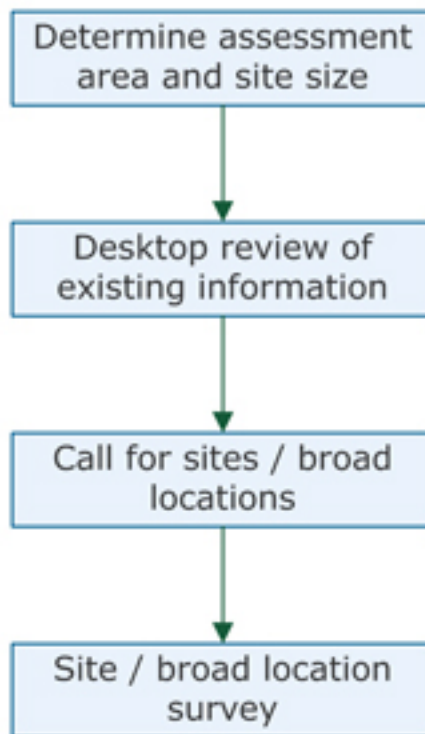
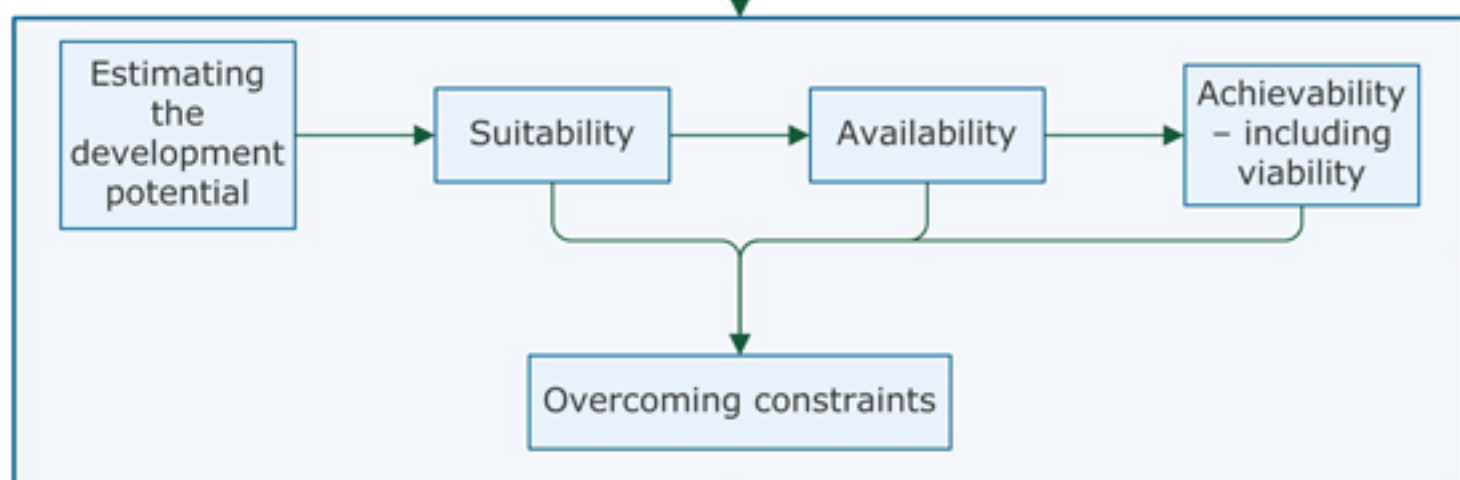


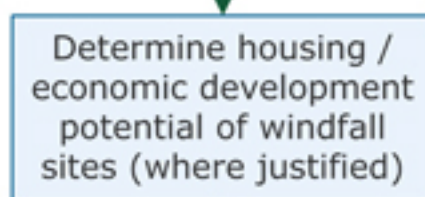
### Stage 1 - Site / broad location identification



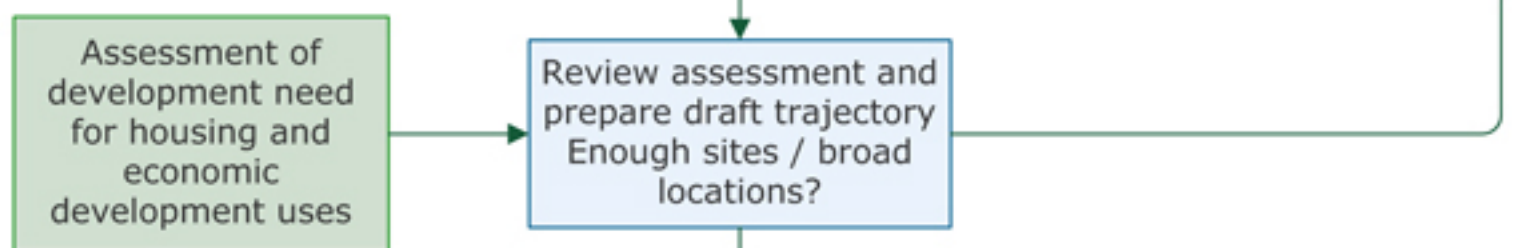
### Stage 2 - Site / broad location assessment



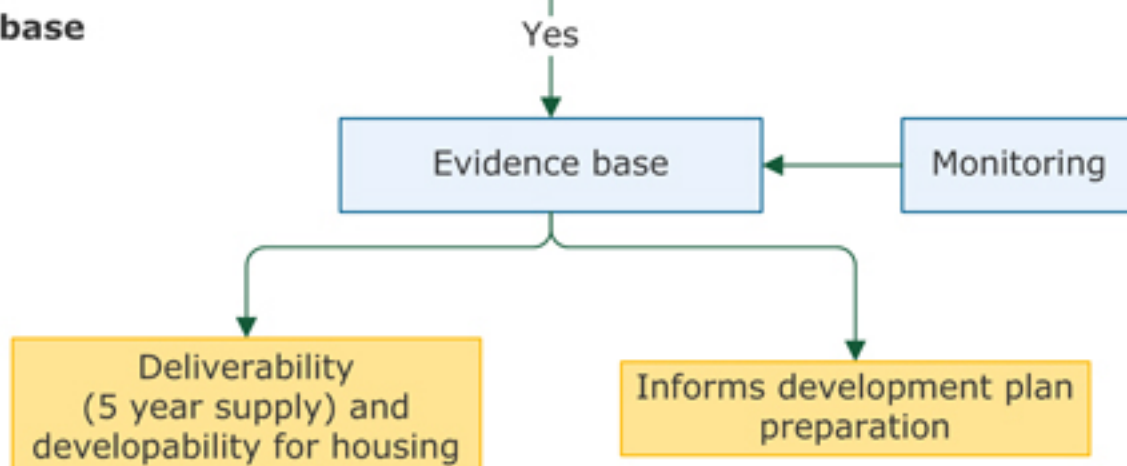
### Stage 3 - Windfall assessment



### Stage 4 - Assessment review



### Stage 5 - Final evidence base



# site nomination form



## What is this form for?

The Council is looking to identify sites to help meet future development needs in Pendle.

We want you to help us identify:

1. Sites of over 0.4 hectares, which have the potential for future development including housing, retail, employment and community use.

These sites can include:

**Brownfield sites** – previously developed land that could be put to better use – e.g. derelict sites or vacant buildings that could be redeveloped for another use.

**Greenfield sites** – land in, or on the edge of, a town or village that has not previously been developed.

2. Areas that are highly valued, by local residents or visitors to the area, where new development should either be restricted, resisted or required to meet higher design standards.

Examples include:

Public open space, which you think should be protected for recreational or other uses.

Employment areas, which should continue to provide jobs rather than be redeveloped for other uses such as retailing or housing.

**Please Note:**

*The protection of natural habitats, valued landscapes and the historic environment is supported through planning policy, but each has its own designation process outside the planning system – e.g. Areas of Outstanding Natural Beauty (AONB), conservation areas etc.*

## What do I need to do?

Please use this form to identify any site(s) that you wish to put forward for consideration.

1. Complete a **separate form** for each site – photocopies are acceptable.
2. Include a **site plan**, clearly showing the site boundary and at least two named roads to help confirm its exact location.
3. Clearly state the **preferred use** for the site you have identified.
4. Indicate why you think the site is **deliverable** by commenting on its availability, suitability and viability.
5. Sign and return your completed form to the address shown.

**Please Note:**

*Submitting a site nomination form does **not** guarantee that the site will be allocated in the Local Plan.*

## What happens next?

Pendle Council will need to consult a wide range of organisations (e.g. the Environment Agency) to identify any known constraints to development.

Sustainability and environmental assessments will also be carried out, in accordance with the Planning and Compulsory Purchase Act 2004.

All sites will go through a detailed appraisal process to determine their:

- Suitability for the use(s) proposed.
- Contribution to wider environmental, economic and social objectives.
- Deliverability within the lifetime of the Local Plan.

Sites that are taken forward will also be subject to public consultation.

## Data protection

In compliance with the General Data Protection Regulation 2016 and the Data Protection Act 2018, the personal information you provide will only be used by Pendle Council for the purpose of preparing new planning policy documents.

The information you supply cannot be treated as confidential.

The Council is obliged to make all representations available for public inspection, but personal contact details will be removed before these are included in reports, or placed on the website.

All written material held by the Council must be considered for release under the Freedom of Information Act 2000, and the Environmental Information Regulations 2004, unless falling under a statutory exemption or exception.

## Further information

### Telephone

John Halton 01282 661330  
Principal Planning Officer (Policy)

Craig Barnes 01282 661377  
Senior Planning Officer (Policy)

### Post

Pendle Borough Council  
Planning, Economic Development and  
Regulatory Services  
Town Hall  
Market Street  
Nelson  
BB9 7LG

### Email

[LDF@pendle.gov.uk](mailto:LDF@pendle.gov.uk)

### Website

[www.pendle.gov.uk/siteallocations](http://www.pendle.gov.uk/siteallocations)

# 1 Contact Details

(a) You

(b) Agent or representative  
(if applicable)

Name	<input type="text"/>	<input type="text"/>
Organisation (if applicable)	<input type="text"/>	<input type="text"/>
Position (if applicable)	<input type="text"/>	<input type="text"/>
Address	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Telephone	<input type="text"/>	<input type="text"/>
Email	<input type="text"/>	<input type="text"/>

# 2 Site Details

Please answer as many questions as possible

**A Name of site**

**B Description of site**  
Please describe the site boundaries, or identify the field numbers affected

**C Nearest town or village**

**D Grid reference (six figure)** SD

**E Location plan**  
You **must** attach a plan of the site, clearly indicating the full extent of the boundary of the site. Preferably this plan should be on an Ordnance Survey map base at a scale no smaller than 1:10 000.

**F Approximate site area**  hectares **and / or**  acres

**Please Note:** Sites under 0.25 hectares are unlikely to be allocated in the Local Plan, but may be included on the Small Sites Register, if one is prepared in the future.

**G Current or previous use**

**H Access**

*Please indicate which road(s) vehicles will enter the site from.*

**I Is there an existing access road into the site?**

Yes     No     Don't know

**J Are mains services available within the site?**

*e.g. water, sewerage, drainage, gas and electric*

Yes     No     Don't know

If **No**, where are the nearest connections?

Don't know

**K Are you the sole owner of the site?**

Yes     No

If **No**,

(a) Are the landowner(s) aware of this site submission?

Yes     No

(b) Do the landowner(s) support this site submission?

Yes     No     Not aware

(c) Please provide contact details for all known landowners (below):

<b>1.</b>	<b>2.</b>
<b>3.</b>	<b>4.</b>

**L Please identify any other physical or ownership constraints that may affect development on the site.**

*e.g. contamination, steep slopes, poor drainage, flood risk etc.*

### 3 Proposed Use

A Please indicate what you think the future use of the site should be

B When do you think the site will be available for development?

- Immediately                       Within one year                       2-5 years  
 6-10 years                       11-15 years                       Over 15 years

C Does the proposed use include an element of housing?                       Yes                       No

If Yes,

(a) How many new homes will be built on the site?                     

(b) Could the whole (or part) of the site be made available for self-build / custom-build housing?                       Yes                       No                       Don't know

*N.B. The Council maintains a register of people who would like to be involved in designing and/or building their own home and can help to bring people and 'available plots' together.*

D Please state below how the site will help to meet one, or more, of the eleven strategic objectives identified in the Pendle Core Strategy (see link below)

[www.pendle.gov.uk/corestrategy](http://www.pendle.gov.uk/corestrategy)

E Please state why you consider the site to be in a sustainable\* location.

*Sustainable in this context means that the proposed use of the site should meet the present needs of the local community, without compromising the ability of future generations to meet their own needs.*

**The End / Thank-you**

Please return this form to the address / email shown on the front cover.

# Pendle Strategic Housing Land Availability Assessment (SHLAA)

## 2022/2023 Review of SHLAA Sites

Site Reference:  Planning application number:

Site location:

1. Is this site still considered to be suitable for housing development?  Yes  No

If No, please state why the site is no longer available then complete Section 8 and return the form.

2. Who is promoting development of the site?

Homeowner  Landowner  Agent/Land Promoter  Housebuilder

3. When did a housebuilder last show an interest in the site?

No interest  Last 12 months  1 to 5 years  Over 5 years ago

4. Could all or part of the site be made available for self or custom-build housing?

Yes  No

*The Council maintains a register of people who would like to be involved in designing and/or building their own home and can help to bring people and 'available plots' together.*

5. When is development likely to start on site?

Already started  1 to 5 years  6 - 10 years  11 to 15 years  15+ years

6. How many new homes do you expect to provide on the site? Please provide a **numerical** breakdown below.

<input style="width: 100%;" type="text"/>	<b>Total number of units to be built</b>																																												
	<i>Total broken down by Year (1 April to 31 March)</i>	<i>Total broken down by House Type</i>	<i>Total broken down by Tenure</i>																																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"></td><td>Already built</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>2022/23 – Year 1</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>2023/24 – Year 2</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>2024/25 – Year 3</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>2025/26 – Year 4</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>2026/27 – Year 5</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Years 6 to 10</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Years 11 to 15</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Longer-term</td></tr> </table>		Already built		2022/23 – Year 1		2023/24 – Year 2		2024/25 – Year 3		2025/26 – Year 4		2026/27 – Year 5		Years 6 to 10		Years 11 to 15		Longer-term	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"></td><td>Detached</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Semi-detached</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Townhouse / Terraced</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Flat / Apartment</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Other (please state below)</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>.....</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>.....</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>.....</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>.....</td></tr> </table>		Detached		Semi-detached		Townhouse / Terraced		Flat / Apartment		Other (please state below)		.....		.....		.....		.....	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"></td><td>Market housing</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Affordable housing</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td>Specialist housing</td></tr> </table>		Market housing		Affordable housing		Specialist housing
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## 7. Are any of the following factors acting as barriers to development?

