Pendle Local Plan















Five Year Housing Land Supply Statement

November 2022







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1. Introduction

Executive Summary

- 1.1 The government's ambition to significantly boost the supply of housing is reflected in the <u>National</u> <u>Planning Policy Framework</u> (NPPF) July 2021. The accompanying <u>Planning Practice Guidance</u> (PPG) provides further information about how Council's should assess their <u>housing land supply</u>.
- 1.2 This statement considers whether Pendle Council is able to demonstrate a deliverable supply of land capable of delivering sufficient new homes to meet the housing requirement over a period of five years from the end of the 2021/22 monitoring period (i.e. from 1st April 2022 to 31st March 2027).
- 1.3 The data confirms that Pendle can demonstrate a **5.61 year housing land supply**. This is <u>above</u> the minimum five year position required in national planning policy.
- 1.4 The calculation is based on a five year requirement to provide 735 new dwellings (147 dwellings per year). This is assessed using the standard methodology as set out in PPG, with a 5% uplift applied to provide for market choice, in accordance with the NPPF.
- 1.5 A deliverable supply of 824 dwellings has been assessed. A detailed site by site trajectory for each site contributing towards the five year supply, including supporting evidence as relevant, 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.

2.

- 2.1 Ensuring a sufficient supply of new housing is a major priority of the Government. The timely delivery of the right amount and type of housing, in the right place, and at the right time is seen as a key role of the planning system, helping to secure the delivery of sustainable development.
- 2.2 As a simplification, the response required by local planning authorities to the Government's policy on housing, when plan-making, can be divided into three interrelated areas.
 - 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 Plans may be considered out-of-date 5-years following their adoption or earlier if there is evidence of a significant shift in housing need.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 soundness¹ by way of independent public examination before they can form part of the statutory development plan.
 - 2. 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 terms to meet their housing requirements. This is provided through the following three planning policy tools:
 - The <u>Strategic Housing Land Availability Assessment</u> (SHLAA) forms part of the evidence base for the Local Plan. It is in informed by regular "Call for Sites" exercises where landowners, agents, developers and members of the community are invited to notify the Council about land they consider to be suitable locations for housing. These sites are assessed to establish realistic assumptions about their availability, suitability and likely economic viability. The results allow the Council to identify the quantity of land potentially available to meet local housing need over the plan period. The SHLAA does not establish the principle of developing land for housing on a particular site. The assessment 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 is kept under constant review and a questionnaire survey is issued annually to landowners, developers or their agents to confirm the latest position.
 - The <u>Housing Delivery Test</u> is a published annually by the Government. The test considers past performance. It does so by measuring housing delivery over the most recent rolling three year period against either the planned housing requirement for the area, or a minimum figure established by the Government's Standard Methodology, depending on which figure is lower. Where there is evidence that housing delivery has not met required levels, the following measures must be applied by the local planning authority to boost housing delivery in future years:
 - Delivery below 95% of need Production an Action Plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
 - Delivery below 85% of need Apply a buffer of 20% to the 5YHLS requirement.
 - Delivery below 75% of need 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.

¹ See Paragraph 35, National Planning Policy Framework (2021)

- Identify and update annually a deliverable five year housing land supply (5YHLS). This assessment is generally informed by the previous two planning tools. The 5YHLS is based on the adopted housing requirement for the 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 uplift (or buffer) of 5% taken from the end of the plan period is applied to this requirement to increase market choice and boost delivery. A 20% uplift (or buffer) to the five year requirement is applicable where required applying the Housing Delivery Test. Where authorities are unable to maintain a minimum supply of five years' worth of housing land, the presumption in favour of sustainable development will apply for decision making. As a consequence policies relevant to the supply of housing in the development plan may be considered to be out-of-date; meaning that reduced weight is applied to their requirements (see NPPF, Paragraph 11d).
- 3. 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 of housing delivery, including:
 - 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.

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 Council on the 17th December 2015 and is now more than 5 years old. A new Local Plan is currently being prepared but is not sufficiently advanced to be material to this assessment.
- 3.2 Paragraph 74 of the NPPF makes clear that local planning authorities should assess the five year land supply against their adopted housing requirement, or where this is more than five years old, the figure for local housing need generated by the Government's Standard Methodology².
- 3.3 In the absence of an up-to-date housing requirement for Pendle, for the purpose of assessing the 5YHLS position, the Standard Methodology figure for Pendle is applied (see footnote 39 of the NPPF). The standard method figure for Pendle on 1st April 2022 was 140 dpa. The calculation used to derive this figure is provided in Appendix B.

Housing Delivery Test (HDT)

- 3.4 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.
- 3.5 At the time of writing this report the HDT result for 2022 had not been published. The Council can however utilise the methodology set out within the Housing Delivery Test Rule Book to extrapolate the latest position for Pendle making use of up-to-date monitoring data. The full calculation for the projected 2022 HDT is set out in Appendix C. It is estimated that housing delivery in Pendle has been at least 195% the level required through the Housing Delivery Test over the latest three year period. No actions are required in response to the outcome of the Housing Delivery Test.

The Five Year Requirement for Pendle

- 3.6 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% uplift brought forward from the end of the plan period, is also applied to provide for increased market choice in order to boost housing delivery.
- 3.7 No allowance has been made for any shortfall in housing delivery, which may have occurred prior to the base date of the five year period (i.e. before 1st April 2022). National planning policy does not require local planning authorities to address housing shortfall arising before the start date for the Standard Method figure, given that it is accounted for through the adjustment made in response to market signals³. 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 assessment.
- 3.8 The five year requirement for Pendle for 1st April 2022 to 31st March 2027 is 735 dwellings or 147 dwellings per year.

² Local Housing Need is defined within the NPPF as being conducted using the standard methodology as set out in Planning Practice Guidance (see Paragraph 61 of the NPPF)

³ See Planning Practice Guidance Paragraph 031 (68-031-20190722).

4. Five Year Housing Land Supply

- 4.1 Appendix A sets out a detailed trajectory and evidence underpinning the 5YHLS position (and beyond) for Pendle. This identifies a deliverable supply of 824 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 next five years 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 1st April 2022. As a result no planning permissions granted after 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 4 dwellings) of 38 dwellings per year is applied from year 4 of the supply onwards to account of the supply of housing which regularly and reliably come forward within the Borough each year but do not yet benefit from planning consent or a planning application. The rate applied reflects the five year average for the borough 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 September 2022, but a base date of 1st April 2022 has been maintained for this assessment.

- 4.6 Where necessary, 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 decisions made about the inclusion or exclusion of a site and its rate of delivery. This information is set out wherever possible, and where 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 4.1 provides a summary of the housing land supply position in Pendle between 1st April 2022 and 31st March 2027. The full position is set out in Appendix A.

Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Number of anticipated dwellings (net)	236	228	136	130	94	824
Housing Requirement	147	147	147	147	147	735
Difference	89	81	-11	-17	-53	89

Table 4.1: Anticipated Net Delivery over the Next Five Years

Analysis

- 4.8 The Council continues to demonstrate a housing land supply capable of delivering more than the minimum housing requirement over the next 5 years. The supply is strongest for the first two years of the five year period before falling in years 3-5. This reflects the contribution made to the supply by small scale developments, which have short lead-in times, and a number of major development sites which are in the latter years of their construction.
- 4.9 Whilst the 5YHLS figure is reported on an annual basis, the need for the supply to be maintained is ongoing. New dwellings which are completed and those on sites where the planning permission has lapsed during the year must be replaced by new consents to ensure that a position in excess of five years can be maintained. The trajectory contains a number of outline planning consents which would contribute positively to the 5YHLS position in future years, if they were to come forward as approved. There are also sites which benefit from full planning permission which may come forward more quickly than currently projected.
- 4.10 The current supply represents a significant reduction from the position reported in 2021, when a deliverable supply of 1,111 dwellings provided 7.46 years' worth of new housing. This reduction is a result of a number of contributing factors; namely:
 - A higher rate of delivery in 2021/22 than originally anticipated;
 - New planning consents have not been sufficient to replace delivery; and
 - A number of approved schemes have not progressed, with doubts now raised over their deliverability in the short term.
- 4.11 In order to avoid a further fall in supply, which could result in the Council being unable to demonstrate a 5YHLS, it is important that the Council continues to approve proposals for sustainable development, which are consistent with the objectives of the development plan.

