the lowest Council Tax Band 'A'. Regeneration initiatives see new build as a key component in diversifying the local housing stock.

A number of sub-markets can be identified within the joint HMA. Those within Pendle are summarised in Table 1. It is widely accepted that strong local markets are likely to support higher annual delivery rates. The inevitable result is that build out rates will vary, even within Pendle. These variations need to be reflected in both the estimation of projected housing completions and in policy making.

**Table 1: Housing sub-markets in Pendle**

Spatial Area	Housing Sub-Market	
<b>M65 Corridor</b>	1. Reedley and Higher Reedley	MODERATE
	2. Brierfield and Nelson	WEAK
	3. Rural Southfield	MODERATE
	4. Barrowford	MODERATE
	5. Higherford and Blacko	STRONG
	6. A6068 Corridor Villages (including Fence & Higham)	STRONG
	7. Urban Colne	WEAK
	8. Rural Colne (including Foulridge, Trawden & Laneshaw Bridge)	STRONG
<b>West Craven Towns</b>	9. Barnoldswick	MODERATE
	10. Earby	MODERATE
<b>Rural Pendle</b>	11. West Craven Rural (including Bracewell, Salterforth, Kelbrook & Sough)	STRONG
	12. Pendleside (including Newchurch-in-Pendle, Barley & Roughlee)	STRONG
	13. Other Rural	STRONG

In the borough's strongest housing markets prior to the financial crisis of 2007/2008, build out rates in excess of 40 units per annum had been achieved. Build out rates dropped dramatically during the ensuing economic recession, but have started to show signs of sustained improvement from the 2015/16 monitoring period onwards (Table 2). This represents a lag of 2-3 years when compared to many stronger housing markets.

In April 2019, a total of 19 approved developments are expected to deliver 20 or more units on-site. Of these, only one – the 182 unit Deerwood Park development off Knotts Lane in Colne – is due to deliver 100 or more units. This site is being developed by volume housebuilder Persimmon Homes. A further five sites are expected to deliver 50-99 units, whilst 13 will deliver 20-49 new homes. Of these 19 sites, six are being promoted by housing associations and will deliver affordable housing. In total these approved developments delivering 20 units or more on-site have the potential to provide 923 new homes in Pendle when complete.

Whilst the delivery of new homes on Pendle's largest housing sites is typically in the range of 15-20 units per annum, a social housing scheme in Barnoldswick achieved a build rate of 46 homes per annum in 2015/16.

**Table 2: Annual completions on housing developments of 20 units or more, Pendle 2011-date**

Location of Site (including details of site promotor/developer)	Housing Sub-market	Planning Application Number	Site Capacity (units)	Completions by Year							
				11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19
<a href="#">Deerwood Park</a> , Knotts Lane, Colne <sup>1</sup>	7	13/15/0178P	182	-	-	-	-	0	18	24	53
<a href="#">The Hallows</a> , Colne Road, Reedley <sup>2</sup>	1	13/08/0558P	77	13	0	9	3	6	13	5	19
<a href="#">Grenfell Gardens</a> and <a href="#">The Locks</a> , Barrowford Road, Colne <sup>2</sup>	8	13/09/0110P 13/08/0401P	55	7	1	5	8	-	-	-	-
<a href="#">Spring Meadows</a> , Red Lane, Colne <sup>3</sup>	8	17/0362/FUL	55	-	-	-	-	-	0	0	6
<a href="#">Spinners View</a> & <a href="#">Quaker Heights</a> , Clitheroe Road, Brierfield <sup>2</sup>	2	13/10/0294P	55	0	21	18	-	-	-	-	-
Robinson Fold, Carr Road, Barnoldswick *	9	13/04/0590P	51	0	0	0	0	0	0	-	-
<a href="#">Southbeck</a> , Salterforth <sup>4</sup>	11	13/11/0597P	49	-	0	0	0	0	26	16	7
<a href="#">Foxhills</a> , Clitheroe Road, Brierfield <sup>5</sup>	2	13/15/0025P	45	-	-	-	-	0	0	0	24
Valley Road, Barnoldswick <sup>6</sup>	9	13/13/0364P	46	-	-	0	0	46	-	-	-
Simpsons Garage Site, Knotts Lane, Colne <sup>6</sup>	7	13/13/0585P	39	0	0	0	0	15	-	-	-
<a href="#">Priory Chase</a> , Nelson <sup>7</sup>	2	17/0534/REM	39	-	-	-	-	0	0	0	39
Birtwistle Close, Carry Lane, Colne <sup>2</sup>	8	16/0139/FUL	33	-	-	-	-	0	0	12	0
<a href="#">Langroyd Place</a> , Skipton Road, Colne <sup>5</sup>	7	16/0650/FUL	32	-	-	-	-	0	0	0	13
<a href="#">Clovercroft</a> , Higham <sup>8</sup>	6	13/06/0116P	33	7	4	15	-	-	-	-	-
<a href="#">Kensington Forest</a> , Long Ing Lane, Barnoldswick <sup>9</sup>	9	16/0136/REM	31	-	-	-	0	0	0	0	22
Hope Mill, Barnoldswick <sup>10</sup>	9	13/14/0172P	28	-	-	-	0	13	15	-	-
Standroyd Court, Keighley Road, Colne <sup>2</sup>	7	13/04/0482P	28	2	6	3	-	-	-	-	-
Colbran Street, Nelson <sup>11</sup>	2	13/14/0528P	23	-	-	-	0	0	23	-	-
<a href="#">Spring Mills</a> , Wheatley Lane Road, Fence <sup>12</sup>	6	16/0390/REM	22	-	-	-	0	0	12	10	-
<b>Average Build Rate</b>				<b>7</b>	<b>8</b>	<b>10</b>	<b>6</b>	<b>20</b>	<b>18</b>	<b>13</b>	<b>20</b>