- Planning policy (e.g. site is in Green Belt or allocated for a different use)  Yes  No  Unsure
- Remediation works (e.g. need to remove contamination from the site)  Yes  No  Unsure
- Mitigation works (e.g. need to resolve issues with flooding etc.)  Yes  No  Unsure
- On-site structures (e.g. easements for electricity pylons, gas mains, culverts etc.)  Yes  No  Unsure
- Ecology (e.g. presence of protected species or habitats)  Yes  No  Unsure
- Heritage (e.g. conservation area, listed buildings, archaeological remains etc.)  Yes  No  Unsure
- Legal or ownership issues (e.g. multiple ownership, ransom strip etc.)  Yes  No  Unsure
- Securing safe access onto the highway network (e.g. suitable visibility splays)  Yes  No  Unsure
- Connections to essential infrastructure (e.g. electricity, gas, water, sewerage)  Yes  No  Unsure
- Lack of finance (e.g. ability to obtain a loan, development partner etc.)  Yes  No  Unsure
- Viability (i.e. insufficient return on projected investment)  Yes  No  Unsure

Please use this space to expand on any of the above, or tell us anything else you would like to mention about the site:

## 8. Contact details

### Primary Contact

(Landowner, agent or representative)

### Client

(If primary contact is an agent or representative)

Name

Company

Address

Town

Postcode

Telephone

Email

Signature

Name in BLOCK CAPITALS

Date

**Thank you.** Your information will be processed in accordance with the [Data Protection Regulations](#)

Site Ref	Application Ref	Capacity	Area	Location	Settlement	Ward	Parish	Spatial Area	Reason for Removal
P006	17/0362/FUL	55	2.69	Land off Red Lane	Colne	Vivary Bridge	Colne	M65 Urban Area	Completed
P007	13/14/0547P	36	1.41	The Meadows	Colne	Vivary Bridge	Colne	M65 Urban Area	Completed
P008		296	9.89	Great House Farm	Colne	Vivary Bridge	Colne	M65 Urban Area	Not available (council owned)
P009	18/0865/REM	82	3.93	Windermere Avenue	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area	Completed
P012		1	0.06	Former builders yard off Gillians Lane	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P018		203	6.93	Stoney Bank Road	Earby	Earby and Coates	Earby	West Craven	Sub-divided and considered under P263 and P265
P023	22/0222/FUL	207	2.88	Spring Gardens Mill	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Committed site (for employment use)
P024		0	7.76	Swinden Playing Fields, Cravendale Avenue	Nelson	Bradley	Nelson	M65 Urban Area	Not available (council owned)
P027		10	0.09	Land off Wood Street	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P028		2	0.37	Land adjacent to 15 Clough Road	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P029		6	0.41	Land off Trent Road	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P030		6	0.21	Marsden Hall Road North	Nelson	Bradley	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P031		4	0.18	Reedyford Road	Nelson	Bradley	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P032	17/0427/OUT	129	10.27	Further Clough Head	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Committed site (Site under construction)
P033		36	2.08	Land off Halifax Road (Site B)	Nelson	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Not available (council owned)
P034		0	0.27	Juno Street	Nelson	Bradley	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P035		5	0.15	Alison Grove	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P036		15	0.67	Land off Byron Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Not available (council owned)
P037		32	1.37	Land off Waterside Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Not available (active uses)
P038		3	0.04	Land at Hawley Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P039		2	0.07	Land adjacent to 6 Knotts Lane	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P040		3	0.1	Land between Hawley Street and Kyber Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P041		2	0.07	Land to rear of Atkinson Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P043		6	0.19	Land at Kenilworth Drive	Earby	Earby and Coates	Earby	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P044		12	0.26	Land at Bailey Street	Earby	Earby and Coates	Earby	West Craven	Not available (council owned)
P045		44	1.46	Aspen Grove	Earby	Earby and Coates	Earby	West Craven	Not available (council owned)
P046	20/0322/FUL	0	1.05	Land off Carr Road	Nelson	Bradley	Nelson	M65 Urban Area	Committed site (for employment use)
P047		0	2.98	Land off Lomeshaye Way	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Not available (council owned)
P048	16/0307/FUL	43	1.42	Former Gas Works	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Not available (Part of wider comprehensive redevelopment)
P049		34	1.12	Land off Greenfield Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Not available (council owned)
P050		28	0.94	Land adjacent to Wanless Water, Greenfield Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Not available (council owned)
P051		6	0.2	Land adjacent to 100 Greenfield Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P054		0	0.52	Land at Dam Side	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P057	21/0590/FUL	30	2.44	Former Fernbank Mill, Fernbank Avenue	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Committed site (for employment use)
P058		0	0.51	Primet Foundry	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P061	21/0793/FUL	1	0.07	Garages at Crow Nest	Laneshaw Bridge	Boulsworth and Foulridge	Colne	M65 Rural Area	Committed site (Site under construction)
P063		1	0.04	Land south west of Woodside Terrace	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P066		0	5.36	North West of Higher Parrock House, Parrock Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Proposal for non-residential designation.
P072		0	0.35	Land at Dam Head Barn	Roughlee	Barrowford and Pendleside	Roughlee Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P073		3	0.11	Land adjacent to 19 Briercliffe Avenue	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P074		0	3.51	Scholefield Farm, Railway Street	Nelson	Brierfield East and Clover Hill	Nelson	M65 Urban Area	Site inaccessible.
P076		1	0.03	Land adjacent to 82 Esp Lane	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P077		8	0.09	Gisburn Street Works	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P079		1	0.04	Land adjacent to Sykes Laithe	Salterforth	Earby and Coates	Salterforth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P084		2	0.06	Land to rear of Dewhurst Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P085		0	1.55	Land adjacent to Primet High School	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Proposal for non-residential designation.
P089		3	0.12	Land off Ball Grove Drive	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P090		15	0.72	Black Carr Mill and The Rock Business Centre	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Allocated for housing in the Trawden Forest Neighbourhood Plan
P092		2	0.04	Thomas Street Car Park	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P094		4	0.13	Land to rear of Wood Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P095		6	0.2	White Grove Garage Site	Colne	Vivary Bridge	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P096		3	0.09	Land at Walton Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P097	17/0459/FUL	52	1.11	Brierfield Mills	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Committed site (site under construction)
P098		2	0.03	Land off Railway Street	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P099		14	0.46	Coronation Road	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Not available (council owned)
P101		5	0.16	Land at Tyesley Grove	Earby	Earby and Coates	Earby	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P102		4	0.28	Land adjacent to 11 Osbourne Terrace	Spenn Brook	Barrowford and Pendleside	Goldshaw Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P106		0	1.27	Land off Borrowdale Drive	Earby	Earby and Coates	Earby	West Craven	Proposal for non-residential designation.
P107		2	0.08	Land adjacent to 71 Mansfield Crescent	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P113		79	2.79	Harrison Drive Recreation Ground	Colne	Vivary Bridge	Colne	M65 Urban Area	Proposal for non-residential designation.
P118		1	0.03	Land adjacent to 34 Lenches Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold



Site Ref	Application Ref	Capacity	Area	Location	Settlement	Ward	Parish	Spatial Area	Reason for Removal
P119		1	0.01	Land to rear of 1 Bankfold	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P124		2	0.27	Land adjacent to Lakeside, Red Lane	Colne	Vivary Bridge	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P127	19/0025/FUL	17	0.61	Land at Lane Ends Farm, Greenberfield Lane	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Committed site (site under construction)
P129	17/0736/OUT	9	0.44	St Michael's Vicarage, Skipton Road	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Committed site
P131		0	0.03	Gisburn Road Car Park (South)	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Proposal for non-residential designation.
P132		0	0.03	Gisburn Road Car Park (North)	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Proposal for non-residential designation.
P133		3	0.09	Pendle Street Garage Site	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P134		3	0.11	May Street Garage Site	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P135		5	0.16	Nora Street Garage Site	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P137		1	0.03	Land adjacent to 503 Wheatley Lane Road	Fence	Fence and Higham	Old Laund Booth	M65 Rural Area	Committed site
P138		1	0.05	Land adjacent to 310 Wheatley Lane Road	Fence	Fence and Higham	Old Laund Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P140		8	0.22	Land at Lily Street	Nelson	Brierfield East and Clover Hill	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P141		0	0.38	Former Vulcan Mill	Nelson	Bradley	Nelson	M65 Urban Area	Allocated for employment in the Bradley Area Action Plan
P142		39	1.1	Land south of Red Scar Works, Cliff Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Not available (in active employment use)
P143		0	0.01	Grains Barn Farm	Fence	Fence and Higham	Old Laund Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P146		50	0.7	Land west of Alder House	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Not available (to be developed for non-residential use)
P147		0	0.33	Former Kippax Biscuits	Colne	Vivary Bridge	Colne	M65 Urban Area	Not available (in active employment use)
P149	16/0410/FUL	0	2.04	Crownest Mill, Skipton Road	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Complete (Retail)
P154		0	3.34	Land off Jackdaw Road	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Assessed under P309
P155		0	1.07	Land at R B Business Park	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Proposal for non-residential designation.
P156		0	0.31	Land off Lomeshaye Place	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Proposal for non-residential designation.
P157		0	1.55	Land to rear of 31-33 Kenyon Road	Nelson	Brierfield West and Reedley	Brierfield	M65 Urban Area	Proposal for non-residential designation.
P158		0	0.33	Land to rear of 12 Lindred Road	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Proposal for non-residential designation.
P159		0	0.14	Yard off Brook Street	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P160		0	2.22	Land off Junction Street	Nelson	Bradley	Nelson	M65 Urban Area	Proposal for non-residential designation.
P161		0	1.57	Part Rolls Royce, Bankfield Site	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Proposal for non-residential designation.
P162		0	0.04	Land at Ravenscroft Way	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P163		0	0.47	Skipton Road Business Centre	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P164	18/0248/FUL	34	5.04	Land off Skipton Road	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Committed site
P166		5	0.28	Former Quarry, Heather Close	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Committed site (site under construction)
P167	18/0587/FUL	10	0.29	Land at Bright Street	Colne	Vivary Bridge	Colne	M65 Urban Area	Complete
P168	17/0321/FUL	23	0.04	Land at Warehouse Lane	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Complete
P169		13	0.37	Former Reservoir, Park Hill	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Not available (in active use)
P171		4	0.13	Land off Mill Street	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P172		1	0.09	Land adjacent to 268 Gisburn Road	Blacko	Barrowford and Pendleside	Blacko	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P173		4	0.04	Land adjacent to the Cricket Pavillion	Earby	Earby and Coates	Earby	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P174		2	0.09	Land to rear of 26-28 Barnwood Road	Earby	Earby and Coates	Earby	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P175		2	0.13	Land off Bakerfield Close	Higham	Fence and Higham	Higham with West Close Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P177		11	0.2	Land off Hibson Road	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P178		7	0.09	Land at High Street	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P179		5	0.16	Bevan Place Garage Site	Nelson	Bradley	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P180		1	0.04	Land off Bradley Road East	Nelson	Bradley	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P181		3	0.14	Land to front of Straitgate Cottages	Roughlee	Barrowford and Pendleside	Roughlee Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P182		3	0.06	Land adjacent to 30 Dixon Street	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P183		3	0.15	Dotcliffe Yard	Kelbrook	Earby and Coates	Earby	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P185		2	0.02	Land adjacent to 14 York Street	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P186		2	0.02	Works off Church Street	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P187		2	0.02	Land to rear of Moorlands	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P189		7	0.25	Land off Middleton Drive	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Not available (site in active domestic use)
P190		5	0.1	Land adjacent to 24 John Street	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P192		5	0.13	Car Park off Junction Street	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P193		3	0.06	Land at Hartington Street	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P194		2	0.05	Land adjacent to 190 Colne Road	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P195		2	0.14	Land at Brierfield House	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P196		1	0.04	Plot 10 Park View Close	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P197		1	0.05	Land off Hillsborough Avenue	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P198		1	0.01	Pickering Street Garage	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P199		4	0.03	Land adjacent to 47 Townley Street	Colne	Vivary Bridge	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P200		4	0.09	Land east of Carry Lane	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P201		2	0.18	Land adjacent to 271 Keighley Road	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P202		1	0.01	Land adjacent to 43 Belgrave Road	Colne	Vivary Bridge	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold

Site Ref	Application Ref	Capacity	Area	Location	Settlement	Ward	Parish	Spatial Area	Reason for Removal
P203		1	0.02	Land adjacent to Cemetery Lodge	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P204		1	0.02	Land at Primrose Hill	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P206		4	0.04	Red Lion Street Car Park	Earby	Earby and Coates	Earby	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P207		3	0.07	Land adjacent to 290 Wheatley Lane Road	Fence	Fence and Higham	Old Laund Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P208		2	0.03	Land adjacent to 10 Skipton Road	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P210		17	0.56	Land adjacent to Glanravon	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Not available (to be developed for non-residential use)
P212		9	0.14	Garage site off Barkerhouse Road	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P213		8	0.12	Land adjacent to 13 Townsley Street	Nelson	Brierfield East and Clover Hill	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P214		7	0.22	Robert Street Garage Site	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P215		4	0.05	Land to rear of Malvern Court	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P216		4	0.1	Land to rear of the Vicarage	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P217		3	0.12	Land adjacent to 19 Delph Mount	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P218		3	0.06	Land adjacent to 46 Park Avenue	Nelson	Barrowford and Pendleside	Barrowford	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P219		1	0.03	Land adjacent to 210 Manchester Road	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P220		4	0.07	Land to east of St Mary's Jnr School	Newchurch-in-Pendle	Barrowford and Pendleside	Goldshaw Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P222		2	0.06	Land to rear of 2 Green Meadow	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P223		2	0.05	Land at Hall House Farm	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Allocated for housing in the Trawden Forest Neighbourhood Plan
P226		0	2.99	Gib Hill (Site C)	Nelson/Colne			M65 Urban Area	Proposal for non-residential designation.
P227		0	15.49	Gib Hill (Site A)	Nelson/Colne			M65 Urban Area	Proposal for non-residential designation.
P233		0	0	Newt Pont	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Proposal for non-residential designation.
P234		0	67.6	Land off Barrowford Road (Site A)	Colne	Vivary Bridge	Colne	M65 Urban Area	Proposal for non-residential designation.
P238		216	12.32	Gib Hill (Site B)	Nelson/Colne			M65 Urban Area	Not available (Council owned)
P239		0	161.12	Land to west of Southfield Lane	Nelson			M65 Urban Area	Proposal for non-residential designation.
P240	21/0848/FUL	24	1.23	Land at Brogden Lane	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Committed site.
P243	21/0399/PIP	9	1.1	Land at Cob Lane	Kelbrook	Earby and Coates	Earby	West Craven	Committed site and allocated in the Kelbrook and Sough Neighbourhood Plan
P244	19/0901/FUL	106	2.74	Former James Nelson Sports Ground	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Committed site (site under construction)
P245		0	7.58	Greenfield Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Proposal for non-residential designation.
P246		0	12.74	Hallam Road	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Proposal for non-residential designation.
P247		0	31.07	Long Ing Lane, Crow Nest, Bankfield	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Proposal for non-residential designation.
P248		0	55.93	Lomeshaye Industrial Estate	Nelson			M65 Urban Area	Proposal for non-residential designation.
P249		0	12.08	Valley Mills	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Proposal for non-residential designation.
P250		0	13.08	West Craven Business Park	Earby	Earby and Coates		West Craven	Proposal for non-residential designation.
P251		0	27.34	Whitewalls Industrial Estate	Nelson/Colne			M65 Urban Area	Proposal for non-residential designation.
P252		0	0	Land at Newchurch-in-Pendle	Newchurch-in-Pendle			M65 Rural Area	Boundary change
P253		0	0	Pennine Bradleyway					Proposal for non-residential designation.
P254		0	0	Land off Colne Road	Kelbrook			West Craven	Boundary change
P255		0	0	Nelson Town Centre	Nelson			M65 Urban Area	Boundary change
P256		3	0.1	Land at Cooper Street	Nelson	Bradley	Nelson	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P258		0	1.09	Land bound by Bankhouse Road, Fleet Street	Nelson	Bradley	Nelson	M65 Urban Area	Proposal for non-residential designation.
P260	22/0516/FUL	1	1.19	Land formerly part of Little Stone Edge Farm (Site A)	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Committed site.
P261		0	0.9	Land formerly part of Little Stone Edge Farm (Site B)	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Proposal for non-residential designation.
P270		6	0.14	Land East of Fir Trees Lane	Higham	Fence and Higham	Higham with West Close Booth	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P271		4	0.14	Land adjacent to Goat House	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P276		20	0.7	Land to North of Dean Street	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Allocated for housing in the Trawden Forest Neighbourhood Plan
P279		2	0.27	Land adjacent to 37 Hollin Hall	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Allocated for housing in the Trawden Forest Neighbourhood Plan
P280		0	0	Land between Colne, Nelson and Trawden				M65 Rural Area	Proposal for non-residential designation.
P282		83	2.78	Land to rear of Church Lane/Brook Farm	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven	No longer available.
P289	22/0333/FUL	20	1.05	Land south of Keighley road (site 1)	Laneshaw Bridge	Boulsworth and Foulridge	Colne	M65 Rural Area	Committed site
P290	18/0003/FUL	2	0.56	Land south of Keighley Road (site 2)	Laneshaw Bridge	Boulsworth and Foulridge	Colne	M65 Rural Area	Committed site (site under construction)
P292	13/15/0327P	500	17.26	Trough Laithes	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Committed site (site under construction)
P295		0	127.31	Greater Gib Hill	Nelson/Colne			M65 Urban Area	Proposal for non-residential designation.
P299		6	0.42	Land at the Herders	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Too small in size and/or capacity to meet SHLAA threshold
P300		3	0.13	Land off Gaylands Lane	Earby	Earby and Coates	Earby	West Craven	Too small in size and/or capacity to meet SHLAA threshold
P302		5	0.17	Land at end of Halifax Road	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Too small in size and/or capacity to meet SHLAA threshold
P315	22/0473/FUL	17		Land at Croft Mill	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Committed site (site under construction)