5. Summary Five Year Housing Land Position

- 5.1 Sections 3 and 4 have set out the housing requirement and supply position in Pendle for the period 1st April 2022 to the 31st March 2027. This section brings this information together, to confirm the housing land position of the authority, as of 1st April 2022.
- 5.2 Section 3 confirms that the housing requirement for the period 1st April 2022 to 31st March 2027 is 735 dwellings. This equates to an average of 147 net new dwellings per annum.
- 5.3 Section 4 confirms a deliverable supply of 824 net new dwellings between 1st April 2022 and 31st March 2027.
- 5.4 As a result Pendle Council is able to demonstrate a housing land supply equivalent to 5.61 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	700
B. Buffer (Uplift)	5%	35
C. Total Housing Need	A + B	735
D. Deliverable Supply	In house monitoring (Appendix A)	824
E. Housing Land Supply (years)	D/(C/5)	5.61

Appendix A: Five Year Supply Assessment Site Trajectory

A.1 See Attached Spreadsheet

Disaster Baldrins and	pac p.(file eres	Settlement	Capacity	Dwellings	Dwellings	Dwellings		0-	5 years Deli	very			6-1	0 years Del	ivery			11-1	5 years De	livery		16+ years	Community (Scidence
Planning Ref/Site ref	PBC Ref	Site name	sectionent	(Net dwellings)	complete	u/c (@ 31.03.22)	Not started	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	2036/37		Comments/Evidence Detailed consent for 239 dwellings. Development has commenced with site preparation
19/0952/REM 13/15/0327P	BD065	Land at Trough Laithe Farm (Phase 1) Land at Trough Laithe Farm (Phase 2)	Barrowford	500	23	13	464	40	40	40	40	40	40	40	40	40	40	40	20	17	0	o	D	works compare and first new dealings, under construction. Northshow are developing tests: A Fartycierd or protection flux relatives tables provided by N22723, Web Confirming that this phase of the safet all evolutions that it is completed by N22724, which evolutions are also also all the safet all evolutions and the safet all safet all evolutions that safet all evolutions are also all evolutions and N22072AE redevalut thoses that safet all evolutions are stated by the relative provides and the density of all evolutions are also all evolutions that are density and the safet and all evolutions are also all evolutions and protections are also all evolutions and all evolutions are also all evolutions are also all evolutions and an evolution and more all and evolutions are also all evolutions are also all evolutions are also provided at the darget and is included with the water as Last development and and all evolutions are also all evolutions are also all evolutions are also all and all evolutions are also all evolutions are also all evolutions are also provided as the darget and is included with the water are all evolutions are also and all evolutions are also all evolutions are also all evolutions are also all evolutions are also all evolutions are also all evolutions are also all and all evolutions are also all evolutions are also all evolutions are also all evolutions are also all evolutions are also all evolutions are also all evolutions are also all and all evolutions are also all evolutions are also all evolutions are also all all evolutions are also all evolutions are also all evolutions are also all all evolutions are also all evolutions are also all evolutions are also all all evolutions are also all evolutions are also all evolutions are also all all evolutions are also all evolutions are also all evolutions are all evolutions are also all all evolutions are also all evolutions are also all evolutions are also all evolutions are also all all evolutions are also all evolutions are all evolutions are also
18/0412/FUL																								consent is excluded from the 5 year supply. Trajectory assumes continuation of same build rate with cross over in years 6 and 7.
13/15/0178P	CE161	Land off Knotts Lane	Colne	182	172	10	0	10	0	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.
19/0740/REM 17/0427/OUT	NN158	Clough Head, Bamford Street (1) Land at Further Clough Head, Bamford Street	Nelson	129	o	o	129	o	o	o	o	o	24	24	24	24	24	9	o	o	0	o	O	Access constructed and development paused. Approved scheme is not vable. A revised tacheme for 129 development paused may and will be submitted for planning consent shortly. Development paused and assumed not deliverable within 5 years though the provision of housing on site is anticipated in the medium term.
19/0901/FUL	NN178	(2) Former James	Nelson	114	12	20	82	40	40	22	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
13/11/0619P 19/0801/FUL	CE220	Nelson's Sports Ground Recreation Ground off	Colne	79	31	32	16	40	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	In market conditions. The tell is currently under construction with full completion anticipated within 5 years. To be developed as part of the Council's PEARL joint venure with Barnfield Homes. New homes already being built with first completions anticipated in the 2021/22 monitoring war. Development provides 100% affordable housings on treliant on market sales to the same provides 100% affordable housings on treliant on market sales to the same provides 100% affordable housings on treliant on market sales to the same provides 100% affordable housings on the liant on market sales to the same same same same same same same sam
13/12/0063P		Harrison Drive																						secure the development of the site. Estimate full delivery within 2 years. 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
13/12/0458P	CE127	Hargreaves Street	Colne	58	8	0	50	0	0	0	0	0	0	0	10	10	10	10	10	0	0	0	0	likely to be allocated for housing in the Cone Neighbourhood Plan, as part of a larger site, with AECOM loading 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-load term. Development is complete with the exception of an apartment block. The developer has
13/10/0294P	BR029 BK055	Lob Lane Mill Westfield Mill,	Brierfield Barnoldswick	55	39 41	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16 0	Indicated that market conditions mean that this is unlikely to be delivered within the next 5 years. Apartent market remains volabile in Peediw thin or eason to belive this will change. In the absence of evidence indicating otherwise it is assumed that the development will not complete within the next 15 years. Site complete as of October 2022.
16/0630/OUT	EY076	Carr Road Land at Field Number 0087,	Earby	34	0	0	34	0	4	10	10	10	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 was permitted in July 2020. Development to be
19/0863/REM	CE215	Earby Road Langroyd Hall, Langroyd Road	Colne	32	0	32	0	0	0	0	0	0	0	0	0	D	0	0	0	o	0	0	32	delivered by local firm Cross Construction. Assumed full delivery in five years applying local annual delivery rate. Work commenced but stalled following a fire at the premises. An application to discharge conditions was approved after base date. The agent does not beleive that the approved scheme will come forward. It is therefore assumed that the development will the other and the three sources that the advect the agent development will be the source of the three sources and the the development will be the sources of the source of th
19/0815/OUT	BK144	Land To The North East Of	Barnoldswick	30	0	0	30	0	0	0	0	0	10	10	10	o	0	0	0	o	o	0	0	not be completed within the next 15 years. Approved on appeal on 11 August 2020. Reserved Matters application anticipated shortly
		Meadow Wav Land at Former																			0		-	as discussions with the developer are ongoing. Delivery assumed within 6-10 years. Stalled site. Historic consent partially implemented. No change from 2021 position. There is no reason to assume that there will be any change to the status of this site given the
13/04/0925P 13/15/0080P	NN033	Garage Site, Marsden Hall Road	Nelson	30	0	2	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	absence of activity in bouyant market conditions. It is assumed that the development will not be completed within the next 15 years.
13/15/0080P	NH008	Former Spen Brook Mill	Spen Brook	28	3	10	15	10	15	o	0	o	o	o	o	o	0	0	o	o	o	o	o	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.
20/0865/FUL	TN079	Land north of Dean Street	Trawden	20	0	0	20	0	o	o	0	0	10	10	o	D	D	D	0	D	0	o	D	The all coards in Transfer Test and Test and the all phoning permitsion for 30 wellering (2010GK-1), Application to simplify controls 10 of the approach scheme and minore requirement for all include homics on all w air related (size App (2012A)/APA). The case of forwards by the application, and an copted by efforts (but injected a committee) was that the provision of all include homics was not valid include and committee) was the three provision of all include homics was not valid on the commutation of the analysis of the analysis of the analysis of the Community of the analysis of the analysis of the analysis of the analysis of the acceptent failing the above into account it is questionable whether the approved scheme dedivargele costing that is to unlikeling the comment county and analysis of the analysis of the analysis of the acceptent failing the above into account it is questionable whether the approved scheme dedivargele costing that is to unlikeling the comment county and the acceptent failing the above into account it is questionable and the acceptent failing the above into account it is questionable and the the approved scheme acceptent failing the above into account is questionable and the failing the above into account is questionable and the acceptent failing the above into account is questionable and the acceptent failing the above into account is questionable and the acceptent failing the above into account is questionable and the acceptent failing the above into account is questionable and the acceptent failing the above into account is questionable and the acceptent failing the above into account is questionable and the acceptent failing the above into account is questionable and the acceptent failing the above into account the acceptent failing the above into account acceptent failing the above into acceptent failing the above into account failing the above into acceptent failing the above into a