\* Development at the former Westfield Mill site in Barnoldswick (Robinson Fold) stalled in 2008 with just 36 homes built.

**Promoters / developers:** <sup>1</sup> Persimmon Homes, <sup>2</sup> Barnfield Homes, <sup>3</sup> Beck Homes, <sup>4</sup> Seddon Homes, <sup>5</sup> PEARL, <sup>6</sup> Mulbury Homes for Together Housing, <sup>7</sup> Hobstones for Calico, <sup>8</sup> L&W Wilson, <sup>9</sup> Berkeley DeVeer, <sup>10</sup> Cawder Construction for Together Housing, <sup>11</sup> Great Places Housing Group, <sup>12</sup> Skipton Properties

## Lead in times and build out rates Pendle

Taking account of past performance, as summarised in the [Authority's Monitoring Report \(AMR\)](#), and in particular for larger sites developed during the current plan period (Table 2), a schedule of estimated build out rates for each housing sub-market area has been established (Table 3) for use when updating the Council's housing trajectory and 5YHLS. Future monitoring will help to determine whether changes in the prevailing economic circumstances require these figures to be revised.

**Table 3: Estimated build out rates per annum, by housing sub-market**

Site Capacity (units)	Housing Sub-markets in Pendle												
	1	2	3	4	5	6	7	8	9	10	11	12	13
500+	40								-	-	-	-	-
250 – 499	30	20	30	30	35	35	20	35	30	30	35	35	35
100 – 249	25	15	25	25	30	30	15	30	25	25	30	30	30
50 – 99	20	10	20	20	25	25	10	25	20	20	25	25	25
25 – 49	15	10	15	15	20	20	10	20	15	15	20	20	20

The housing sub-markets are defined in Table 1.

A number of large housing developments are currently in the pipeline, having either been allocated in the Local Plan (e.g. Trough Laithe, Barrowford) or having been granted planning permission (e.g. Windermere Avenue, Colne).

Further large sites are currently under consideration for allocation in the [Pendle Local Plan Part 2: Site Allocations and Development Policies](#), which it is anticipated will be submitted for Examination in late 2020 and adopted the following year.

### Conclusions

This paper opened with the question: what determines the speed at which approved housing sites are developed?

Planning for the future provision of new housing involves more than allocating sites in the Local Plan and granting planning permission for development to take place, although the latter is obviously a pre-requisite.

The evidence above has considered national reviews published by MHCLG (2018 and 2008) and planning consultants Lichfields (2018 and 2016). It has also looked at the annual monitoring returns for the Borough of Pendle, as set out in the Council's AMR.

The available information suggests that three inter-dependent factors will have a major influence on build out rates on large housing sites in the borough:

1. The corporate strategies of housebuilders, which promote the controlled and phased release of new housing to capture the full value of the site.
2. The behaviour of competitors in the local market, which can influence tactical behaviour.
3. National and local planning policy, which influences the supply of housing land.



## Lead in times and build out rates Pendle

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On large sites build out rates are not steady over the lifetime of the development. Annual completions tend to be higher early in the build out period before gradually tailing off. This reflects the need for housebuilders to make a quick return on their capital outlay, or a need to deliver affordable housing in the early stages.

Large sites are often the key to providing the up-front investment in new infrastructure that is necessary to support the wider delivery of new housing. The level of public sector intervention available to pump prime this investment in infrastructure and unlock large sites is limited. With most large housing developments being provided by the private sector, the planning obligations and/or community infrastructure levy (CIL) contributions sought from developers should avoid the possibility of stalling the promotion of large-scale sites.

### References

[Driving housing delivery from large sites: What factors affect the build out rates of large scale housing sites?](#) (Lichfields, October 2018)

[Independent Review of Build Out – Final Report](#) (Rt Hon Sir Oliver Letwin MP for the Ministry of Housing, Communities and Local Government, October 2018)

[Independent Review of Build Out Rates – Draft Analysis](#) (Rt. Hon Sir Oliver Letwin MP for the Ministry of Housing, Communities and Local Government, June 2018)

[Start to Finish: How Quickly do Large-Scale Housing Sites Deliver?](#) (Lichfields, November 2016)

[Factors Affecting Housing Build out Rates](#) (University of Glasgow for the Ministry of Housing, Communities and Local Government, 2008)

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