Ref	Planning Application	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Description of Development	Lapse Date	Status	Typology
BD065	19/0952/REM	Land at Trough Laithe Farm (Phase 1)	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Reserved Matters: Major: Erection of 243 dwelling houses (Use Class C3) (Appearance, Landscaping, Layout and Scale) with associated open space and infrastructure.	14/02/2024	Started	Greenfield
CE161	18/0412/FUL	Land off Knotts Lane	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Full: Major: Erection of 33 No. dwelling houses (Amended Scheme)	21/04/2018	Started	Greenfield
NN158	19/0740/REM	Land at Further Clough Head, Bamford Street	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Reserved Matters: Major: Erection of 98 dwelling houses (Phases 1-3), with open space provision, estate roads, landscaping and emergency access road with access from Marsden Hall Road (Appearance, Layout, Landscaping and Scale) of Outline Planning Permission 17/0427/OUT.	07/11/2021	Started	Greenfield
NN178	19/0901/FUL	Former James Nelson's Sports Ground	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Full: Major: Erection of 114 dwelling units (15 Apartments and 99 houses) with associated estate roads (New primary vehicular and pedestrian access off Priory Chase) and ancillary associated infrastructure	07/07/2023	Started	Greenfield
CE220	19/0801/FUL	Former Recreation Ground, Harrison Drive	Colne	Vivary Bridge	Colne	M65 Urban Area	Full: Major: Erection of 79 dwelling houses and associated external works.	17/05/2022	Started	Greenfield
CE127	13/12/0063P	Bunkers Hill off Hargreaves Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Full: Major: Erection of 30 dwellings mixed house types of 2 and 3 bedrooms and access.	09/05/2015	Started	Greenfield
BR029	13/10/0294P	Former Lob Lane Mill, Clitheroe Road	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Conversion of warehouse and engine house (including external alterations) to 12 houses (9 to have a B1 use at lower ground floor); demolition of weaving shed, boiler house, Clitheroe Road warehouse and chimney; erection of 31 houses and 12 apartments (55 residential units in total); access from Clitheroe Road; new and replacement boundary treatment and landscaping	07/09/2013	Started	PDA
BK055	13/04/0590P	Westfield Mill, Carr Road	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Erect 53 dwellings on site of mill.	21/10/2009	Started	PDA
NN169	18/0665/OTD	Pendle Rise Estates, Phoenix Chambers, Holme Street	Nelson	Bradley	Nelson	M65 Urban Area	Permitted development notification: Proposed change of use from offices (Use Class B1) to 39 self-contained apartments on the 1st, 2nd and 3rd floors (Use Class C3) (Resubmission)	N/A	Valid	PDA
EY076	19/0863/REM	Land at Field Number 0087, Earby Road	Earby	Earby and Coates	Salterforth	West Craven	Reserved Matters: Major: Erection of 34 dwellinghouses (access; appearance; layout; scale and landscaping).	08/12/2019	Valid	Greenfield
CE215	19/0893/FUL	Langroyd Hall, Langroyd Road	Colne	Vivary Bridge	Colne	M65 Urban Area	Full: Demolition of part of Hall (40cu.m.); Change of use of Langroyd Hall from Public House (Use Class A4) to Extra Care Residential Institution (Use Class C3 ); Erection of four new build units to form 32 no. Extra Care apartments with ancillary gymnasium, hairdressers, and associated car parking.	20/07/2023	Valid	PDA
BK144	19/0815/OUT	Land to the north east of Meadow Way	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Outline: Major: Residential Development (1.48ha) (Access only).	18/09/2023	Valid	Greenfield

<b>NN033</b>	13/04/0925P	Land at Former Garage Site, Marsden Hall Road	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Major: Reserved Matters: Erection of 30 apartments in 7 two storey blocks with associated car parking	05/02/2010	Started	PDA
<b>NH008</b>	13/15/0080P  13/13/0531P	Former Spen Brook Mill, Spenbrook Road	Spen Brook	Barrowford and Pendleside	Goldshaw Booth	M65 Rural Area	Full: Major: Variation of Conditions 3, 4, 5, 6, 7, 12, 13, 15, 16, 17, 21, 22, 25, 26 and 27 of Planning Permission 13/13/0531P.  Full: Major: Demolition of industrial buildings, conversion of Spenbrook Mill to 10 No. residential units and erection of 18 No. residential units with associated landscaping, access, car parking and associated works.	26/09/2019	Started	PDA
<b>TN079</b>	20/0865/FUL	Land north of Dean Street	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Full: (Major) Demolition of outbuildings/sheds and erection of 20 no. 3 & 4 bed properties comprising 3 terraced, 14 semi-detached and 3 detached dwellinghouses with associated parking and vehicular access from Dean Street and Skipton Road.	26/10/2024	Valid	Greenfield
<b>BK</b>	21/0111/FUL	Land off Brogden Lane	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full (Major): Erection of 19 bungalows (Over 55) with associated landscaping, car parking and access from Brogden Lane.	16/06/2025	Valid	Greenfield
<b>BR082</b>	19/0900/OUT	Land to the east of Bowland View	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Outline: Major: Erection of 19 dwellings, access and associated works (access and layout).	07/05/2023	Valid	Greenfield
<b>P315</b>	22/0473/FUL	Land at Croft Mill	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Full (Major): Demolition of existing buildings and erection of 17 residential dwellings with associated access, car parking and landscaping.	19/10/2025	Valid	PDA
<b>BK128</b>	21/0012/FUL	Land at junction with Greenberfield Lane, Gisburn Road (formerly land at Lane Ends Farm)	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Full: Major: Erection of 15 dwelling houses and new access	2107/2024	Started	Greenfield
<b>TN073</b>	18/0768/FUL	Black Carr Mill	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Full: Major: Conversion of upper floors and part-ground floor of Mill building to form 8 dwellinghouses; Demolition of Weaving Shed and erection of 6 dwellinghouses and associated external works and raised access walkway (Re-Submission)	25/06/2022	Valid	PDA
<b>FO051</b>	20/0758/FUL	Weston Electric Units Ltd.	Foulridge	Boulsworth and Foulridge	Kelbrook and Sough	M65 Rural Area	Full: Major: Demolition of existing disused B2/B8 units and erection of 13 No. 3 and 4 bedroomed dwellings, new access road and associated landscaping works at Weston Electric Units Ltd, Station Road, Foulridge, Colne for Sutton Family Trust	23/09/2021	Started	PDA
<b>EY081</b>	18/0624/OUT	Land to the west of White Leys Close (formerley Land to north west of Salterforth Road, Earby)	Earby	Earby and Coates	Salterforth	West Craven	Outline: Major: Residential development (0.5ha) (Access only) (Re-Submission).  Reserved Matters Pending (12 dwellings)	19/12/2021	Valid	Greenfield
<b>FE027</b>	21/0362/OUT	Chapel Farm, Wheatley Lane Road	Fence	Fence and Higham	Old Laund Booth	M65 Rural Area	Outline (Major): Demolition of existing commercial gargage and assoicated buildings and construction of 12 dwellings (access only) and diversion of purlibc footpath 13-15-FR 76.	13/01/2025	Valid	Brownfield
<b>BR090</b>	21/0265/FUL	Site of former 1 to 33 O'Hagan Court	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Full: Major: Erection of 10 No. semi-detached bungalows.	11/01/2022	Valid	PDA
<b>CE201</b>	18/0876/FUL	58-60 Brown Street West	Colne	Vivary Bridge	Colne	M65 Urban Area	Full: Major: Change of use from light industrial (Use Class B1) to 10 residential apartments (Use Class C3).	11/03/2022	Started	PDA
<b>BR037</b>	13/13/0216P	Four Oaks, Reedley Crescent	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Urban Area	Extension of Time: Demolition of an existing dwelling and erection of 9 dwellinghouses	04/09/2016	Started	PDA

<b>FO042</b>	17/0736/OUT 21/0184/REM	The Vicarage, Skipton Road	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Outline: Use of land for residential development (0.35ha) for up to 9 dwellinghouses (Access only).	09/06/2023	Valid	PDA
<b>KK030</b>	21/0399/PIP	Land off Cob Lane	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven	Permission in Principle: Erection of up to 9 No. Dwellings.	13/01/2025	Valid	Greenfield
<b>SH</b>	21/0592/FUL	Salters House, Kelbrook Road	Salterforth	Earby and Coates	Salterforth	West Craven	Full: Conversion of existing mill building to form 9 No. dwellings.	05/11/2024	Valid	PDA
<b>BR093</b>	21/0964/CEA	Land and buildings at south of Hill Street	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Urban Area	Certificate of lawfulness (S.192 Proposed Development): Erection of 8 dwelling houses.	N/A	Started	Greenfield
<b>BK132</b>	18/0897/FUL	Gisburn Street Works, 48-52 Gisburn Street	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Demolition of garage, joiners workshop and office and erection of 7 dwelling houses.	30/10/2021	Started	PDA
<b>BK116</b>	16/0303/FUL	St Andrews Methodist Church, Mosley Street	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Part demolition of school building and conversion to six 1 and 2 bed apartments and erection of two storey extension to rear, erection of single storey extension to rear of church.	24/05/2019	Started	PDA
<b>CE222</b>	21/0801/FUL	Workshop, 2 Keighley Road, Colne	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Full: Demolition of existing workshop building and construction of a block of 6 flats.	01/03/2025	Valid	PDA
<b>EY077</b>	17/0617/FUL	Land to the rear of 8 Birch Hall Lane	Earby	Earby and Coates	Earby	West Craven	Full: Residential development for 6 detached dwellings with garages and a new private access driveway.	12/12/2020	Started	Greenfield
<b>NN180</b>	21/0553/FUL	Former allotments, to the east of Further Clough Head, Bamford Street	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Erection of six dwellings.	13/09/2025	Valid	Greenfield
<b>BY011</b>	18/0598/REM	Barley House Farm, Barley Lane	Barley	Barrowford and Pendleside	Barley with Wheatley Booth	M65 Rural Area	Reserved Matters: Erection of 5 detached dwelling houses (Appearance, Landscaping, Layout and Scale) of Planning Permission 13/15/0290P and formation of access road (Re-Submission).	09/01/2022	Started	PDA
<b>BD072</b>	18/0389/OUT	Trough Laithe Farm, Wheatley Lane Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Outline: Erection of 5 No. dwelling houses and improvements to access from Wheatley Lane Road (Access and Layout only).	01/02/2024	Valid	PDA
<b>RY014</b>	17/0040/FUL	Land adjacent to 51 Reedley Road, Brierfield	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Full: Erection of 5 detached dwellings.	23/03/2020	Started	Greenfield
<b>TN053</b>	19/0750/FUL	Land To The South Of Green Meadow	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Full: Erection of 5 two-storey dwellings	27/01/2023	Started	Greenfield
<b>BD075</b>	19/0559/FUL	Jons Computer Shack, Garnett Street	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Proposed change of use of vacant building to form 4 No. self-contained residential flats (Use Class C3) including demolition of existing two storey flat roofed extension and erection of replacement extension.	25/09/2022		PDA
<b>BK111</b>	13/15/0395P	Strategy 147, 13-15 Manchester Road	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Change of use from private club (Sui Generis) and flat to mixed use restaurant and bar (A3/A4), create four 1-bed apartments; partial demolition and rebuild wall to side and erection of rear extension to enclose internal staircase to first floor.	04/11/2018		PDA
<b>BK113</b>	21/0966/CND	Land opposite The Barn, Ben Lane	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Approval of Details Reserved by Condition: Discharge of Condition 7 (Drainage) of Planning Permission 13/15/0546P	09/03/2019		Greenfield

<b>BK129</b>	20/0825/FUL	Ambulance Station, Brogden View	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Demolition of ambulance station and erection of nine dwelling houses, four semi-detached with access off Brogden View and five detached accessed off Brogden Lane.	27/04/2024		PDA
<b>BO033</b>	20/0243/FUL	Garage Site, Back Gisbur	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Full: Construction of two three bedroom detached dwellings and one pair of semi detached dwellings (Re-Submission).	13/07/2023		PDA
<b>BR</b>	20/0524/PIP	Land to the north of Rockwood, Halifax Road	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Permission in principle: Erection of up to 6 No. dwelling houses	18/05/2024	Valid	Greenfield
<b>LE023</b>	21/0358/REM	Land to the North West	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area	Reserved Matters: Erection of 4 detached dwellings and associated roads, infrastructure and detached garages.	05/11/2023		Greenfield
<b>NN062</b>	13/10/0429P	45-47 Scotland Road	Nelson	Bradley	Nelson	M65 Urban Area	Full: Create four flats on first and second floors (2 x 1 bedroom and 2 x 2 bedroom); Part demolition and creation of new openings to rear elevation, new and modified openings to side elevation	28/07/2018		PDA
<b>TN063</b>	16/0284/FUL	Higher Stunstead Farm, Stunstead Road	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Full: Demolition of farm buildings and lean-to, conversion of barn to two dwellings, erection of extensions to the rear and external alterations of the cottages to convert to two dwellings.	09/06/2019		Greenfield
<b>BD</b>	20/0707/FUL	Land to the south west of Whiteholme, Ribblesdale Place, Gisburn Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Erection of three dwellinghouses approved under permission 13/16/0093P (amended layout).	25/02/2024		Greenfield
<b>BD068</b>	17/0410/FUL	Land adjacent to 30 Dixon Street	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Erection of one detached bungalow and one pair of two-storey semi-detached dwellings (re-submission)	01/05/2021		Greenfield
<b>BR086</b>	20/0134/FUL	Pendle Gardens, Greenhead Lane	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Urban Area	Full: Demolition of a dwelling and structures and erection of four dwelling houses (Use Class C3) (Re-Submission).	20/11/2023		PDA
<b>BR087</b>	20/0448/FUL	27 Railway Street	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Full: Erection of three storey building to accommodate 3 flats.	24/11/2023		Greenfield
<b>CE221</b>	21/0006/FUL	2 Sun Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Full: Change of use of Ground Floor from office (B1a) to retail (Use Class E) and 1 No. Apartment, formation of 2 No. apartments on the first floor, steps to the rear and associated refuse and cycle storage in the rear yard.	09/04/2024		PDA
<b>EY065</b>	13/13/0494P	54-56 Water Street	Earby	Earby and Coates	Earby	West Craven	Full: Conversion of workshop to create 3 dwellings with external alterations including new windows, doors and a first floor balcony to rear.	08/01/2017		PDA
<b>EY079</b>	17/0651/FUL	Land Adjacent Heather View, Green End Road	Earby	Earby and Coates	Earby	West Craven	Full: Erection of 3 No. bungalows and creation of new vehicular access from Green End Road (Re-Submission).	10/01/2021		Greenfield
	20/0698/PIP	Land to the North West Of Meadow Close, Skipton Old Road	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Permission in Principle for residential development.	N/A		Greenfield
<b>KK011</b>	17/0077/FUL	Dotcliffe Yard, Dotcliffe Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven	Full: Erection of 3 detached dwellings with access from Dotcliffe Road. Revised pending application for 3 dwellings pending determination (22/0044/FUL).	11/04/2020		PDA
<b>LE025</b>	19/0870/AGD	Knarr End Farm, Warley Wise Lane	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area	Prior Approval Notification: Change of use from an agricultural building and external alterations to form 3 dwellings.	13/01/2022		PDB
<b>NN175</b>	19/0674/FUL	The Old Joinery Works, Vernon Street	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	Full: Change of use of former workshop to form three flats (Use Class C3) with alterations to the openings.	01/04/2021		PDB
<b>NN194</b>	21/0350/FUL	Land adjacent to Raven Street	Nelson	Bradley	Nelson	M65 Urban Area	Full: Erection of 3 terraced dwellings on the car park at Raven Street, Nelson	05/08/2024		PDA