21/0111/FUL		Land off	Barnoldswick	19	0	0	19	o	0	9	10	0	0	0	0	0	0	0	0	0	0	0		approved. As a result the site is removed from the five year supply, although it is still anticipated that the site will deliver in the medium term. Site has full planning permission (granted on Appeal). Discharge of conditions
19/0900/OUT	BR082	Brogden Lane Land To The East Of	Brierfield	19	0	0	19	0	0	6	13	0	0	0	0	0	0	0	0	0	0	0	0	applications pending. Site promoted by Applethwaite. Planning application approved in May 2020. RM pending (22/0495/REM) recommended delegated consent. Cross Construction to develop the site. Trajectory provided by the
19/0900/001	BRUSZ	Bowland View Land at junction with	Brieffield	19	0	0	19	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	developer. Delivery pushed back to reflect need to ready the site and discharge conditions.
19/0025/FUL 16/0597/OUT	BK128	Greenberfield Lane, Gisburn Road (formerly land at Lane Ends Farm)	Barnoldswick	15	o	0	15	7	8	o	0	0	0	0	o	o	0	0	0	D	0	o	O	Site is under construction with all plots now started. Site is anticipated to be completed within the next 2 years.
18/0718/FUL	CE200	Garage site to the rear of 10- 24 Essex Street	Colne	15	o	0	0	o	o	D	0	0	0	o	D	o	0	0	o	0	0	o	15	the weak housing market area that the site is located in. The site is identified Local Green Space in the Publication version of the Coine Neighbourhood Plan which is now subject to examination. The adoption of the plan as submitted would mean that the proposal would be contrar to policy.
18/0821/RES 21/0676/REM		Land opposite The Barn, Ben Lane	Barnoldswick	14	o	o	14	0	0	0	0	0	7	7	0	o	0	0	0	0	0	0	0	Development allowed on appeal at outline. A Reserved Matters application for 14 dwellings refused. Appeal pending. Site not considered deliverable within 5 years through the site may deliver housing in the medium term.
18/0768/FUL	TN073	Black Carr Mill	Trawden	14	o	0	14	0	0	7	7	0	0	0	0	o	0	0	0	o	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.
20/0758/FUL	F0501	Weston Electric Units Ltd. Station Rd	Foulridge	13	o	0	13	o	0	0	7	6	0	0	0	o	0	0	o	o	D	0	O	Site has full planning permission and is marketed for sale in a very popular part of Pendle with a strong housing market. Delivery anticipated at the end of the five year period.
18/0624/OUT	EY081	Land to the west of White Leys Close (formerley Land to north west of Salterforth Road, Earby)	Earby	12	o	0	12	0	o	o	o	0	6	6	o	0	0	0	0	D	0	o	O	Information provided on the 2012 SHAA Questionneits reliefs the whole of the star rather than the permitted scheme. Then it are idencision of elevandation writes is years new outline particular particulars have been submitted 12(10/FR9/QUL), with the decision operating. A wattable poderation as access is potentially livelised to the development of EV076 to the submitted in the SVHS. Reserved Matters application permitting of 12 development and the SVHS. Reserved Matters
21/0362/0UT	FE027	Chapel Farm, Wheatley Lane Road	Fence	12	o	0	12	o	o	o	0	0	6	6	o	o	0	0	o	0	0	o	o	Site has outline planning permission. No known efforts to market the site. The proposal is is a very popular part of Pendle with a strong housing market. Delivery is at this point assumed to be in the medium term applying the definition of 'deliverable' set out in the NPPF, though it is likely that the scheme will come forward sooner. Site has full aleming emmission and is comonted by Toesther Housing who have a
21/0265/FUL 18/0876/FUL	BR090 CE201	1 to 33, O'Hagan Court 58-60 Brown	Brierfield	10	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	strong record of local delivery. The proposal is in a weak housing market area but will orovide affordable housing oroducts. Full delivery assumed in the short term. Full consent with discharge of conditions applications received and approved. Start made
13/13/0216P	BR037	Street West Four Oaks, Reedley	Brierfield	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	on site. Development exocrted to be complete within 5 years. No indication of activity at the site following the partial implementation of a historic approved scheme. There is no reason to believe that this planning permission will be
17/0005/FUL 13/13/0544P	CE144	Crescent Land at Ivegate, Windy	Coine	9	0	0	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	Implemented any time soon especially taking into account the lack of any development durine bowant market conditions. A material start has been made, but the developer is completing work on other schemes first. Developer has recently submitted a PP application for 9 develings at the site. The oronocal demonstrates that the 22 develines previous approved the site are now
22/0663/PIP 17/0736/OUT 13/14/0080P	F0042	Bank The Vicarage, Skipton Road	Foulridge	9	0	0	9	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	9	proposal semonstrates that the 22 dwellings previously approved for the site are now unlikely to come forward. Delivery is assumed in years 6-10. Reserved Matters application approved and conditions partially discharged. Beck Homes are promoting the site and have a strong record of delivery locally. The site is located in a popular part of the borough in a strong broom boustine market area. The rencools la sasumed
21/0184/REM 21/0399/PIP	KKD30	Land off Cob	Kelbrook	9	0	0	9	0	o	0	0	0	5	4	0	0	0	0	0	D	0	o	0	deliverable within 5 year. The site identified as a housing site allocation in the emerging Kelbrook & Sough heighbourhood Pain and has Permission in Principle for 9 dwellings. There is a pending detailed application for 10 dwellings (22/0533/RUL). There are outstanding objections sized in response to this application which relate to its jumpication which relates on the jumpication pittory fareform
21/0592/FUL		Salters House, Kelbrook Road,	Salterforth	9	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	detailed application was refused on these issues). There is therefore at this point in time sumficienc crating that the detailed scheme proposed will be approved and the site being developed in the short term. As such the site is excluded from the five year supply. Recently approved scheme to convert a vacant mill building to apartment. The site is located in a popular village which experiences as strong housing market and growned by
21/0552/FOL	BR093	Salterforth Land and buildings at	Brierfield	8	0	8	, 0	8	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	In the second se
		south of Hill Street Land adjacent																						No start made. No evidence of intention to develop with the site located in a poor market
16/0802/FUL	NN128	to Ambulance Station Gisburn Street	Nelson	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	area. Site is not considered deliverable within 5 years.
18/0897/FUL 19/0750/FUL	BK132 TN053	Works, 48-52 Gisburn Street Land at Green	Barnoldswick	7	0	7	0	4	3	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.
19/0750/FUL	TN053 BK116	Meadow St Andrews Methodist	Trawden Barnoldswick	6	2	0	5	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	6	Two dwellings completed. Delivery anticipated within 5 years.
		Church, Mosley Street Workshop, 2																						Recent deatiled consent. Promoted by a local builder. Site is in a reasonable housing
21/0801/FUL 17/0617/FUL	CE222	Keighley Road	Colne	6	0	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	market area which is relatively attractive buyers. Site is assumed deliverable within 5 years. A Discharge of Conditions application has been registered. This indicates an increase of
16/0756/REM 21/0553/FUL	EY077	8 Birch Hall Lane Former Allotments To The East Of	Earby	6	0	0	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	one dwelling on latest approved scheme. Ste considered to be deliverable within 5 years. Outline approval only. Awaiting a full planning application for 6 dwellings. Deliverability is potentially linked to the larger Further Clough Head development (NN15S) which has
18/0598/REM	NN180 BY011	Further Clough Head Bamford Street Barley House Farm, Barley	Nelson Barley	5	0	0	5	0	2	0	0	0	6	0	0	0	0	0	0	0	0	0	0	temporally stalled. The site has challegening ground conditions which is likely to increase costs to develop the site. The site is also in a weak housing market area. No evidence of deliverability within 5 years. Delivery is assumed in years 6-10. Recent planning activity to implement detailed consider. Site is in a very attractive part of meant of an any activity to an event of an and on consider. Site is in a very attractive part of the set of the site of the site.
13/15/0290P		Lane			<u> </u>	I	1																	Pendle with strong market. Development is assumed deliverable within 5 years.

	r	Land adjacent			1	1																		
17/0040/FUL	RY014	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	Construction work is underway. Site is expected to be completed within the next 5 years.
18/0389/OUT	BD072	Trough Laithe Farm,	Barrowford	5	o	0	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	o	o	Reserved Matters application approved. No start on-site, but expected to deliver in-full
19/0952/REM		Wheatley Lane Road		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	within 5 years.
18/0341/FUL	NN166	Eastern House, 29-37 Macleod	Nelson	5	0	0	5	2	3	0	0	0	0	0	0	0	0	o	o	0	0	o	0	Development has not started. Not likely to be deliverable within 5 years.
19/0559/FUL	BD075	Jons Computer Shack, Pasture	Barrowford	4	0	0	4	0	2	2	0	0	0	0	o	0	0	0	0	0	0	0	0	Small site with planning permission.
		Lane Land opposite																						
17/0313/REM	BK113	The Barn, Ben Lane	Barnoldswick	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0825/FUL	BK129	Ambulance Station,	Barnoldswick	4	0	4	0	4	o	o	0	0	0	0	o	o	0	0	o	0	0	0	o	Construction work is underway. Deliverable within 5 years.
20/0243/FUL	B0033	Broeden View Garage Site, Back Gisburn	Blacko	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0243/FOL	80033	Road Land to north	Biacko	-	0	0	-	0	-	-	0	0	0	0	0				0	0	0	0	0	sman site with planning permission.
18/0199/OUT		west of Laneshaw																						
21/0358/REM	LE023	Bridge Methodist	Laneshaw Bridge	4	0	0	4	0	2	2	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.
		Church, Keighley Road																						
13/10/0429P	NN062	45-47 Scotland Road	Nelson	4	0	4	0	4	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.
16/0284/FUL	TN063	Higher Stunstead	Trawden	4	0	4	0	2	2	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.
10/0284/FOL	114005	Farm, Stunstead Road	mawden	-	0	~	0	2	ź		0	0	0	0	0			0	0	0	0	0	0	conscruction work is underway. Side is expected to be completed within the next 5 years.
		Land to the south west of																						
20/0707/FUL		Whiteholme, Ribblesdale	Barrowford	3	0	0	3	o	3	0	0	0	0	0	0	0	0	0	o	0	0	o	0	Small site with planning permission.
		Place, Gisburn Road																						
17/0410/FUL	BD068	Land adjacent to 30 Dixon	Barrowford	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	o	0	0	0	0	Small site with planning permission.
		Street Strategy 147, 13-15																						
13/15/0395P	BK111	Manchester Road	Barnoldswick	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0124/518	BR086	Pendle Gardens,	DelasRald																					Parell dis with standard and standard
20/0134/FUL	ь NU86	Greenhead Lane	Brierfield	3	0	3	0	0	2	1	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	3	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 Land adjacant	Earby	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0651/FUL	EY079	to Heather View	Earby	3	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0077/FUL	KK011	Dotcliffe Yard	Kelbrook	3	0	0	0	0	0	0	0	0	3	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	o	3	0	0	3	0	0	0	0	0	o	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0350/FUL	NN194	Raven Street	Nelson	3	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0218/REM	SH025	Land to the West of	Salterforth	3	o	o	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	o	Small site with planning permission.
21/0191/FUL	BY016	Birtwistle Court Ogden Hill	Barley		0	0		0					0	0	0	0	0	0		0	0	0	0	Small site with planning permasion.
21/0191/FUL 13/04/0818P	BY016 BD034	Oeden Hill Park Hill Farm, Gisburn Road	Barlev Barrowford	2	0	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with elannine permission. Small site with planning permission.
18/0373/FUL	BD071	Land to the north west of	Barrowford	2	0	0	2	2	o	0	o	o	0	0	0	0	0	o	o	0	0	0	0	Small site with planning permission.
21/0324/FUL	BK150	Parrock Road Craven House	Barnoldswick	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0253/OUT	BR075	Land adjacent to 71	Brierfield	2	o	2	0	0	0	2	0	0	0	0	o	0	0	0	0	0	0	o	0	Small site with outline planning permission.
13/0133/001	01075	Mansfield Crescent	Unerneid		Ū		0		Ŭ				0		Ŭ	0				Ű	Ū		0	Annu are with occure parming permanor.
21/0508/FUL	BR091	Chamber Hill Farm	Brierfield	2	0	0	2	0	2	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	o	2	0	0	0	0	0	0	0	0	0	o	0	0	o	0	Small site with planning permission.
18/0643/FUL	CE199	Blue Slate Farm, Smithy	Colne	2	o	2	0	0	2	0	0	0	0	0	o	0	0	0	0	o	0	0	0	Small site with planning permission.
		Lane Brown Hill			0			2	0	0	0	0	0	0	0	0	0	0	0		0	0	0	
19/0200/FUL 21/0006/FUL	CE206 CE221	Farm 2 Sun Street	Colne	2	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
19/0369/FUL	F0045	Lower Broach Farm, Skipton	Foulridge	2	0	2	0	2	o	o	o	o	o	0	0	o	o	o	o	0	o	o	0	Small site with planning permission.
18/0774/FUL	F0047	New Road Land to the west of 8 The	Foulridge	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
10/07/4/102	10047	Old Sidings Knarrland	-	-		-	•	-															0	aun ace arci burund beruranon.
19/0073/AGD	LE021	Farm, Warley Wise Lane	Laneshaw Bridge	2	0	2	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0003/FUL	LE022	Land to south side of	Laneshaw Bridge	2	0	2	0	2	o	0	0	0	0	0	0	0	0	0	0	0	0	o	0	Small site with planning permission.
21/0915/FUL	LE026	Keighlev Road Bridge House,	Laneshaw	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/05/0488P	NH007	Keighley Road	Bridge Newchurch-	2	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
		Farm Land to the South West of	in-Pendle Newchurch-																					Permission in Principle application. Technical details approved. Assumed deliverable
20/0203/PIP	NH013	Goldshaw Court	in-Pendle	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	within 5 years.
20/0470/FUL	NN182	Midland Street Land to the	Nelson	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0430/FUL	NN183	South West of 122	Nelson	2	0	0	2	o	2	o	o	o	o	0	0	o	o	o	o	0	o	o	o	Small site with planning permission.
		Waidshouse Road																						
20/0149/FUL	NN189	24 Castle Street Land adjacent	Brierfield	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0535/FUL	RE012	to Yate House Little Thorn	Roughlee	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0924/FUL	TN076	Edge Farm, Wycoller Road	Trawden	2	0	2	0	0	2	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	Barrowford	1	o	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0890/REM		Hall Lane 23 Halstead																						
18/0478/OUT	BD073	Lane	Barrowford	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0062/FUL 20/0685/FUL	BD081	Caspers Fold Aynhams Hill Farm,	Barrowford Barnoldswick	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
	<u> </u>	Farm, Bracewell Lane 6 Rainhall																						
20/0207/FUL 20/0281/FUL	BK137 BK138	Road 2A Park Road	Barnoldswick Barnoldswick	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
20/0367/FUL	BK140	Land to the East of Higher	Barnoldswick	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
		Park House (2) Calf Hall																						
20/0516/FUL	BK142	Cottage, Calf Hall Lane Gordale.	Barnoldswick	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0954/FUL	BK146	Gordale, Manchester Rd Castle House, 3	Barnoldswick	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0890/FUL	BK148	Castle House, 3 Castle View Turf Pit Gate	Barnoldswick	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/14/0099P	BK100	Farm, Skipton Road	Bracewell	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/13/0006P	B0021	Higher Admereill Farm	Blacko	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/14/0224P	B0025	Brownley Park Farm, Gisburn	Blacko	1	1	o	0	0	1	0	0	0	0	0	o	0	0	o	o	0	0	0	0	Small site with planning permission.
16/0800/AGD	B0029	Road Redundant	Blacko	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Barn, Back Gisburn Road Out Laithe,																						Small site with planning permission.
17/0411/FUL	B0030	Gisburn Road 425 Gisburn	Blacko	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0463/OUT	B0034	Road Blacko (1)	Blacko	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
20/0277/OUT	B0035	425 Gisburn Road (2)	Blacko	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
21/0430/PIP	B0036	Land to the East of 372 Gisburn Rd	Blacko	1	o	o	1	o	o	0	0	0	1	0	0	o	o	o	o	0	0	0	o	Small site with permission in principle.
18/0450/FUL	BR071	Gisburn Rd Broadlands, Reedley Drive	Brierfield	1	1	0	0	1	0	0	0	0	0	0	0	0	0	o	0	0	0	0	0	Small site with planning permission.
19/0160/FUL	BR073	52-52a Halifax Road	Brierfield	1	0	0	1	1	0	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	1	0	0	0	0	0	0	0	0	0	o	0	0	0	0	0	Small site with planning permission.
19/0762/FUL	BR081	Land to the east of 17	Brierfield	1	D	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0170/STT	BR085	Holden Road 1 Livingstone Street	Brierfield	1	o	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0550/FUL	BR092	Heather Close Whitehough	Brierfield	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0107/FUL	BY012	Grange, Barley New Road	Barley	1	o	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.