<b>SH025</b>	21/0218/REM	Land to the west of Birtwistle Court	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Erection of 3 No. dwelling houses (Appearance, landscaping, layout and scale) of outline permission 18/0004/OUT.	10/08/2024		Greenfield
<b>RE011</b>	16/0589/FUL	Thonreyholme Farm House, Barley New Road	Roughlee	Barrowford and Pendleside	Roughlee Booth	M65 Rural Area	Conversion of barn to create 3 dwellings, demolition of outbuilding and erection of detached garage block.	27/10/2019		PDB
<b>BY016</b>	21/0191/FUL	Ogden Hill, Barley	Barley	Barrowford and Pendleside	Barley with Wheatley Booth	M65 Rural Area	Full: Change of use and external alternations to convert a barn to 2 dwellings and erection of detached double garage (resubmission)	16/06/2024		PDB
<b>BD034</b>	13/04/0818P	Park Hill Farm, Gisburn Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Conversion of barn to form two dwellings.	10/01/2010		Greenfield
<b>BK150</b>	21/0324/FUL	Craven House, Craven Buildings, Newtown, Barnoldswick	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Conversion of outbuildings to 2 No. 2 bedroom cottages	23/06/2024		PDA
<b>BR028</b>	13/15/0549P	Land adjacent to 170 Colne Road	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Full: Erection of 2 no. dwellings and creation of additional associated	03/02/2018		PDA
<b>BR049</b>	13/13/0012P	Lane Ends Inn, Higher Reedley Road	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Urban Area	Full: Demolition of the former public house and erection of two detached	28/03/2016		PDA
<b>BR075</b>	19/0253/OUT	Land adjacent to 71 Mansfield Crescent	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Dwelling numbers based on a similar layout of surrounding residential development.	05/06/2022		Greenfield
<b>BR091</b>	21/0508/FUL	Chamber Hill Farm, Clitheroe Road, Brierfield	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Full: Change of use of stone barn to 2 dwellings, erection of detached double garage, formation of access road and diversion of public right if way.	27/01/2025		PDB
<b>CE131</b>	13/12/0162P	3 Greenfield Road, Greenfield	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Full: Erection of 2 No. dwelling houses with eaves height of 6m and ri	09/07/2015		Greenfield
<b>CE185</b>	17/0644/FUL	Hey Royd Farm, Skipton Old Road	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area	Full: Conversion of existing agricultural building into two dwellings, with associated parking and landscaping and demolition of existing dutch barn.	04/10/2020		PDB
<b>CE206</b>	19/0200/FUL	Brown Hill Farm, Skipton Old Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven	Full: Conversion of Barn into two dwelling houses (Use Class C3).	13/06/2022		PDB
<b>FO047</b>	18/0774/FUL	Land to the west of 8 The Old Sidings	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Full: Erection of 2 No. detached dwellings with integral garages	21/12/2022		Greenfield
<b>LE021</b>	17/0364/AGD	Knarrland Farm, Warley Wise Lane	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area	Prior Approval Notification (Agricultural Building to Dwellings): Change of use of agricultural building to 2 dwellings and external alterations (Class Q a & b).	N/A		PDB
<b>LE022</b>	18/0003/FUL	Land to south side of Keighley Road	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area	Full: Erection of two detached 4 bed dwellinghouses with detached double garages and bin store with access off Keighley Road.	26/06/2021		Greenfield
<b>LE026</b>	21/0712/FUL	Bridge House Farm, Keighley Road	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area	Full: Erection of 2 detached dwellings.	25/01/2024		PDA
<b>LE027</b>	21/0915/FUL	Bridge House Farm, Keighley Road	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area	Full: Conversion of barn to two dwellings.	14/01/2025		PDB
<b>LE</b>	22/0333/FUL	Land to south of Keighley Road (Site 1)	Laneshaw Bridge	Boulsworth and Foulridge	Colne	M65 Rural Area	Erection of two detached dwellings	20/10/2025		Greenfield
<b>NH007</b>	13/05/0488P	Lower Houses Farm	Newchurch-in-Pendle	Barrowford and Pendleside	Goldshaw Booth	M65 Rural Area	Conversion of barn to two dwellings	02/04/2018		PDB
<b>NH013</b>	20/0203/PIP	Land To The South West Of Goldshaw Court	Newchurch-in-Pendle	Barrowford and Pendleside	Goldshaw Booth	M65 Rural Area	Permission in Principle: Erection of up to two dwellinghouses.	N/A		Greenfield
<b>NN182</b>	20/0470/FUL	Car Park at side of Midland Street	Nelson	Bradley	Nelson	M65 Urban Area	Full: Erection of two dwelling houses.	06/11/2023		PDA

<b>NN183</b>	20/0430/FUL	Land To The South West Of 122 Waidshouse Road	Nelson	Brierfield East and Clover Hill	Nelson	M65 Urban Area	Full: Erection of 2 No. 3 bedroom detached houses including parking spaces and garden	14/09/2023		PDA
<b>NN189</b>	20/0149/FUL	24 Castle Street	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Full: Conversion of terraced house into 2 No. flats	20/04/2023		PDA
<b>RE012</b>	19/0535/FUL	Land Adjacent Yate House, Ridge Lane	Roughlee	Barrowford and Pendleside	Roughlee Booth	M65 Rural Area	Full: Erection of 2 detached dwellinghouses with associated parking and landscaping (Resubmission).	16/07/2023		Greenfield
<b>TN076</b>	19/0924/FUL	Little Thorn Edge Farm, Wycoller Road	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	Full: Conversion of existing barn into 2 No. residential dwellings (Use Class C3).	05/08/2023		PDB
<b>BD061</b>	13/14/0402P	Sandy Hall Farm, Sandy Hall Lane	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Conversion of storage barn to a single dwelling house, external alterations and 2 no. associated parking spaces.	28/08/2017		PDB
<b>BD071</b>	18/0373/FUL	Land to the north west of Parrock Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Erection of a single two-storey dwelling house with detached garage and associated curtilage.	09/11/2021		Greenfield
<b>BD073</b>	18/0890/REM	23 Halstead Lane	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Reserved Matters: Erection of one dwelling (Appearance, Landscaping, Access, Layout and Scale)	06/09/2021		PDG
<b>BD076</b>	19/0585/FUL	The Old Dairy Ridgaling Farm, Pasture Lane	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Alterations to existing dairy building to form new dwelling house	14/10/2022		PDB
<b>BD080</b>	22/0030/FUL	2 Park Avenue	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Erection of bungalow annexe on land to West of No. 2 Park Avenue	15/03/2025		PDG
<b>BD081</b>	21/0062/FUL	Caspers Fold, Francis Avenue	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	Full: Erection of detached two storey dwelling.	01/04/2024		PDG
<b>BK</b>	20/0685/FUL	Aynhams Hill Farm, Bracewell Lane	Barnoldswick	Barnoldswick	Barrowford	West Craven	Full: Erection of three bedroom dwelling house for a rural worker.	06/04/2024		Greenfield
<b>BK147</b>	21/0766/PIP	Meadow Mill Farm, Ghyll Lane	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	Permission in Principle: Erection of a detached dwelling house.	N/A		Greenfield
<b>BK100</b>	13/14/0099P	Turf Pit Gate Farm, Skipton Road	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Erection of an agricultural worker's dwelling.	30/04/2014		Greenfield
<b>BK137</b>	20/0207/FUL	6 Rainhall Road	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Change of use from ground and first floor retail shop to part ground floor retail shop, part ground floor and first floor residential flat (Use Classes A1 and C3).	20/05/2023		PDA
<b>BK138</b>	20/0281/FUL	2A Park Road	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Change of use of a retail shop (Use Class A1) to a mixed use of ground floor health clinic (D1), office (B1a) and retail shop and first floor flat (C3).	04/08/2023		PDA
<b>BK140</b>	20/0367/FUL	Land to the east of Higher Park House (2)	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Erection of a detached dwelling.	14/10/2023		Greenfield
<b>BK142</b>	20/0516/FUL	Calf Hall Cottage, Calf Hall	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Full: Demolition rebuild and extension of former stable and hayloft to create a new dwelling.	19/10/2023		PDB
<b>BK146</b>	21/0954/FUL	Gordale, Manchester Road	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Erection of detached three-storey dwelling with detached double garage.	11/02/2025		PDG
<b>BK148</b>	21/0890/FUL	Castle House, 3 Castle View	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Change of use of existing workshop/storage building into a single dwelling	12/01/2025		PDA
<b>BO025</b>	13/14/0224P	Brownley Park Farm, Gisburn Road	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Full: Extension of existing dwelling into attached building and conversion of barn to single dwelling including external alterations.	21/07/2017		Greenfield
<b>BO029</b>	16/0800/AGD	Redundant Barn, Back Gisburn Road	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Prior Approval Notification (Agricultural Building to Dwelling): Change of use of building to dwelling with external alterations (Class QA and B).	N/A		Greenfield



<b>BO030</b>	17/0411/FUL	Out Laithe, Gisburn Road	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Full: Conversion of an agricultural barn to a dwelling, external alterations and erection of a single storey extension to the side.	05/10/2020		PDB
<b>BO034</b>	20/0463/OUT	425 Gisburn Road (1)	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Outline: Erection of one detached dwelling with attached garage (Access only).	25/09/2023		PDA
<b>BO035</b>	20/0277/OUT	425 Gisburn Road (2)	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Outline: Erection of one dwelling (Access Only).	01/07/2023		PDA
<b>BO036</b>	21/0430/PiP	Land to the east of 372 Gisburn Road	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	Permission in Principle: Erection of 1 dwelling.	N/A		Greenfield
<b>BR071</b>	18/0450/FUL	Broadlands, Reedley Drive	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Urban Area	Full: Erection of one, two storey dwelling.	07/03/2021		PDA
<b>BR073</b>	19/0160/FUL	52 - 52A Halifax Road	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Full: Change of Use from Shop (Use Class A1) and Beauty Salon (Sui Generis) to a single dwellinghouse (Use Class C3).	23/04/2022		PDA
<b>BR076</b>	19/0396/FUL	25-27 Cross Street	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Full: Change of use from dwellinghouse (Use Class C3) to a residential	19/07/2022		PDA
<b>BR079</b>	19/0688/FUL	37B Clitheroe Road	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Full: Conversion of storage premises (Use Class B8) to a dwelling house (Use Class C3) with parking for two vehicles.	29/11/2022		PDA
<b>BR081</b>	19/0762/FUL	Land to the east of 17 Holden Road	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Full: Erection of a detached two storey dwelling and detached single garage.	16/04/2023		Greenfield
<b>BR085</b>	20/0170/STT	1 Livingstone Street	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Prior Approval Notification: Change of use from Light Industrial (Use Class B1c) to single dwelling (Use Class C3) under Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).	N/A		PDA
<b>BR092</b>	21/0550/FUL	Land to the East and South of 21 to 31 Heather Close	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	Full: Erection of a detached dwelling with associated outbuilding and landscaping with perimeter fencing.	10/12/2024		Greenfield
<b>BY012</b>	16/0441/FUL	Whitehough Grange, Barley New Road	Barley	Barrowford and Pendleside	Barley with Wheatley Booth	M65 Rural Area	Full: Conversion and extension of existing stable block to create single dwelling.	14/11/2021		PDB
<b>BY014</b>	19/0755/OUT	Manknows Ing, Barley Lane	Barley	Barrowford and Pendleside	Barley with Wheatley Booth	M65 Rural Area	Full: Conversion of barn to a single dwelling, formation of domestic curtilage and access track (Res			PDB
<b>CE176</b>	16/0399/FUL	Bank House, 61 Albert Road, Albert Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Full: Change of use from office to health and beauty spa facility, demolition of existing two storey rear extension and outbuilding and erection of three storey rear extension including 4 spa accommodation units and a 3 bedroom dwelling.	11/10/2019		PDA
<b>CE182</b>	16/0129/FUL	40 Albert Road	Colne	Vivary Bridge	Colne	M65 Urban Area	Full: Create A1 retail unit at ground floor and self contained flat over and installation of new shop front.	26/10/2020		PDA
<b>CE190</b>	18/0114/FUL	Garage site adjacent to Crow Nest, Keighley Road	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area	Full: Demolition of existing garages and erection of one single storey	02/05/2021		PDA
<b>CE196</b>	21/0692/FUL	Land to the south west of 117 Greenfield Road	Colne	Barrowford and Pendleside	Colne	M65 Urban Area	Full: Erection of one dwelling house.	29/11/2024		Greenfield
<b>CE204</b>	19/0040/FUL	Hainslack Farm, Skipton Old Road	Colne	Boulsworth and Foulridge	Laneshaw Bridge	M65 Urban Area	Full: Change of use of barn to holiday cottage (Use Class C3) & extens	16/04/2022		PDB
<b>CE208</b>	19/0320/FUL	Jerusalem Farm, Skipton Old Road	Colne	Boulsworth and Foulridge	Laneshaw Bridge	M65 Urban Area	Full: Change of use and external alterations to convert tack room and	17/07/2022		PDB
<b>CE209</b>	19/0356/AGD	Barnside Hall Farm, Keighley Road	Colne	Boulsworth and Foulridge	Colne	M65 Rural Area	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.	N/A		PDB