					1	1	1	-																
16/0399/FUL	CE176	Bank House, 61 Albert Road, Albert Road	Colne	1	1	0	0	1	o	o	0	0	0	o	o	o	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	Small site with planning permission.
18/0551/FUL	CE196	Land to the south west of 117 Greenfield Road	Coine	1	o	1	0	0	1	o	0	0	0	0	o	o	0	0	0	0	0	0	o	Small site with planning permission.
19/0356/AGD	CE209	Barnside Hall Farm, Keighley Road	Colne	1	o	0	1	0	1	o	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	o	1	0	o	1	o	0	0	0	0	o	o	0	0	0	0	0	0	D	Small site with planning permission.
19/0736/FUL	CE212	New Life Christian Centre Blucher Street	Coine	1	o	1	0	1	o	0	0	0	0	o	o	o	0	0	0	0	0	0	0	Small site with planning permission.
20/0632/FUL	CE216	Safe Hands Green Start Nursery	Colne	1	o	0	1	0	1	o	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	o	0	1	1	o	o	o	0	0	o	o	o	o	0	0	o	o	0	o	Small site with planning permission.
13/12/0007P	EY061	Land to rear of 2-4 Mill Brow Road	Earby	1	0	1	0	0	1	o	0	0	0	0	o	o	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	Small site with planning permission.
19/0329/FUL	EY083	Dane House, Old Lane	Earby	1	0	1	0	0	1	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	Earby	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	o	o	0	o	Small site with planning permission.
		Barn Land to the	,			-		-	-		-			-			-	-		-		-		
19/0692/FUL	EY086	rear of 21-25 Duxbury Street The Church	Earby	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0539/FUL	EY087	House, Riley Street 41 Victoria	Barnoldswick Earby	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0117/FUL 17/0306/AGD	EY088	Road	Earby	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/14/0561N	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	Small site with planning permission.
20/0617/FUL	F0032	Lower Broach Farm, Skipton New Road Moss Houses	Foulridge	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	O	0	0	Small site with planning permission.
17/0549/FUL	F0041	Road	Foulridge	1	0	1	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	F0049	Intake Poultry Farm	Foulridge	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	o	Small site with planning permission.
21/0013/FUL	F0050	12-14 Abner Row	Foulridge	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0005/FUL	F0052	Skipton New	Foulridge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0405/FUL 13/15/0302P	КК018	Road Land at Brook Farm, Harden	Kelbrook	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
		Road Craven Game																						
20/0333/FUL	КК028	Farm	Kelbrook	1	0	0	1	1	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	o	1	0	0	o	0	0	0	1	0	o	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0126/FUL	NN161	St Bedes Church, Railway Street	Nelson	1	0	0	1	0	1	o	0	0	0	o	o	o	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	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0861/AGD	NN176	Shelfield Farm Cottage, Shelfield Lane	Nelson	1	0	1	0	1	o	o	0	0	o	o	0	o	0	0	0	o	0	o	0	Small site with planning permission.
21/0436/OUT	NN195	Wenning Street	Nelson	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
21/0695/FUL	NN196	53 Bradley Hall	Nelson	1	0	0	1	0	1	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,	Salterforth	1	0	1	0	1	o	o	0	o	0	o	o	o	0	0	0	0	o	0	o	Small site with planning permission.
21/0109/FUL	SH026	Kelbrook Road Moor Lane	Salterforth	1	0	1	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	0	1	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	D	1	0	1	0	O	o	0	0	0	0	O	o	0	0	0	0	o	D	Small site with planning permission.
18/0785/FUL	TN072	Land at Field Number 4149, Wycoller Road	Trawden	1	D	1	0	1	O	o	o	0	0	o	o	o	o	0	0	o	0	o	D	Small site with planning permission.
19/0877/FUL	TN074	The Old Vicarage Church View	Trawden	1	0	1	0	1	o	o	0	0	0	0	o	o	0	0	0	0	0	0	0	Small site with planning permission.
20/0625/FUL	TN077	Fair Laithe Farm 17 White Lee	Trawden	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0430/FUL Small S	TN078	Avenue ce (from 2025/26	Trawden	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
	and conveiling	(,				Total	236		136	38 130			38 147	122			38 97	38 68	55	38		125	
						Requi	ear Total	147	147	824 147	147	147	147	147	665 147	147	147	147	147	296 147	147	147		
							erence	89	81	-11	-17	-53	25	0	-25	-35	147 -35	-50	-79	-92	-109	-109]

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 <u>2014-based household projections</u> 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.

Des	scription	Figure	Source / Calculation
Α	Number of households 2022	39,402	GOV.UK – 2014-based live Tables on household projections: Table 406: Household projections by district, England, 1991- 2039
В	Number of households 2032	40,692	GOV.UK – 2014-based live Tables on household projections: Table 406: Household projections by district, England, 1991- 2039
С	Household growth (2032-2022)	1,290	B - A
D	Average annual household growth	129	C / 10

Step 2: Adjustment to take account of affordability

- A.3 To take account of any local affordability issues, the most recent <u>median workplace-based</u> <u>affordability ratios</u> 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:

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

Des	scription	2020/21	Source / Calculation
Α	Median workplace affordability ratio (2019)	5.34	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
В	Adjustment factor	1.08375	((5.34 - 4) / 4) x 0.25 + 1
С	Local Housing Need (dpa)	140	1.08375 x 129

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.

Des	cription	Figure	Source / Calculation
A1	Average annual housing requirement in an adopted strategic policy	298	Pendle Local Plan Part 1: Core Strategy – Policy LIV1
A2	Average annual household growth over ten years	129	Figure from Step 1
В	The minimum annual local housing need figure	298	A1 or A2, whichever applies
C	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%
D	Average annual housing requirement	298	

TOTAL

Appendix C: Calculation of the Housing Delivery Test

- C.1 The methodology is set out in the PPG on <u>Housing Supply and Delivery</u> and the accompanying <u>Housing</u> <u>Delivery Test measurement rulebook</u>.
- C.2 The figures below reflect the Council's assessment as to what the Housing Delivery Test 2022 result for Pendle is likely to be based on this methodology and recorded completions.