<b>CE211</b>	19/0501/FUL	Barn between 1 and 3 Brown Hill Row, Castle Road	Colne	Boulsworth and Foulridge	Colne	M65 Rural Area	Full: Conversion of an existing barn to form one dwelling.	22/07/2022		PDB
<b>CE212</b>	19/0736/FUL	New Life Christian Centre Blucher Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	Full: Change of use from a former community building to a residential dwelling and erection of a single storey garage.	23/07/2022		PDA
<b>CE216</b>	20/0632/FUL	Safe Hands, Green Start Nursery, Derby Street	Colne	Vivary Bridge	Colne	M65 Urban Area	Full: Change of use from Childrens Day Nursery (Use Class D1) to single residential dwelling (Use Class C3).	23/11/2020		PDA
<b>CE218</b>	20/0052/AGD	Barn to thr East of Hazel Grove Lodge, Warley Wise Lane	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area	Prior Approval Notification (Agricultural Building to Dwelling Class Q a and b): Change of use of an agricultural building and external alterations to form a single dwelling.	N/A		PDB
<b>EY061</b>	13/12/0007P	Land to rear of 2-4 Mill Brow Road	Earby	Earby and Coates	Earby	West Craven	Full: Erection of a detached dwelling (Eaves height 5.4m, ridge height 8m)	09/01/2012		Greenfield
<b>EY078</b>	17/0623/FUL	8 Birch Hall Lane	Earby	Earby and Coates	Earby	West Craven	Full: Erection of one semi-detached dwelling and single detached garage to the rear.	12/12/2020		PDA
<b>EY083</b>	19/0329/FUL	Dane House, Old Lane	Earby	Earby and Coates	Earby	West Craven	Full: Conversion of garage into single storey dwelling (Use Class C3).	01/04/2021		PDB
<b>EY085</b>	20/0620/FUL	White House Barn, Salterforth Road	Earby	Earby and Coates	Earby	West Craven	Full: Conversion of part of barn to dwelling house.	12/02/2024		PDB
<b>EY086</b>	19/0692/FUL	Land to the rear of 21-25 Duxbury Street	Earby	Earby and Coates	Earby	West Craven	Full: Erection of a two-storey dwelling.	13/11/2023		Greenfield
<b>EY087</b>	20/0539/FUL	The Church House, Riley Street	Barnoldswick	Earby and Coates	Earby	West Craven	Full: Demolition of existing outbuildings and erection of a detached single storey self-contained annex.	19/10/2023		PDA
<b>EY088</b>	21/0117/FUL	41 Victoria Road	Earby	Earby and Coates	Earby	West Craven	Change of use of shop to single dwelling with external alterations to front and side elevations.	12/11/2024		PDA
<b>FO041</b>	17/0549/FUL	Moss Houses Road	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Conversion of barn to a single dwelling.	10/11/2020		PDB
<b>FO045</b>	20/0617/FUL	Lower Broach Farm, Skipton	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Full: Conversion of outbuilding into one residential dwelling house, er	25/11/2023		PDB
<b>FO046</b>	21/0541/FUL	Lower Broach Farm, Skipton	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Full: Conversion of outbuilding into dwelling house with single storey	05/11/2024		PDB
<b>FO049</b>	20/0831/FUL	Intake Poultry Farm, Skipton Old Road	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Full: Erection of a detached dwelling and detached garage.	03/02/2024		Greenfield
<b>FO050</b>	21/0013/FUL	12-14 Abner Row	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Full: Change of use of electrical workshop (Use Class E(g)) to one dwelling house (Use Class C3) and external fenestration alterations.	16/03/2021		PDA
<b>FO052</b>	22/0005/FUL	Land at Former Garden Centre, Skipton New Road	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area	Erection of a single dwelling with associated landscaping.	07/03/2025		PDA
<b>KK018</b>	18/0405/FUL	Land at Brook Farm, Harden Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven	Full: Erection of detached dwellinghouse and detached double garage.	16/08/2021		Greenfield
<b>KK028</b>	20/0333/FUL	Craven Game Farm, Harden Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven	Full: Demolition of existing agricultural buildings and erection of a part two storey, part single storey detached dwelling house, with detached single garage and access track.	26/01/2024		PDA
<b>NH011</b>	17/0301/FUL	Rigg of England Farm, Heights Lane	Newchurch-in-Pendle	Barrowford and Pendleside	Goldshaw Booth	M65 Rural Area	Full: Change of use of existing educational farm building (D2) to dwell	27/02/2021		PDA
<b>NN107</b>	13/12/0356P	6 Rhoda Street	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Full: Change of use from a shop (A1) to a dwelling house (C3) and exte	08/10/2015		PDA
<b>NN137</b>	13/15/0364P	47 Rhoda Street	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	Full: Conversion of dwelling in to two flats, single storey extension to	29/09/2018		PDA





<b>30</b>	0	2	28	<b>30</b>	0	0	0	0	0	0	0	0	0	0	0	10	10	10	0	0	0
<b>28</b>	3	10	15	<b>15</b>	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>20</b>	0	0	20	<b>20</b>	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0
<b>19</b>	0	0	19	<b>19</b>	0	0	9	10	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>19</b>	0	0	19	<b>19</b>	0	0	6	13	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>17</b>	0	0	17	<b>17</b>	0	0	0	7	10	0	0	0	0	0	0	0	0	0	0	0	0
<b>15</b>	0	15	0	<b>15</b>	7	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>14</b>	0	0	14	<b>14</b>	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>13</b>	0	0	13	<b>13</b>	0	0	0	7	6	0	0	0	0	0	0	0	0	0	0	0	0
<b>12</b>	0	0	12	<b>12</b>	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0
<b>12</b>	0	0	12	<b>12</b>	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0
<b>10</b>	0	0	10	<b>10</b>	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>10</b>	0	10	0	<b>10</b>	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>9</b>	0	0	9	<b>9</b>	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0















1	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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1	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1791	339	220	1208	1443	231	229	152	161	125	82	74	74	59	42	82	50	27	0	0	55	

<b>Total</b>	<b>1443</b>
<b>0-5 years</b>	<b>898</b>
<b>6-10 years</b>	<b>331</b>
<b>11-15 years</b>	<b>159</b>
<b>16 years +</b>	<b>55</b>
<b>0-15 years</b>	<b>1388</b>

Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
BK115	Briercliffe Lodge, Rainhall Crescent	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	16/0159/OUT	0.140	PDA	Unviable	Yes	Yes	Yes	Within Settlement Boundary
BR059	500 Colne Road	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Urban Area	13/14/0448P	0.120	PDA	Unviable	Yes	Yes	Yes	Within Settlement Boundary
BK	Land opposite The Barn, Ben Lane	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	18/0821/RES		Greenfield	Viable	Yes	?	Yes	Open Countryside
CE144	Land at Ivegate, Windy Bank	Colne	Vivary Bridge	Colne	M65 Urban Area	22/0663/PIP 17/0005/FUL	0.336	PDA	Unviable	Yes	Yes	?	Within Settlement Boundary
NN128	Land adjacent to Ambulance Station	Nelson	Bradley	Nelson	M65 Urban Area	16/0802/FUL	0.085	PDA	Unviable	?	Yes	Yes	Within Settlement Boundary
CE148	Ecroyd Training Centre & Boulsworth Residential Centre	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area	13/15/0319P	0.950	PDA	Unviable	Yes	Yes	Yes	Within Settlement Boundary
EY032	All Saints Church, Skipton Road	Earby	Earby and Coates	Earby	West Craven	13/13/0334P	0.326	Greenfield	Viable	Yes	Yes	?	Within Settlement Boundary Conservation Area
EY054	Ace Case Ltd, Pennine House, New Road	Earby	Earby and Coates	Earby	West Craven	13/15/0566P	0.059	PDA	Unviable	?	Yes	Yes	Within Settlement Boundary Conservation Area
NN143	Nelson Discount Furniture, Cooper Street	Nelson	Bradley	Nelson	M65 Urban Area	13/15/0542P	0.036	PDA	Unviable	Yes	Yes	Yes	Within Settlement Boundary
NN166	Eastern House 29-37 Mac Leod Street	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	18/0341/FUL		PDA	Unviable	?	Yes	?	Within Settlement Boundary
P001	Land off South Valley Drive	Colne	Waterside and Horsfield	Colne	M65 Urban Area	13/03/0226P (Dismissed on Appeal)	2.738	Greenfield	Marginal	Yes	?	?	Open Countryside
P002	Lidgett Triangle	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area		4.961	Greenfield	Viable	Yes	No	?	Open Countryside Conservation Area Local Green Space (Proposed)
P003	Barnfield, Blacko Barr Road	Roughlee	Barrowford and Pendleside	Roughlee Booth	M65 Rural Area		1.157	Greenfield	Viable	Yes	No	Yes	Open Countryside Forest of Bowland Area of Outstanding Natural Beauty.
P004	Land to south of Quernmore Drive	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven		1.971	Greenfield	Viable	Yes	Yes	?	Open Countryside.
P005	Land between Skipton Old Road and Castle Road	Colne	Boulsworth and Foulridge	Colne	M65 Urban Area	13/14/0581P (Refused & Dismissed on Appeal) 22/0790/OUT (Pending)	9.410	Greenfield	Viable	Yes	?	Yes	Open Countryside Conservation Area Local Green Space (Proposed)
P010	Land at Wapping	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	13/00/0049P (Refused & Dismissed on Appeal)	1.059	Greenfield	Viable	Yes	?	Yes	Conservation Area
P011	Former Richard Street Nurseries	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area		0.984	PDA	Unviable	?	Yes	?	Within Settlement Boundary
P014 BR069	Land to South of Wood Clough Platts, Wood Clough Platts	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	21/0170/REM (Detailed application refused and dismissed on Appeal)	2.154	Greenfield	Marginal	Yes	Yes	Yes	HMR Reserve Housing Site (To be deleted through new local plan). BHS (Adjacent to site).



Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P015	Former Brierfield Wastewater Treatment Works	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area		6.649	PDA	Unviable	Yes	?	?	Open Countryside BHS (Adjacent to site)
P016	Roughs Barn	Salterforth	Earby and Coates	Salterforth	West Craven	13/15/0169P (Refused and Dismissed at Appeal)	0.564	Greenfield	Viable	Yes	?	?	Open Countryside
P017	Land off Kelbrook Road	Salterforth	Earby and Coates	Salterforth	West Craven		3.668	Greenfield	Viable	Yes	Yes	Yes	Open Countryside
P019	Land west of Sheridan Road	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area		1.730	Greenfield	Viable	Yes	Yes	?	Open Countryside
P020	Land south west of Spen Head Farm	Salterforth	Earby and Coates	Salterforth	West Craven	18/0212/RES (Refused and Dismissed at Appeal)	0.523	Greenfield	Viable	Yes	?	Yes	Open Countryside
P021	Bridge Street Stoneyard	Colne	Waterside and Horsfield	Colne	M65 Urban Area		1.218	PDA	Unviable	No	Yes	?	Within Settlement Boundary
P022	Walk Mill, Green Road / Spring Gardens Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area		2.990	PDA	Unviable	?	Yes	?	Within Settlement Boundary
P026	Riverside Mill	Nelson	Bradley	Nelson	M65 Urban Area	22/0774/OUT (Pending)	2.561	PDA	Unviable	Yes	Yes	?	Within Settlement Boundary Allocated for Housing within the Bradley Area Action Plan.
P042	Land off Greenberfield Lane	Barnoldswick	Barnoldswick	Barnoldswick	West Craven		1.210	Greenfield	Viable	Yes	?	?	Open Countryside
P052	Former Railway Sidings	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area		1.593	PDA	Unviable	Yes	Yes	?	Identified as a key regeneration site in the Brierfield Railway Street SPD Within Settlement Boundary
P053	Green Works, Knotts Lane	Colne	Waterside and Horsfield	Colne	M65 Urban Area	13/07/0748P (Approved - Lapsed)	0.285	PDA	Unviable	Yes	Yes	?	Within Settlement Boundary

Ref	Key Development Constraints	Net Total	Not Started	Under Construction	Completed	Currently Available	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	Longer term	
P015	Current planning policy and/or other designations Woodland restocking order (10 years)	100	100	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
P016	Current planning policy and/or other designations	9	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
P017	Current planning policy and/or other designations	30	30	0	0	30	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0
P019	Current planning policy and/or other designations	16	16	0	0	16	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0
P020	Current planning policy and/or other designations	16	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
P021	Poor viability Site is occupied and in-use Owners intentions remain unclear	37	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37
P022	Poor viability Potential flood risk / surface water issues Economic conditions	101	101	0	0	101	0	0	0	0	0	20	20	20	20	21	0	0	0	0	0	0	0
P026	Poor viability Economic conditions Lack of finance	140	140	0	0	140	0	0	0	0	20	20	20	20	20	20	20	0	0	0	0	0	0
P042	Flood risk Proximity to Barnoldswick WWTW Current Policy Designation.	36	36	0	0	36	0	0	0	0	0	0	0	0	0	0	10	10	10	6	0	0	0
P052	Poor viability Economic conditions Site is occupied and in-use	60	60	0	0	60	0	0	0	0	0	0	0	0	0	0	20	20	20	0	0	0	0
P053	Poor viability Economic conditions Remediation - the site has significant ground contamination from previous chemical processing, which needs to be resolved before development can be undertaken.	26	26	0	0	26	0	0	0	0	0	0	0	0	0	0	10	10	6	0	0	0	0



Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P055	Land off Foster Road (formerly Fields to the West Of Foster Road)	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	21/0564/FUL (Refused and Dismissed)  22/0544/FUL (Pending)	3.110	Greenfield	Viable	Yes	?	Yes	Open Countryside
P056	Field Nos 6777, 7878 & 9379	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	13/15/0624P (Refused and Dismissed)	0.330	Greenfield	Viable	Yes	?	?	Open Countryside
P060	Former Mansfield High School	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area		1.536	PDA	Unviable	Yes	Yes	?	Within Settlement Boundary
P062	Land adjacent to Silentnight Beds	Barnoldswick	Barnoldswick	Barnoldswick	West Craven		1.540	Greenfield	Viable	?	?	No	Open Countryside
P064	Brook Shed, New Road	Earby	Earby and Coates	Earby	West Craven	13/04/043P (Refused)  22/0577/FUL (Pending)	1.320	PDA	Marginal	Yes	?	Yes	Within Settlement Boundary Conservation Area
P065	Land at Higher Parrock Farm	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area		1.879	Greenfield	Viable	Yes	No	No	Open Countryside Conservation Area Protected Area (Policy designation under review through new Local Plan).
P067	Land south of Colne Water	Colne	Waterside and Horsfield	Colne	M65 Urban Area	22/0453/FUL (Pending)	6.370	Mixed	Viable	Yes	?	Yes	Open Countryside
P068	Land at Barnoldswick Road / Colne Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven		2.133	Greenfield	Viable	Yes	Yes	?	Open Countryside
P071	Land adjacent to 340 Wheatley Lane Road	Fence	Fence and Higham	Old Laund Booth	M65 Rural Area		1.000	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P018b) makes a major contribution to the Green Belt.
P075	Land between Moorlands and The Homelands, Manchester Road	Barnoldswick	Barnoldswick	Barnoldswick	West Craven		0.184	Greenfield	Viable	Yes	Yes	?	Open Countryside
P078	Higher Park Hill Farm	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area		8.020	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P023) makes a critical contribution to the Green Belt.



Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P080	Hayfield Meadow, Earby Road	Salterforth	Earby and Coates	Salterforth	West Craven		2.738	Greenfield	Viable	Yes	?	Yes	Open Countryside
P081	New Road Garage Site	Earby	Earby and Coates	Earby	West Craven		0.633	PDA	Marginal	Yes	Yes	Yes	Within Settlement Boundary Within Conservation Area
P082	Land at Glen Farm	Earby	Earby and Coates	Earby	West Craven		0.830	Greenfield	Viable	Yes	?	Yes	Open Countryside within Conservation Area
P083	Land south of Grenfell Gardens	Colne	Vivary Bridge	Colne	M65 Urban Area		0.580	Greenfield	Viable	Yes	?	Yes	Open Space
P086	Land off Bridge Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area		0.528	PDA	Unviable	No	Yes	?	Within Settlement Boundary
P087	Duckworth Mill	Colne	Waterside and Horsfield	Colne	M65 Urban Area		0.480	PDA	Unviable	No	Yes	?	Within Settlement Boundary
P088	Land off Laithe Street	Colne	Waterside and Horsfield	Colne	M65 Urban Area	16/0803/OUT (Approved - Lapsed)	0.228	Greenfield	Marginal	Yes	Yes	?	Within Settlement Boundary
CE122													
P091	Land off Emmott Lane	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area		2.635	Greenfield	Viable	Yes	?	Yes	Open Countryside
P093	Land off Hartleys Terrace	Colne	Waterside and Horsfield	Colne	M65 Urban Area	16/0738/OUT (Approved - Lapsed)	0.270	Brownfield	Unviable	Yes	Yes	No	Within Settlement Boundary
P100	Land beyond Car Park, Red Lion Street	Earby	Earby and Coates	Earby	West Craven		0.500	Greenfield	Viable	?	?	?	Open Countryside Conservation Area
P103	Land to rear of Osborne Terrace	Spennithorne	Barrowford and Pendleside	Goldshaw Booth	M65 Rural Area		3.740	Greenfield	Viable	Yes	No	Yes	Open Countryside Area of Outstanding Natural Beauty
P104	Oaklands	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	22/0197/FUL (Refused - Appeal pending)	3.200	Greenfield	Viable	Yes	?	Yes	Open Countryside Conservation Area
P108	Land East of Colne Way (Land south of Brookfield Way)	Earby	Earby and Coates	Kelbrook and Sough	West Craven		3.669	Greenfield	Viable	Yes	No	No	Open Countryside



Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P109	Part Grains Barn Farm, Fence	Fence	Fence and Higham	Old Laund Booth	M65 Rural Area		1.540	Greenfield	Viable	Yes	No	?	Open Countryside Green Belt Green Belt Assessment concludes that this parcel of land (P016a) makes a slight contribution to the Green Belt.
P110	Hollin Hall Farm	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	16/0603/OUT (Refused and Dismissed)	0.506	Greenfield	Viable	Yes	?	?	Open Countryside
P111	Sports field adjacent to former Nelson and Colne College	Colne	Vivary Bridge	Colne	M65 Urban Area		2.680	Greenfield	Viable	Yes	?	Yes	Open Space
P112	Land adjacent to 12 Wheatley Lane Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	13/04/0781P (Refused)	0.310	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P018a) makes a slight contribution to the Green Belt. Designated as Open Space (woodland)
P114	Land north of Sheridan Road	Laneshaw Bridge	Boulsworth and Foulridge	Laneshaw Bridge	M65 Rural Area		3.702	Greenfield	Viable	Yes	?	Yes	Open Countryside
P115	Land off Carr Hall Road, Carr Hall Road, Barrowford	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area		2.270	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt The Site is found to have a moderate contribution to the Green Belt (P021). Conservation Area
P116	Land at Church Clough Farm	Colne	Waterside and Horsfield	Colne	M65 Rural Area		1.970	Greenfield	Marginal	Yes	No	?	Open Countryside
P120	Land at former Chapel House Farm	Fence	Fence and Higham	Barrowford	M65 Rural Area		10.040	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P020) makes a critical contribution to the Green Belt Conservation Area
P121	Land East of Rye Croft	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area	18/0439/OUT (Refused and Dismissed)	0.810	Greenfield	Viable	Yes	?	?	Open Countryside Conservation Area
P122	Land at Holme End	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Urban Area		0.900	Greenfield	Marginal	Yes	No	Yes	Open Countryside Green Belt The site forms part of Parcel P010 of the Green Belt. The Parcel is found to have a major contribution to the Green Belt.



Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P123	Land North of East Stone Edge	Barrowford	Barrowford and Pendleside	Barrowford	M65 Rural Area		3.980	Greenfield	Viable	Yes	No	Yes	Open Countryside
P125	Land adjacent to 373 King's Causeway	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area		0.690	Greenfield	Marginal	Yes	?	Yes	Open Space
P128	Throstle Nest Mill	Nelson	Bradley	Nelson	M65 Urban Area		0.270	Brownfield	Unviable	?	?	No	Protected Employment Site (Bradley Area Action Plan)
P130	Land to rear of St. Thomas's Primary School, Wheatley Lane Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	21/0949/FUL (Withdrawn)	10.740	Greenfield	Viable	Yes	?	?	Open Countryside
P136	Land at Ralph Laithe	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area		2.200	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt Green Belt Assessment concludes that this parcel of land (P025) makes a critical contribution to the Green Belt.
P139	Railway Street Garage Site	Nelson	Brierfield East and Clover Hill	Nelson	M65 Urban Area	21/0427/OUT (Industrial uses approved)	0.245	PDA	Unviable	No	Yes	?	Within Settlement Boundary
P144	Land off Hollin Bank	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	Previously promoted for Drive Thru Restaurant	0.530	Greenfield	Unviable	Yes	Yes	?	Within Settlement Boundary
P148	Manor Mill	Nelson	Marsden and Southfield	Nelson	M65 Urban Area		1.470	PDA	Unviable	No	No	?	Within Settlement Boundary Protected Employment Site
P150	IAC Ltd	Nelson	Bradley	Nelson	M65 Urban Area		2.590	PDA	Unviable	No	No	?	Within Settlement Boundary Protected Employment Site
P151	Profile Park	Nelson	Bradley	Nelson	M65 Urban Area		4.050	PDA	Unviable	No	No	?	Within Settlement Boundary Protected Employment Site
P152	Lenches Road / Knotts Lane	Colne	Waterside and Horsfield	Colne	M65 Urban Area	21/0947/FUL (Withdrawn)	7.567	Greenfield	Unviable	Yes	?	?	Open Countryside
P153	Dale Mill	Nelson	Marsden and Southfield	Nelson	M65 Urban Area		1.620	PDA	Unviable	No	No	?	Within Settlement Boundary Protected Employment Site





Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P165	Land at Clay Farm (Site A)	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area		1.262	Greenfield	Marginal	Yes	?	?	Designated Site of Settlement Character (Policy to be reviewed, and potentially deleted). Listed Building
P170	Land off Clifford Street	Barnoldswick	Barnoldswick	Barnoldswick	West Craven	Previously promoted for Primary School (LCC)	0.405	Greenfield	Viable	No	Yes	No	Open Space
P176	Land at the end of Southfield Street	Nelson	Marsden and Southfield	Nelson	M65 Urban Area		1.237	Greenfield	Marginal	Yes	?	No	Within Settlement Boundary
P184	Former Parkfield Works	Nelson	Brierfield East and Clover Hill	Nelson	M65 Urban Area	19/0810/FUL (Approved - Industrial Use)	1.336	PDA	Unviable	No	Yes	No	Within Settlement Boundary
P188	Land off Mint Avenue	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area	13/04/0890P (Refused and Dismissed)	1.646	Greenfield	Viable	Yes	?	?	Within Settlement Boundary Near to Conservation Area and Listed buildings
P191	Former School and Presbytery, Richard Street	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	22/0641/FUL (Pending for DIY Store)	0.419	PDA	Unviable	?	?	No	Within Settlement Boundary
P205	Land off School Fields	Earby	Earby and Coates	Earby	West Craven		0.530	Greenfield	Viable	?	?	Yes	Within Settlement Boundary
P209	Former Joinery Works	Nelson	Whitefield and Walverden	Nelson	M65 Urban Area	13/07/0495P (Approved - Lapsed)	0.877	PDA	Unviable	Yes	Yes	No	Within Settlement Boundary
P211	Land off Fry Street	Nelson	Marsden and Southfield	Nelson	M65 Urban Area	17/0202/OUT (Withdrawn)	0.424	Greenfield	Unviable	Yes	Yes	?	Within Settlement Boundary
P224	Russell Brothers Ltd	Nelson	Brierfield East and Clover Hill	Nelson	M65 Urban Area	22/0148/REM (Recent Approval of Industrial Uses)	0.272	PDA	Unviable	No	Yes	?	Within Settlement Boundary
P225	Little Tom's Farm	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	17/0008/OUT (Refused and Dismissed)	14.521	Greenfield	Marginal	Yes	?	?	Open Countryside
P228	Land off Old Lane, Earby	Earby	Earby and Coates	Earby	West Craven	13/11/0218P (Withdrawn)	2.740	PDA	Viable	Yes	No	No	Protected Employment Site
P229	Land to south of Green Meadow	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area		1.930	Greenfield	Viable	Yes	?	?	Open Countryside Conservation Area
P230	Land at Clay Farm (Site B)	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area		3.770	Greenfield	Marginal	Yes	No	No	Within Settlement Boundary Site of Settlement Character (policy to be removed through new Local Plan)



Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P232	Land to the rear of Fernbank Mill	Barnoldswick	Barnoldswick	Barnoldswick	West Craven		1.290	PDA	Viable	No	?	?	Within Settlement Boundary
P235	Land off Barrowford Road (Site C)	Colne	Vivary Bridge	Colne	M65 Urban Area		4.640	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P028) makes a critical contribution to the Green Belt
P237 BK112	Barnsey Shed, Long Ing Lane	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	20/0035/REM (Refused and Dismissed)  22/0722/FUL (Pending)	5.090	Mixed	Viable	Yes	?	Yes	Protected Employment Area
P241	Land north of Keighley Road	Colne	Boulsworth and Foulridge	Colne	M65 Rural Area		2.080	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt - The Parcel has a critical role for the Green Belt. Conservation Area
P242	Chapel Gate Meadows	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Urban Area		3.800	Greenfield	Viable	Yes	No	?	Open Countryside Green Belt - The Parcel has a moderate role for the Green Belt Conservation Area
P257	Land at Giles Street	Nelson	Bradley	Nelson	M65 Urban Area		0.947	PDA	Unviable	Yes	Yes	Yes	Within Settlement Boundary Allocated for Housing within the Bradley Area Action Plan.
P259	Land at Cragg Farm	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area		1.750	Greenfield	Viable	Yes	No	Yes	Open Countryside
P262	Land adjacent to Winewall Lane	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area		0.530	Greenfield	Viable	Yes	No	?	Open Countryside Green Belt - The Parcel has a critical role for the Green Belt. Conservation Area
P263	Land off Stoney Bank Road (Phase 1)	Earby	Earby and Coates	Earby	West Craven		5.300	Greenfield	Viable	Yes	?	Yes	Open Countryside Adjacent to Conservation Area

Ref	Key Development Constraints	Net Total	Not Started	Under Construction	Completed	Currently Available	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	Longer term	
P232	Groundwater Flood Risk In Active use Ground Contamination	39	39	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39
P235	Current planning policy and/or other designations	93	93	0	0	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93
P237 BK112	Current planning policy and/or other designations Drainage Issues	128	128	0	0	128	0	0	0	20	20	20	20	20	20	8	0	0	0	0	0	0	0
P241		40	40	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
P242	Current planning policy and/or other designations Topographic Issues Landscape Effects	76	76	0	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76
P257	Poor viability	64	64	0	0	34	0	0	0	20	14	0	0	0	0	0	0	0	0	0	0	0	0
P259	Current planning policy and/or other designations Relates poorly to the built up area.	30	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
P262	Current planning policy and/or other designations Accessibility. Topography.	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
P263	Current planning policy and/or other designations Flood risk Affect on settlement character/historic environment.	100	100	0	0	100	0	0	0	0	0	0	20	20	20	20	20	0	0	0	0	0	0

Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P264	Land off Stoney Bank Road (Phase 2)	Earby	Earby and Coates	Earby	West Craven		1.620	Greenfield	Viable	Yes	?	Yes	Open Countryside Conservation Area
P265	Land off Stoney Bank Road (Phase 3)	Earby	Earby and Coates	Earby	West Craven		1.530	Greenfield	Viable	Yes	Yes	?	Open Countryside Adjacent to Conservation Area
P266	Land to North East of Kelbrook Road (Lower Park Farm, Meadow Park)	Barnoldswick	Barnoldswick	Barnoldswick	West Craven		4.060	Greenfield	Viable	Yes	?	Yes	Open Countryside
P267	Former LCC Depot, Halifax Road	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area	13/13/0167P (Approved - Lapsed)	0.249	PDA	Unviable	Yes	Yes	?	Within settlement boundary
P269	Joe Meadow and Little Wood, Skipton Road	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area		1.790	Greenfield	Viable	Yes	No	No	Open Countryside Conservation Area.
P272	Land at the end of Park Avenue	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area		0.380	Greenfield	Marginal	Yes	No	?	Open Countryside Adjacent to Conservation Area
P273	Land north of Barnoldswick Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven		1.410	Greenfield	Viable	Yes	No	Yes	Open Countryside
P274	Land south east of Long Ing Lane	Barnoldswick	Earby and Coates	Barnoldswick	West Craven		2.710	Greenfield	Viable	Yes	No	?	Open Countryside
P275	Land to the west of White Leys Close (formerly Land to north west of Salterforth Road, Earby)	Earby	Earby and Coates	Salterforth	West Craven	21/0769/OUT (Approved) - Covers part of site only	2.420	Greenfield	Viable	Yes	Yes	?	Open Countryside
P277	Former waterworks and quarry	Salterforth	Earby and Coates	Salterforth	West Craven		2.510	PDA	Viable	Yes	No	?	Open Countryside
P278	Land off Rylstone Drive and Pen-y-ghent Way	Barnoldswick	Barnoldswick	Barnoldswick	West Craven		5.070	Greenfield	Viable	Yes	?	Yes	Open Countryside Conservation Area

Ref	Key Development Constraints	Net Total	Not Started	Under Construction	Completed	Currently Available	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	Longer term	
P264	Current planning policy and/or other designations Flood risk Affect on settlement character/historic environment.	45	45	0	0	45	0	0	0	0	0	0	0	0	0	0	0	15	15	15	0	0	
P265	Current planning policy and/or other designations Flood risk Affect on settlement character/historic environment.	46	46	0	0	46	0	0	0	6	20	20	0	0	0	0	0	0	0	0	0	0	0
P266	Current planning policy and/or other designations. Effect on landscape character	100	87	0	13	87	0	0	0	0	0	29	29	29	0	0	0	0	0	0	0	0	0
P267	Poor Viability	9	9	0	0	9	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0
P269	Not allocated in the Trawden Forest Neighbourhood Plan Current planning policy and/or other designations Effect on Landscape Character and Historic Environment Not Accessible to Highway Isolated site in the open countryside.	22	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
P272	Current planning policy and/or other designations Flood risk	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
P273	Current planning policy and/or other designations Isolated from the settlement boundary.	35	35	0	0	35	0	0	0	0	0	0	0	0	0	0	10	15	10	0	0	0	0
P274	Current planning policy and/or other designations Isolated from pattern of development, requires development of P237 first.	75	75	0	0	75	0	0	0	0	0	0	0	0	0	0	25	25	25	0	0	0	0
P275	Current planning policy and/or other designations Pedestrian access / access from the highway	65	65	0	0	65	0	0	0	0	0	20	20	20	5	0	0	0	0	0	0	0	0
P277	Current planning policy and/or other designations Isolated and unsustainable site.	75	75	0	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75
P278	Current planning policy and/or other designations	170	170	0	0	170	0	0	0	0	0	0	0	0	0	0	25	25	25	25	25	25	45

Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P281	Land to rear of Main Street/Waterloo Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven		2.000	Greenfield	Viable	Yes	No	Yes	Open Countryside Defined as a area important to the historic character of Kelbrook (Kelbrook Neighbourhood Plan)
P283	Ralph Laithe Farm (Site B), Barnoldswick Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area		1.600	Greenfield	Viable	Yes	No	Yes	Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P025) makes a critical contribution to the Green Belt.
P284	Ralph Laithe Farm (Site C), Barnoldswick Road	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area		6.530	Greenfield	Viable	Yes	No	No	Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P025) makes a critical contribution to the Green Belt.
P285	Land at Brownley Park Farm, Gisburn Road	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area	13/15/0624P (Refused and Dismissed)	3.230	Greenfield	Viable	Yes	No	Yes	Open Countryside
P286	Land off Cuckstool Lane	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Rural Area		1.520	Greenfield	Marginal	Yes	No	No	Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P015) makes a major contribution to the Green Belt.
P287	Whiteholme Mill, Skipton Road	Trawden	Boulsworth and Foulridge	Trawden Forest	M65 Rural Area		0.480	PDA	Marginal	Yes	?	?	Within Settlement Boundary Conservation Area
P288 BK099	Land at former Bank House, Applegarth	Barnoldswick	Earby and Coates	Barnoldswick	West Craven	17/0117/REM (Approved - Lapsed)	1.626	Greenfield	Viable	Yes	Yes	?	Within Settlement Boundary Site of Settlement Character (policy to be removed through new Local Plan)





Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P291	Land east of Hayfields	Salterforth	Earby and Coates	Salterforth	M65 Rural Area	19/0664/OUT (Refused and Dismissed)	1.720	Greenfield	Viable	Yes	No	Yes	Open Countryside
P294	Land north of Riverside Way	Barrowford	Barrowford and Pendleside	Barrowford	M65 Urban Area		3.620	Greenfield	Viable	Yes	No	?	Protected Employment Area
P296	Land at Barden Lane Stables, Barden Lane	Brierfield	Brierfield West and Reedley	Reedley Hallows	M65 Urban Area		11.320	Greenfield	Viable	Yes	No	No	Open Countryside Green Belt The Site is part of Parcel P011 of the Green Belt and is found to have a major role in the Green Belt. Part BHS
P297	The Stables, Old Stone Trough Lane	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven		1.310	Greenfield	Viable	Yes	No	No	Open Countryside
P298	Land to rear of Craven Heiffer, Colne Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven		1.710	Greenfield	Viable	Yes	?	?	Open Countryside
P301	Land off Station Road	Foulridge	Boulsworth and Foulridge	Foulridge	M65 Rural Area		0.960	Greenfield	Viable	Yes	No	Yes	Open Countryside
P303	Land south of Nelson Golf Course, Kings Causeway	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area		22.530	Greenfield	Unviable	Yes	?	?	Open Countryside



Ref	Site Name	Settlement	Electoral Ward	Parish / Town Council	Spatial Area	Planning Application History	Site Area	Typology	Viability Assessment	Available	Suitable	Achievable	Planning Policy Position
P304	Land west of Colne Road	Earby	Earby and Coates	Kelbrook and Sough	West Craven		7.360	Greenfield	Viable	Yes	No	No	Open Countryside
P305	Land at Harpers Lane	Fence	Fence and Higham	Old Laund Booth	M65 Rural Area		5.020	Greenfield	Viable	Yes	No	?	Open Countryside Green Belt The Green Belt Assessment concludes that overall this parcel of land (P017 and P017a) makes a major contribution to the Green Belt (P017a - Major, P017 - slight)
P306	Land off Robinson Lane, Reedley  (formerly Land To The East Of Martinsway, Robinson Lane)	Brierfield	Brierfield West and Reedley	Brierfield	M65 Urban Area	21/0516/OUT (withdrawn)	4.200	Greenfield	Marginal	Yes	Yes	No	Open Countryside
P307	Land off Keighley Road, Colne	Colne	Waterside and Horsfield	Colne	M65 Urban Area		8.260	Greenfield	Unviable	Yes	Yes	?	Open Countryside
P308	Land at Carry Lane, Colne	Colne	Waterside and Horsfield	Colne	M65 Urban Area		2.680	Greenfield	Marginal	Yes	Yes	?	Open Countryside
P309	Land at Ouzledale Foundary Long Ing Lane	Barnoldswick	Earby and Coates	Barnoldswick	West Craven		7.680	PDA	Marginal	Yes	?	?	Protected Employment Area Within Settlement Boundary
P310	Former Spring Mill	Earby	Earby and Coates	Earby	West Craven	22/0848/FUL (Pending)	1.210	PDA	Marginal	Yes	Yes	Yes	Within Settlement Boundary
P312	Land off Gisburn Road	Blacko	Barrowford and Pendleside	Blacko	M65 Rural Area		4.970	Greenfield	Viable	Yes	No	?	Open Countryside
P313	Ghyll Brow	Barnoldswick	Earby and Coates	Barnoldswick	West Craven		4.140	PDA	Marginal	?	?	?	Open Countryside
P314	Barrowford Road	Higham	Fence and Higham	Higham	M65 Rural Area		1.190	Greenfield	Viable	Yes	?	Yes	Open Countryside
P316	Fields west of disused railway line, Barnoldswick Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven		1.450	Greenfield	Viable	Yes	No	Yes	Open Countryside
P317	Field south of Barnoldswick Road	Kelbrook	Earby and Coates	Kelbrook and Sough	West Craven		4.680	Greenfield	Viable	Yes	No	Yes	Open Countryside
P318	Former Gas Holder	Brierfield	Brierfield East and Clover Hill	Brierfield	M65 Urban Area		0.500	PDA	Unviable	Yes	?	?	Within Settlement Boundary Conservation Area
P319	Greenfield Road	Colne	Waterside and Horsfield	Colne	M65 Urban Area		1.700	Greenfield	Marginal	Yes	?	?	Within Settlement Boundary Conservation Area

Ref	Key Development Constraints	Net Total	Not Started	Under Construction	Completed	Currently Available	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	Longer term
P304	Current planning policy and/or other designations Access to/from the highway network	210	210	0	0	210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210
P305	Current planning policy and/or other designations Two public public footpaths pass alongside and through the site.	150	150	0	0	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150
P306	Current planning policy and/or other designations Access to/from the highway network - Vehicular access via Robinson Lane would require significant improvement	63	63	0	0	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63
P307	Current planning policy and/or other designations	100	100	0	0	100	0	0	0	0	0	0	0	0	0	0	20	20	20	20	20	0
P308	Current planning policy and/or other designations	30	30	0	0	30	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0
P309	Marginal viability Within the 250m buffer zone of a former landfill site Active Employment Uses on site.	87	87	0	0	87	0	0	0	0	0	20	23	23	21	0	0	0	0	0	0	0
P310	Marginal viability	52	52	0	0	52	0	0	0	20	20	12	0	0	0	0	0	0	0	0	0	0
P312	Current planning policy and/or other designations Impact on landscape/townscape Highway capacity issues	115	115	0	0	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	115
P313	Current planning policy and/or other designations Active use Contaminated Ground	98	98	0	0	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98
P314	Current planning policy and/or other designations	9	9	0	0	9	0	0	0	0	0	4	5	0	0	0	0	0	0	0	0	0
P316	Isolated Site Landscape Effects	20	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
P317	Isolated Site	100	100	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
P318	Contaminated Land Potential Heritage Effects	40	40	0	0	40	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0
P319	Potential Heritage Effects	40	40	0	0	40	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0



Ref	Key Development Constraints	Net Total	Not Started	Under Construction	Completed	Currently Available	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	Longer term	
P320	Current planning policy and/or other designations	65	65	0	0	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
P321	Current planning policy and/or other designations	20	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
P322	Current planning policy and/or other designations No Highway Access	12	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
P323	Current planning policy and/or other designations	12	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
P324	Current planning policy and/or other designations Flood Risk	90	90	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
P325	Current planning policy and/or other designations Potential Highway Constraint Cross Boundary	21	21	0	0	21	0	0	0	0	0	10	11	0	0	0	0	0	0	0	0	0	0
P326	None identified	12	12	0	0	12	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0
							0	0	0	180	208	415	333	272	155	92	632	531	383	225	156	5046	

# Pendle Local Plan

## Site Assessment Criteria

CRITERIA		TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
<b>0 BASELINE INFORMATION</b>									
0.1	What is the overall area of the site? (hectares)	Over 0.25ha				Under 0.25ha	PBC: GIS Mapping Landowners / Developers - Site Nomination Forms		Planning practice Guidance - para ID: 3-010-20140306
0.2	What is the indicative capacity of the site? (e.g. number of dwellings, employment floorspace etc.)	No score, contextual information only					PBC: GIS Mapping Landowners / Developers: Site Nomination Forms		
0.3	Describe the location of the site in relation to nearest settlement.	Within or adjoining a Key Service Centre	Within or adjoining a Local Service Centre	Within or adjoining a Rural Service Centre	Within or adjoining a Rural Village	Other (e.g. isolated sites in the open countryside)	PBC: GIS Mapping	Urban edge sites must have at least part of their boundary co-existent with a defined settlement boundary. Sites within existing settlements are considered to be more sustainable than edge of settlement and remote rural locations.	NPPF - para 17 (BP5 and BP11) and para 55 Planning Practice Guidance - para ID: 3-016-130729 SHLAA Practice Guidance - para 38 Core Strategy - Policy SDP2
0.4	How much of the site can be regarded as previously developed land? (e.g. Brownfield / Greenfield split)	Brownfield	Predominantly Brownfield	Greenfield / Brownfield	Predominantly Greenfield	Greenfield or Brownfield of high environmental value	PBC: GIS Mapping & Site Visit	Determined in accordance with the NPPF definition for Previously Developed Land (PDL). Encourage the effective use of land by re-using PDL (brownfield land), provided it is not of high environmental value.	NPPF - paras 17 (BP8) & 111 Planning Practice Guidance - para ID: 8-024-20140306 Core Strategy - Policy SDP2
<b>1 AVAILABILITY</b>									
<b>A OWNERSHIP CONSTRAINTS</b>									
1.1	Is the site currently in an alternative use?	No The site is vacant and available for development		Yes All or part of the site is in use, but the occupier(s) are on a short-term lease, which will not be renewed. The site can be made available within six months.		Yes The site is still in use and it is unclear when it will become available for development.	PBC: Site Visits Landowners / Developers: Site Nomination Forms	Sites that are currently in another use are not considered to be available, except where a landowner or developer has provided evidence that the occupier of the site is on a short-term lease and operations will cease within a six month period.	NPPF: para 47 (Footnotes 11 & 12) Planning Practice Guidance - para ID: 3-020-130729 SHLAA Practice Guidance - para 39
1.2	Is the number and identity of freehold or leasehold owners known?	Yes 1 owner		Yes 2 owners	Yes 3 or more owners	Don't know	PBC: Business Rates / Property Services Landowners / Developers: Site Nomination Forms Estate Agents Land Registry	Sites in multiple ownership are often more difficult to assemble and make available for development.	Planning Practice Guidance - para ID: 3-020-130729 SHLAA Practice Guidance - para 39 ELR Guidance Note - Box 4.4
1.3	Is the site already owned by a developer or agency known to undertake development?	Yes		Don't know		No	PBC: Property Register Landowners / Developers: Site Nomination Forms Estate Agents		ELR Guidance Note - Box 4.4
1.4	Are the owner(s) of the site likely to sell or bring it forward for future development?	Development agreement already in place	Single owner willing to sell for future development	Single owner Intentions unknown or Multiple owners <i>No known identified</i>	Multiple owners Issues identified but appear capable of resolution	Single or multiple owners Unwilling to develop and/or complex issues to resolve	PBC: Business Rates Landowners / Developers: Site Nomination Form Estate Agents Land Registry		Planning Practice Guidance - para ID: 3-020-20140306 ELR Guidance Note - Box 4.5
<b>B USER CONSTRAINTS</b>									
1.5	Is the site currently designated for a particular use in an adopted Development Plan Document?	Yes For the proposed use	No	Yes But the designated use is no longer relevant		Yes For an alternative use that is still appropriate	PBC: Local Plan / Area Action Plan Parish Council: Neighbourhood Plan LCC: Minerals & Waste Plan		NPPF - para 22 Planning Practice Guidance - para ID: 3-019-20140306 Core Strategy - para 2.6, Policy ENV1
1.6	Is there a valid permission for the proposed use?	Yes Permission for proposed use	No Permission for proposed use has expired	No Planning application for proposed use not previously submitted	No Planning permission for proposed use has been refused	No Permission for alternative use	PBC: IDOX Uniform Database		NPPF: para 47 (Footnote 11) Planning Practice Guidance - para ID: 3-019-20140306
1.7	Is the proposed use the only acceptable form of built development on the site?	Yes		Don't know		No	PBC: GIS Mapping & Site Visit		
1.8	Is the site likely to be reserved for a specific end user, or specialist use?		No	Possibly / Don't know	Yes		PBC: Housing, Health & Economic Development Landowners / Developers: Site Nomination Forms		ELR Guidance Note - Box 4.6
<b>C TIMESCALES</b>									
1.9	When is the site likely to be available for development?	Immediate or within one year	2-5 years	6-10 years	11-15 years	Over 15 years No longer available	Landowners / Developers: Site Nomination Forms Estate Agents	The Local Plan is required to allocate sites that will be available early in the plan period to address any backlog on delivery.	NPPF: para 47 (Footnotes 11 & 12) Planning Practice Guidance - para ID: 3-020-20140306 ELR Guidance Note - Box 4.5
1.10	PDL- If unoccupied, how long has the site been vacant?	> 5 years		1-5 years		Under 12 months	PBC: Property Register & Business Rates		NPPF - para 22