Net Delivery (HFR)			Housing Delivery Test 2022 Pendle				
2018/19	208						
2019/20	342	HDT P (%)	endle	=	835	=	
2020/21	285				428		
TOTAL	835						
	<u>.</u>	Conse	quence	=	Action Pla	n	
Requirement (Household Proje	ctions)				20% Land	Buffer	
2018/19	146				Presumpti (75%)	ion	
2019/20	142						
2020/21	140						

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.

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Appendix D: Small Sites Windfall Allowance Evidence

- D.1 See attached spreadsheet
- D.2 Tab 1 in the spreadsheet shows delivery on small sites in Pendle over the five year period 2017/18 to 2021/22. It demonstrates an average delivery rate of 38 dwellings per year on small sites, over this period.
- D.3 Tabs 2 to 6 provide 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	2017/18	2018/19	2019/20	2020/21	2021/22	Annual Average
Total completions on small sites	39	32	29	55	38	38.6

Table 2: 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
ВК095	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
ВК119	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 seperate 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	Brierfcliffe 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	1
EY055	Booth Bridge Farm	Booth Bridge Lane Thornton in	Earby	16/0279/FUL	bedroom flat (C3) Full: Conversion of barn to two 3 bedroom dwellings and erection of a detached double	2
FE020	Field No. 6700	Craven Cuckstool Lane	Fence	13/15/0386N	garage 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 seperate 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
кко20	Kitchen Farm, Skipton Old Road	Black Lane Ends	Kelbrook	13/15/0205P	Full: Change of use from single dwelling house to two dwellling houses with minor alterations and formation of parking area.	1
LE016	Land adjacent to Rye Flat Barn	School Lane	Laneshawbridg e	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	Hollin Hall	Trawden	16/0522/FUL	Full: Sub-division of existing	1
	Farm				property to create separate	
					dwelling (No external	
					alterations).	
						39

Table 3: Completions on Small Sites 2018/19

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD047	Land adjacent to 32 Garnet Street		Barrowford	13/13/0211P	Extension of Time: Extend the time limit for Planning Permission 13/10/0424P - Erect 4 No. dwellings with ridge height of 8m and eaves height of 5.7m.	4
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
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	Fence	13/15/0506N	Prior Approval Notification	1
		Higher Old Laund Farm			(Agricultural building to dwelling - Class Q(b)): External works and alterations to	
					facilitate change of use to dwelling.	
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

Table 4: 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	1
BD059	45 Appleby Drive	Appleby	Barrowford	16/0718/FUL	parking (Re-Submission). Full: Erection of detached	1
BD070	95 Gisburn Road	Drive Gisburn Road	Barrowford	18/0282/FUL	dwelling house.Full: Conversion of dwelling(Use Class C3) into a groundfloor shop (Use Class A1) with aflat above and 2 cottages to therear along	1
ВК101	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
NN167	Site of 6 to 16	Beech Street	Nelson	18/0403/FUL	Full: Erection of four semi- detached dwelling houses.	4
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
						29

Table 5: 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
ВК091	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
ВК125	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
ВК133	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	1
					(Use Class C3) and replace shop front and associated minor external alterations.	
BK143	1 Bank Buildings	Skipton Road	Barnoldswick	20/0026/FUL	Full: Change of Use Lower Ground and Upper Ground floor from A2 Professional Service to residential (use class C3) to create 4x apartments with alterations to doors and windows and removal of rear fire escape.	4
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
ККО22	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
ККО23	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

КК024	Field Number 4667	Harden	Kelbrook	18/0386/REM	Reserved Matters: Erection of 2	2
KKUZ4		Road	REIDIOOK	18/0380/11210	detached dwelling houses (Appearance, Landscaping,	Z
					Layout and Scale) of Planning Permission 13/15/0245P.	
КК025	Dog Exercise Field	Colne Road	Kelbrook	18/0756/FUL	Full: Erection of a single-storey dwelling and formation of four	1
					parking spaces.	
ККО29	Moor Gate Farm	Cob Lane	Kelbrook	20/0745/AGD	Prior Approval: Change of use of agricultural building to	1
	Land edi 2 Dreator	Dreeter	Nelson	12/15/02400	dwelling house (Use Class C3). Full: Erection of one two storey	1
NN069	Land adj 3 Proctor Close	Proctor Close	Nelson	13/15/0348P	dwelling house (Amended scheme).	T
NN104	1 Netherfield Road	Netherfield Road	Nelson	13/12/0056P	Full: Conversion of single dwelling to three flats.	2
NN129	Land off Waidshouse Road		Nelson	17/0451/OUT	Erection of 4 dwellings	4
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
TN047	Building To The South West Of Chelsea Mews		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

Table 6: Complet	tions on Small Site	s 2021/22				
Site Reference	Site Name	Street	Town	Application	Development	Total
				Number		Complete

				Reserved Matters for the	
	Land to East of			erection of one dwelling house	
BK117	Higher Park House (1)	Barnoldswick	18/0829/REM	(16/0500/OUT)	
				Formation of a self-contained	
	Helliwells Funeral			flat and alteration to roof to	
BK122	Services	Barnoldswick	17/0348/FUL	form roof terrace.	
				Demolition of existing garage	
				and stable block and erection of	
				a two storey dwelling with	
BK123	Letcliffe Farm	Barnoldswick	17/0528/FUL	detached garage.	
				Erection of a detached dwelling	
				house (Use Class C3) on former	
BK130	Former Builders Yard	Barnoldswick	19/0515/FUL	builders yard	
				Convert farmhouse and former	
BK134	Yarlside Farm	Barnoldswick	19/0632/FUL	barn into two dwellings	
BK135	Aynhams Farm	Barnoldswick	19/0876/FUL	Erection of detached bungalow	
				Erection of an agricultural	
				workers dwelling of planning	
BK141	Manor House Farm	Barnoldswick	20/0169/REM	permission 19/0723/OUT	
		Buillowick	20,0100/1/200	Erection of three bedroom	
				dwelling house for a rural	
BK145	Aynhams Hill Farm	Barnoldswick	20/0685/FUL	worker.	
DK145		Darnoluswick	20/0083/101	Demolition of partial complete	
				dwelling and erection of single	
BO024	Springfield Nurseries	Blacko	12/12/05270		
60024	Springfield Nurseries	DIACKU	13/13/0527P	detached dwelling house. Subdivsion of a dwelling to form	
				two self-contained residential	
00077	547 Colora Daad	Drierfield	10/0529/5111		
BR077	547 Colne Road	Brierfield	19/0538/FUL	units.	
				Change of use of ground floor	
				shop to form a one bedroom	
BR078	67 Colne Road	Brierfield	19/0565/FUL	residential unit.	
				Convert No's 7-9 Height Croft	
				back into one dwelling house	
				and convert No'5 and 11 back	
				into 2 No. dwelling houses with	
BR084	5-11 Height Croft	Brierfield	20/0581/FUL	associated parking.	
				Pior Approval Notification	
				(Agricultural Building to	
				Dwelling Class Q a and b):	
				Change of use of an agricultrual	
				building and external	
	Smithsons Farm			alterations to form a single	
BR088	Cottage	Brierfield	20/0257/AGD	dwelling.	
				Erection of a detached house	
				(Amended scheme) with	
BR089	534 Colne Road	Brierfield	21/0216/FUL	vehicular access.	
				Sub-divide dwelling house into	
BR094	16 Hillside View	Brierfield	21/0401/FUL	two dwellings.	
				Subdivsion of a single dwelling	
				house to two flats with external	
				alterations including	
				remodelled rear extension and	
				erection of staircase to ground	
CE163	28 West Street	Colne	13/15/0183P	floor.	
				Permitted Development	
				Notification: Proposed change	
	Glenroy Community			of use from office B1(a) to 3	
		1			
CE184		Colne	17/0743/OTD	dweilings.	
CE184	Centre	Colne	17/0743/OTD	dwellings. Conversion of existing first floor	

CE214	57 Parker Street
FE025	26 Pendle Fields
E028	4 Forest Avenue
-0039	Causeway Top Farm
LE024	18-19 School Lane
	Agricultural Buildings To The East Of Moss
NH012	End
NN191	23-27 Scotland Road
NN192	Land To The Rear Of 13
NN193	36 Scotland Road
RE007	Dam Head Farm
RE009	Barn Off Blacko Bar Road
SH021	Chapel House
TN066	Stunstead House
FN069	Prospect Farm

		Change of use of ground floor	
		from hairdressers (Use Class A1)	
Colne	19/0860/FUL	to residential (Use Class C3)	1
		Demolition of garage and	
		erection of a two storey	
Fence	18/0877/FUL	dwelling.	1
	10,007,7102	Subdivide dwelling house into	
		two separate dwelling houses	
Fence	21/0822/FUL	(retrospective).	1
	21/0022/101	Convert barn to dwelling house	
		and erect extension to fornt	
Foulridge	19/0111/FUL	elevation.	1
Laneshaw	15/0111/101	Erection of two detached	
Bridge	18/0319/FUL	dwelling houses.	2
bridge	16/0319/FOL	dweining nouses.	Z
		Domolition of existing	
		Demolition of existing agricultural buildings, erection	
		of a single storey building for	
		use as a children's cuddling	
		farm and erection of a detached	
		dwelling house and domestic	
Newchurch	20/0421/FUL	0	1
Newchurch	20/0421/FOL	garage with storage above.	I
		Certificate of Lawful Use (S.192	
23-27 Scotland		Proposed Development); Use of	
Road	20/0743/CEA	first floor as two flats	2
Noau	20/0743/024	Erection of one Dormer	2
		Bungalow with detached	
Nelson	20/0834/FUL	garage.	1
	20/0034/102	Change of use of First Floor	
		Beauty Salon (Sui Generis) to	
		two one bedroom apartments	
Nelson	21/0174/FUL	(Use Calss C3)	2
	21/01/4/101	Demolition of existing	2
		agricultural building and	
		garages and erection of single	
		dwelling with detached garage	
Roughlee	13/16/0005P	(Re-submission).	1
Rouginee	13/10/0003P		I
		Change of use and external alterations to convert barn to a	
Roughlee	20/0398/FUL	dwelling.	1
Rouginee	20/0350/102	Change of use of part of Church	
		(Use Class D1) to residential use	
Salterforth	17/0171/FUL	(C3)	1
Salteriortii	17/01/1/101		I
		Erection of a dwelling of outline	
Trawden	20/0739/REM	permission 17/0539/OUT	1
	20,0,000,000,000	Change of use of barn to a	
		single dwelling house (Use Class	
		C3) with external alterations (Re-	
Trawden	18/0568/FUL	submission)	1
	20,0000,102		38
			50

Appendix E: Lead in Times and Housing Delivery Rate Evidence

E.1 See attached report.

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 <u>"Fixing our broken housing market</u>" 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 <u>"Planning for the right homes in the right places</u>" 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. <u>The Governments response to this consultation</u> was published in March 2018.

In the <u>Autumn Budget 2017</u>, the Chancellor of the Exchequer made clear that the Government's ambition is still to build 300,000 new homes each year.

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.

LPAs must 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 <u>housing and economic land availability assessment</u>, as updated on 13 September 2018, stated 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). Whilst this paragraph was removed when the guidance was updated on 22 July 2019, the importance of lead-in times continued to be highlighted in Paragraph: 022 Reference ID: 3-022-20190722.

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 Council's <u>Strategic Housing</u> <u>Land Availability Assessment (SHLAA)</u> 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).

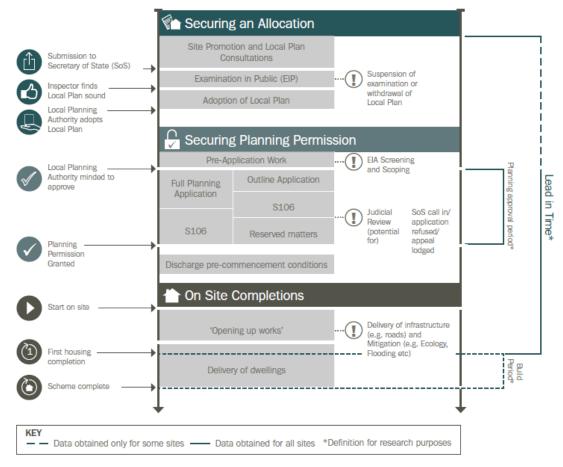


Figure 1: Timeline for delivery of a strategic housing site

Source: Lichfields

The key stages in assessing site progress (Figure 1) are as follows:

- 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 Greenfield sites come forward far more quickly than those on Brownfield sites.

Lead in time

Planning issues are often addressed well before a planning application is submitted. This is particularly true where a site has been allocated in the Local Plan. This helps to ensure that the planning application – once submitted – is determined more quickly.

In November 2016 Lichfields published its research report <u>Start to Finish</u>. 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.

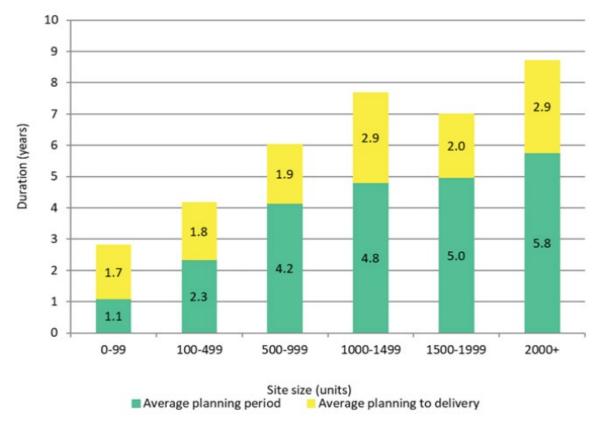


Figure 2: Average time from planning approval to delivery of first dwelling

Lead in times and build out rates Pendle

A site threshold 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.

Applications for planning permission are determined more quickly where the planning matters have been substantially addressed prior to submission. This is most often achieved by developers seeking pre-application advice; or by LPAs allocating sites in their Local Plan and/or preparing development briefs or master plans. The commencement of any 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.¹ This can often give rise to claims of 'land banking' by developers. But, insofar as land banking may exist, the <u>Letwin Review</u> 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.

¹ MHCLG presentations to the Home Builders Federation Conference, September 2015.

Lead in times and build out rates Pendle

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 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.

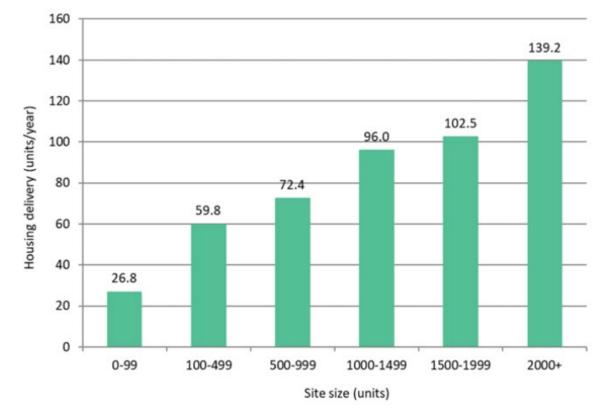


Figure 3: Average build out rates

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 different 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.

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.

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.

Spatial Area	Housing Sub-Market	
M65	1. Reedley and Higher Reedley	MODERATE
Corridor	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
West Craven	9. Barnoldswick	MODERATE
Towns	10. Earby	MODERATE
Rural Pendle	11. West Craven Rural (including Bracewell, Salterforth, Kelbrook & Sough)	STRONG
	12. Pendleside (including Newchurch-in-Pendle, Barley & Roughlee)	STRONG
	13. Other Rural	STRONG

Table 1: Housing sub-markets in Pendle (see end of docume	ent for an alternative presentation)
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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.

Since the start of the current Local Plan period in 2011/20, a total of 24 sites across Pendle expected to deliver 20 or more units on-site, have been granted planning permission (Table 2). Of these sites half are complete and half are expected to deliver new units beyond 2020/21. In total sites delivering 20 or more units have the potential to provide 1,612 new homes when complete.

Of these sites four will deliver 100 or more units. A further six sites are expected to deliver 50-99 units, whilst 14 will deliver 20-49 new homes.

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

Location of Site	Housing	Planning	Site				Со	mpletio	ons by Y	ear			
(including details of site promotor/developer)	Sub- market	Application Number	Capacity (units)	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
Trough Laithe, Barrowford ¹³	4	19/0952/REM	239										0
Further Clough Head, Nelson 5	3	19/0740/REM	200										0
Deerwood Park, Knotts Lane, Colne ¹	7	13/15/0178P	182					-	18	24	53	31	28
Former James Nelson's Sports Ground, Nelson 14	2	19/0901/FUL	114										0
Boulsworth View, Winderemere Avenue, Colne 15	8	18/0865/REM	82									18	49
Spring Meadows, Red Lane, Colne ³	8	17/0362/FUL	79							-	6	13	26
The Hallows, Colne Road, Reedley ²	1	13/08/0558P	77	13	-	9	3	6	13	5	19	9	
Spinners View & Quaker Heights, Clitheroe Road, Brierfield ²	2	13/10/0294P	55	-	21	18							
Grenfell Gardens and The Locks, Barrowford Road, Colne ²	8	13/09/0110P	55	7	1	5	8	2	1				
Robinson Fold, Carr Road, Barnoldswick ¹⁶ [1]	9	13/04/0590P	51	-	-	-	-	-	-	-	-	-	5
Southbeck, Salterforth ⁴	11	13/11/0597P	49		-	-	-	-	26	16	7		
Valley Road, Barnoldswick ⁶	9	13/13/0364P	46			-	-	46					
Foxhills, Clitheroe Road, Brierfield ⁵	2	13/15/0025P	45					-	-	-	24	11	
Simpsons Garage Site, Knotts Lane, Colne ⁶	7	13/13/0585P	39	-	-	-	-	15					
Priory Chase, Nelson ⁷	2	17/0534/REM	39					-	-	-	39		
Birtwistle Close, Carry Lane, Colne ²	8	16/0139/FUL	33					-	-	12	-	6	15
Clovercroft, Higham ⁸	6	13/06/0116P	33	7	4	15							
Langroyd Place,, Skipton Road, Colne ⁵	7	16/0650/FUL	32						-	-	13	13	6
Kensington Forest, Long Ing Lane, Barnoldswick ⁹	9	16/0136/REM	31				-	-	-	-	22	9	
Hope Mill, Barnoldswick ¹⁰	9	13/14/0172P	28				-	13	15				
Standroyd Court, Keighley Road, Colne ²	7	13/04/0482P	28	2	6	3							
Spen Brook Village, Newchurch-in-Pendle 17	7	13/04/0482P	28				-	-	-	-	-	-	3

Location of Site	Housing	lousing Planning		Completions by Year									
(including details of site promotor/developer)	Sub- market	Application Number	Capacity (units)	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
Colbran Street, Nelson ¹¹	2	13/14/0528P	23				-	-	23				
Spring Mill, Wheatley Lane Road, Fence ¹²	6	16/0390/REM	22				-	-	12	10			
		Average Bu	ild Rate	7	8	10	6	16	15	13	23	14	19

Кеу

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

Development complete

List of promoters / developers (Column 1)

¹ Persimmon Homes, ² Barnfield Homes, ³ Beck Homes, ⁴ Seddon Homes, ⁵ PEARL, ⁶ Mulbury Homes for Together Housing, ⁷ Hobstones for Calico, ⁸ L&W Wilson for Dalesmeer Homes,

⁹ Berkeley DeVeer, ¹⁰ Cawder Construction for Together Housing, ¹¹ Lane End developments for Great Places Housing Group, ¹² Skipton Properties, ¹³ Northstone, ¹⁴ Gleeson Homes,

¹⁵ McDermott Homes, ¹⁶ Orchard Holdings plc, ¹⁷ Cheshire Estates

Five sites are being promoted by housing associations and will deliver 100% affordable housing onsite.

Whilst the delivery of new homes on Pendle's largest housing sites is typically in the range of 15-20 new units per annum these figures can be exceeded. A social housing scheme in Barnoldswick achieved a build rate of 46 homes per annum in 2015/16 (Table 2).

Taking account of past performance, as summarised in the <u>Authority's Monitoring Report (AMR)</u>, and in particular on larger sites developed during the current plan period, 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.

Site	Housing Sub-markets in Pendle												
Capacity (units)	1	2	3	4	5	6	7	8	9	10	11	12	13
500+				4	0				-	/-	-	-	-
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

 Table 3: Estimated build out rates per annum, by housing sub-market (amend in line with Table 1)

The housing sub-markets are defined in Table 1.

Further large sites are under consideration for allocation in the <u>Pendle Local Plan Part 2: Site</u> <u>Allocations and Development Policies</u>, which it is anticipated will be submitted for Examination in late 2022 and adopted later that 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 available evidence² suggests that three inter-dependent factors will have a major influence on the build-out rates for 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.

² The reviews published by MHCLG (2008 and 2018) and planning consultants Lichfields (2016 and 2018) and the annual monitoring returns for the Borough of Pendle, as set out in the Council's Authority Monitoring Report (AMR).

Lead in times and build out rates Pendle

On large sites build out rates are not steady over the lifetime of the development. Annual completions tend to be higher in the early stages of the development before gradually tailing off. This reflects the need for house-builders to make a quick return on their capital outlay. It may also reflect the need to deliver affordable housing in these 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)

<u>Independent Review of Build Out – Final Report</u> (Rt Hon Sir Oliver Letwin MP for the Ministry of Housing, Communities and Local Government, October 2018)

<u>Independent Review of Build Out Rates – Draft Analysis</u> (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)

<u>Factors Affecting Housing Build out Rates</u> (University of Glasgow for the Ministry of Housing, Communities and Local Government, 2008)

Addendum

Alternative presentation for Table 1 to reflects the fact that data may be easier to collect via the Valuation Office Agency (VOA) and Energy Performance certificate (EPC) register, which both use postcode data.

Spatial Area	Postcode Sector	Housing Sub-market	
M65 Corridor	BB8 0 / BB8 9	Colne North	MODERATE
	BB9 8	Barrowford and Great Marsden [2]	MODERATE
	BB9 7 / BB9 0 / BB9 9	Nelson	WEAK
	BB9 5	Brierfield	WEAK
West Craven Towns	BB18 5 / BB18 6	Barnoldswick and Earby [2]	MODERATE
Rural Pendle	BB12 9	Higham, Fence and Pendleside villages	STRONG
	BB9 6	Higherford, Blacko and Roughlee	STRONG
	BB8 7	Foulridge and Laneshaw Bridge	STRONG
	BB8 8	Colne South & Trawden [2]	STRONG

Note:

[1] Not included in the figures above are:

- Parts of Reedley, which are in postcodes BB10 2 and BB12 0 (Burnley).
- Rural Southfield, which is in postcode BB10 3 (Burnley)
- Bracewell and some isolated properties near Thornoton-in-Craven, which are in postcode BD23 3 (Skipton).
- Some isolated properties east of Sabden and north of Blacko, which are in postcodes BB7 9 and BB7 4 (Clitheroe).

[2] Although making the collection of data more difficult:

- A split of BB8 8 (Colne) and BB9 8 (Barrowford and Nelson) may be desirable
- BB18 5 (Salterforth) and BB18 6 (Kelbrook and Sough) should ideally be separated out from the West Craven Towns as they fall within the Rural Pendle spatial area.

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اگرآپ بیمعلومات کسی ایسی شکل میں چاپتے ہیں، جو کیہ آپ کے لئے زیادہ مفید ہوتو برائے مہر بانی ہمیں ٹیلیفون کریں۔