CRITERIA		TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
<b>2</b>	<b>ACHIEVABILITY</b>								
<b>A</b>	<b>VIABILITY</b>								
<b>2.1</b>	Does the residual valuation calculation show a good (positive) value for the site, without the need for public funding to resolve infrastructure or other on-site constraints?	Viable		Marginal		Unviable	PBC: EDU & Property Services Regenerate PL Estate Agents Developers	The economic viability of developing a site will often be the main factor in determining whether a site is likely to come forward for development. Sites are compared with the appropriate model benchmark in the Development Viability Study, which allows a broad-brush assessment of viability to be made. Site specific viability information may be provided by the landowner or developer.	NPPF - paras 173-177
<b>2.2</b>	Is there sufficient public funding committed, to overcome any infrastructure or on-site constraints, to make the proposed use viable?	Yes Not Required		Don't know		No	PBC: Housing & Economic Regeneration		
<b>B</b>	<b>MARKET CONDITIONS / PERCEPTION AND DEMAND</b>								
<b>2.3</b>	What is the strength of market demand in the area for the proposed development? (Assess the principal market segment in mixed-use developments)	Very strong	Strong	Moderate	Weak	Very weak	PBC: Internal data sets Estate Agents: House prices and demand data Land Registry: House prices Zoopla: House prices ONS: Various data sets		NPF: para 159 Planning Practice Guidance: paras ID: 2a-019-20140306 and ID: 2a-030-20140306 SHLAA Practice Guidance: Appendix 2 ELR Practice Guidance: Box E.1
<b>2.4</b>	What is the level of supply of comparable sites in the local area? (Including neighbouring authorities, where appropriate)	Shortage Strong market	Shortage Weaker market	Sufficient Enough sites to meet current demand		Abundant Little or no demand evident	PBC: Property Register Estate Agents: Listings		NPPF: paras 22 and 23 (BP6) ELR Practice Guidance: paras 4.4, 4.28 and 6.32
<b>2.5</b>	Is there any potential to extend the proposed development onto adjacent land in the future?	Yes Substantial areas of adjacent land have no obvious restrictions for the proposed use		Limited Some adjacent land is potentially suitable, but there may be some restrictions to development for the proposed use.		No No the adjacent land is protected or there are likely to be severe restrictions to development for the proposed use.	PBC: GIS Mapping & Site Visits Landowners		
<b>2.6</b>	Is the site being actively marketed for the proposed use?		Yes		No		PBC: Property Register Estate Agents	Identify if the property is being marketed for the proposed use. [N.B. scoring the length of time would adversely impact on property new to the market]	
<b>3</b>	<b>SUITABILITY</b>								
<b>A</b>	<b>INFRASTRUCTURE CONSTRAINTS</b>								
<b>3.1</b>	Is access to the site constrained? (e.g. presence of ransom strips or other known ownership constraints on development)	No		Don't know		Yes	PBC: Property Services Landowners / Developers: Site Nomination Form Estate Agents Land Registry		Planning Practice Guidance - para ID: 3-020-20140306 SHLAA Practice Guidance - paras 39 ELR Guidance Note - Box E.1
<b>3.2</b>	Is there an existing vehicular access into the site?	Yes There is an existing vehicular entrance with adequate visibility splays.	Yes There is a potential access point (e.g. farm gate/track) but it will require improvement to ensure that adequate visibility splays can be provided.	No There is currently no vehicular access into the site. A new access point will be required, but adequate visibility splays can be provided.	Yes There is a potential access point (e.g. farm gate/track) but it is unlikely that adequate visibility splays can be provided.	No There is currently no vehicular access into the site. It is unlikely that a new access with adequate visibility splays can be provided.	PBC: GIS Mapping, Aerial Photography & Site Visits Landowners / Developers: Site Nomination Form LCC: Highways	If vehicular access already exists then the site is considered to be ready and available.	Planning Practice Guidance - para ID: 3-016-20140306 & ID: 3-020-20140306 SHLAA Practice Guidance - paras 38 & 39
<b>3.3</b>	Is the capacity of road network constrained in the immediate vicinity of site, or close by?	No	Yes But only minor congestion at peak times	Moderate Minor improvements in vicinity of site achievable through S106/S278/CIL	Significant Major improvements to highway network required through S106/S278/CIL	Significant Major improvements to highway network unlikely to occur	PBC: Engineering & Special Projects, Environmental Health LCC: Highways		NPPF - para 30 Planning Practice Guidance - para ID: 54-005-20141010 Core Strategy - Policy ENV4
<b>3.4</b>	Are any infrastructure works required to provide adequate connections to essential utilities? (including water supply, sewage, drainage, electricity, gas and telecoms)	No All connections available within the site	Yes Some connections available within the site. Minor works required to make off-site connections	Yes No connections available within the site. Minor/moderate works required to make off-site connections.	Yes Diversion of power lines, sewers etc. likely to be required.	Yes Major constraints for one or more connections	PBC: Engineering & Special Projects Landowners / Developers: Site Nomination Form Utility Companies EA		Planning Practice Guidance - para ID: 3-016-20140306
<b>3.5</b>	Is any part of the site within the buffer zone of high pressure gas pipeline (150m) or overhead electricity cables (100m)?	No	Yes Electricity cables Buffer Zone (Gas)	Yes Outer Zone (Gas)	Yes Middle Zone (Gas)	Yes Inner Zone (Gas)	PBC: GIS Mapping Utility Companies HSE		Planning Practice Guidance - para ID: 3-016-20140306
<b>3.6</b>	Will the topography of the site lead to a reduction to the net developable area, or require engineering solutions that will constrain the size and shape of the plots / plateau available for development.	None Minimal loss of developable land	Minor Up to 25% of the site may be undevelopable	Moderate 25-50% of the site may be undevelopable	Significant Less than half the site may be developable	Critical The site is undevelopable	PBC: GIS Mapping, Aerial Photography & Site Visits Landowners / Developers: Site Nomination Form		Planning Practice Guidance - para ID: 3-016-20140306



CRITERIA		TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
<b>B NATURAL ENVIRONMENT</b>									
3.7	Would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological or biodiversity value?	No Not in close proximity to a designated site, and/or no adverse impacts identified.	No But the site is within an Ecology Standing Advice Consultation Zone	No Within the buffer zone for a BHS/GHS/LNR	Yes BHS/GHS/LNR adjoins or present on the site	Yes Potential for adverse impact on SAC/SPA/SSSI	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) Natural England - Magic Map	Recommended buffer zones: Special Area of Conservation (SAC) = 1000m Ancient Woodland = 500m Site of Special Scientific Interest (SSSI) = 250m Priority Habitat / Priority Species = 250m Local Wildlife Site (BHS, LNI) = 250m Local Nature Reserve (LNR) = 100m Local Geodiversity Site (LGS) = 50m <small>(Source: Environmental Methods, Cheshire Council, February 2013)</small>	NPPF - paras 9,109, 114 & 117 Planning Practice Guidance - para ID: 8-009-20140306 Core Strategy - Policy ENV1
3.8	Do records show the presence of priority habitats or priority species on, or near, the site?	No		Yes Within buffer zone	Yes Adjoins site	Yes On site	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) Natural England - Magic Map	As above	NPPF - paras 9,109, 114 & 117 Planning Practice Guidance - para ID: 8-017-20140306 Core Strategy - Policy ENV1
3.9	Would development of the site be likely to result in any adverse impacts for an ecological network or a wildlife corridor?	No	Yes Minimal impact, mitigation possible. Not within an Ecology Standing Advice Consultation Zone	Yes Moderate impact, mitigation possible. Within an Ecology Standing Advice Consultation Zone	Yes Significant impact, mitigation possible. Within an Ecology Standing Advice Consultation Zone	Yes Significant impact, mitigation not possible. Within an Ecology Standing Advice Consultation Zone	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) Natural England - Magic Map		
3.10	Would development of the site be likely to result in the loss of trees, hedgerows or shrubs protected by a TPO?	No There are no TPOs on the site. The site is not within the 15m buffer for a TPO tree.		Partial The site is within the 15m buffer for a TPO tree.		Yes The site contains a TPO.	PBC: GIS Mapping		NPPF - paras 118 (BP5) Planning Practice Guidance - para ID:36-001-20140306 Core Strategy - Policy ENV1
3.11	Would development of the site be likely to result in the loss of agricultural land?	No Urban		Yes Grade 5	Yes Grade 4	Yes Grade 3	LCC: MapZone		NPPF - paras 109, 112 & 143 (BP8) Planning Practice Guidance - para ID:8-026-20140306
3.12	Would development of the site be likely to result in the loss of Green Belt land?	No				Yes	PBC: GIS Mapping	Also refer to Site Assessment Criterion 3.17, which considers the potential for the coalescence of settlements.	NPPF - paras 79-91 Core Strategy - Policies ENV1 & ENV2
3.13	Would development of the site be likely to result in the loss of designated open space, common land, village green or local green space?	No loss		Partial loss Off-site replacement feasible		Significant / total loss Off-site replacement not feasible	PBC: GIS Mapping		NPPF - paras 74 & 77 Core Strategy - Policy ENV1
3.14	Would development of the site be likely to result in any adverse impacts on the Forest of Bowland AONB?	No Not within the vicinity of the AONB		Yes Located outside the AONB, but potential for impact on views out of the AONB	Yes Within the AONB, but minor and/or localised impact anticipated	Yes Within or adjacent to the AONB, but is likely to have a significant impact	PBC: GIS Mapping LCC: Forest of Bowland AONB Management Plan	Great weight should be given to conserving landscape and scenic beauty in AONB.	NPPF - paras 14 (Footnote 9), 115 and 165 Planning Practice Guidance - para ID: 8-004-20140306 and ID: 8-005-20140306 Core Strategy - Policies ENV1 & ENV2
3.15	Identify the principal landscape character type for the area in which the site is located.	No score, contextual information only					Natural England: National Character Areas LCC: Landscape Character Assessment	Where possible, proposed developments should be of a size, type and density that is in sympathy with the prevailing landscape character	
3.16	In the context of the landscape character type in which the site is situated, describe how development of the site for the proposed use would be likely to impact on the wider landscape.	Little or none (e.g. self contained site within a settlement boundary)	Minor (e.g. urban edge site enclosed on 2-3 sides by development)	Moderate (e.g. urban edge site with development along one boundary)	Substantial (e.g. sustainable development on a site within 400m of the settlement boundary of a key, local or rural service centre)	Significant & adverse (e.g. incongruous development on an isolated site within the open countryside)	PBC: GIS Mapping Natural England: National Character Areas LCC: Landscape Character Assessment		NPPF: para 109 (BP1) Planning Practice Guidance: para ID: 8-001-20140306 Core Strategy: Policy ENV1
3.17	How visible is the site in the landscape from public vantage points? (e.g. roads, railway lines, public rights of way, viewpoints etc.)	Not visible	Visible Minor impact, site well screened	Visible Moderate impact (visible in distant views)	Visible Local detrimental impact minimal / no screening	Highly visible Significant adverse impact	PBC: GIS & Lidar Mapping, Aerial Photography, Site Visits		NPPF - para 109 Planning Practice Guidance - para ID: 8-001-20140306 Core Strategy - Policies SDP2, ENV1 and ENV2
<b>C HISTORIC &amp; BUILT ENVIRONMENT</b>									
3.18	Would development of the site be likely to result in any harm to the significance of a heritage asset, its setting or the wider historic environment? (e.g. listed buildings, scheduled monuments, conservation areas, townscape features, archaeological remains etc.)	No No adverse impacts identified. No data relating to archaeological remains available for this site.	Yes Conservation Area adjacent to the site; setting may be affected. Potential harm to an asset identified on a Local List.	Yes All or part of the site lies within a Conservation Area. Potential harm to a Grade II Listed Building or its setting. No data relating to archaeological remains available for this site. Further investigation may	Yes Potential harm to a Grade II* Listed Building or its setting.	Yes Potential harm to a Grade I Listed Building, a Scheduled Ancient Monument or their setting. Site contains known archaeological remains. Further investigation must be carried out.	PBC: GIS Mapping and Site Visits LCC: Environment Directorate & MapZone Historic England: Advice Note 3	What if any protected species or habitats are likely to be present? Record the presence of natural and heritage assets in the immediate vicinity of the site.	NPPF - paras 126-141 Planning Practice Guidance - para ID: 8-001-20140306 Core Strategy - Policy ENV1
3.19	Would development of the site be likely to contribute towards the coalescence of settlements?	No	Yes Will marginally reduce the size of the gap between two settlements		Yes Will significantly reduce the size of the gap between two settlements	Yes Could potentially close the gap between two settlements	PBC: GIS Mapping		NPPF - paras 80

CRITERIA		TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
<b>D OTHER ENVIRONMENTAL CONSTRAINTS</b>									
3.20	Have any potential sources of contamination been identified?	No No issues identified.	Yes Possible legacy from former industrial use	Yes Within 250m buffer zone of a landfill site	Yes Potential for on-site contamination (e.g. former landfill site)	Yes Officially designated contaminated site	PBC: GIS Mapping, Environmental Health LCC: Minerals & Waste EA: Landfill Maps		NPPF - paras 109, 120 & 121 Planning Practice Guidance - para ID: 33-001-20140306 Core Strategy - Policy ENV5
3.21	Are there any potential adverse impacts arising from on-site structures, unstable land, culverted watercourse etc.?	No No issues identified.		Yes Minor engineering works required, with little or no loss of developable land.		Yes Significant engineering works required, and some loss of developable land	PBC: GIS Mapping & Site Visit Lancashire County Council: Asset register EA: Asset register		NPPF - para 109, 102 & 121 Planning Practice Guidance - para ID: 45-001-20140306 Core Strategy - Policy ENV5
3.22	Is the site potentially affected by former coal mining activities, or are there any potentially workable mineral deposits on or under the site?	Off Coal Area / Not within a Mineral Safeguarding Area		Standing Advice Area for Coal		Development Referral Area (Coal) or Mineral Safeguarding Area	PBC: GIS Mapping LCC: Minerals & Waste Coal Authority: Planning Team	GIS layers are available for coal referral and standing advice areas and for mineral safeguarding areas.	NPPF - para 143 Planning Practice Guidance - para ID: 27-147-20140306 Core Strategy - Policies ENV1 & ENV6
3.23	What is the likely risk and extent of flooding on the site? (N.B. undeveloped sites only)	Zone 1	<25% in Flood Zone 2 or 3	25-50% in Flood Zone 2 or 3	50-75% in Flood Zone 2 or 3	>75% in Flood Zone 2 or 3	PBC: GIS Mapping EA: GIS mapping - Flood risk from rivers or the sea and flood risk from reservoirs	The extent of Flood Zones 2&3 are available to view on the EA and LCC (MapZone) websites and PBC has access to these GIS layers. Mapping to show the extent of Flood Zones 3a and 3b is not readily available, but will be assessed for any sites considered for allocation.	NPPF - paras 99-104 Planning Practice Guidance - para ID: 7-001-20140306 and ID: 7-003-20140306 Core Strategy - Policy ENV7
3.24	What is the likely risk and extent of surface water flooding on the site? (undeveloped sites only)	Very Low	Low		Medium	High	PBC: GIS Mapping EA: GIS Mapping and Flood risk from surface water	The extent of surface water flooding is available to view on the EA website and PBC has access to the GIS layers.	NPPF - paras 99-104 Planning Practice Guidance - para ID: 7-013-20140306 Core Strategy - Policy ENV7
3.25	Is there any evidence of groundwater or aquifers on the site, or is the site within a drinking water safeguarded zone?	No		Yes Minor constraints		Yes Significant constraints	PBC: GIS Mapping EA: Aquifer superficial drift and bedrock mapping	The extent of Flood Zones 2&3 are available to view on the EA and LCC (MapZone) websites and PBC has access to the GIS layers.	NPPF - para 109 (BPA) Planning Practice Guidance - para ID: 34-010-20161116 Core Strategy - Policy ENV7
<b>E QUALITY OF THE WIDER ENVIRONMENT</b>									
3.26	Is the proposed development likely to have an adverse impact on surrounding uses? If yes, could these be overcome through mitigation measures?	No		Yes Mitigation measures should overcome any issues.		Yes Mitigation either not possible or will have limited impact.	PBC: GIS Mapping (consideration and recording of surrounding uses), Environmental Health records and site visits.	Consider both from the site and adjacent uses.	Planning Practice Guidance - para ID3-016-130729 SHLAA Practice Guidance - para 38
3.27	What is the potential for adjacent land uses to constrain the type and quality of uses that could potentially occupy the site? (i.e. in terms of noise and light pollution, traffic generation etc.)	Minimal or no impact		Moderate negative impact. Mitigation measures should overcome any issues	Significant negative impact. Major mitigation work required or not possible.	Air Quality Management Area (AQMA) in immediate vicinity. Major mitigation work required or not possible.	PBC: Site Visit & Environmental Health	Assess the compatibility of adjacent occupiers/uses. Consider the extent to which development of the site may be constrained by amenity considerations arising from these occupiers/uses (i.e. in terms of pollution, noise, light or traffic generation)	Planning Practice Guidance - para ID3-016-130729 SHLAA Practice Guidance - para 38 ELR Practice Guidance - Box E.1
<b>F ACCESSIBILITY</b>									
3.28	Access to the motorway network.	<1km	1-2km	2-3km	3-5km	>5km	PBC: GIS Mapping	Distance travelled to access the nearest motorway junction.	Core Strategy - Policy ENV4
3.29	Access to the nearest main road.	Direct access onto motorway network	Direct access onto A or B road, no issues	Direct access onto A or B road, some issues to resolve	Indirect access onto A or B road <2km journey along distributor road / residential street	Indirect access onto A or B road >2km journey with critical restrictions to HGV access requiring off-site works	PBC: GIS Mapping, Engineering & Special Projects LCC: Highways	Restrictions may include narrow roads, restrictive height and weight restrictions on bridges. Distance travelled to access the nearest junction with an A Road (or the B6383 in West Craven)	NPPF - paras 17 (BP11), 30 and 35 Core Strategy - Policy ENV4
3.30	Access by public transport, from the nearest key service centre.	Bus stop with <20 min service interval, or railway station within a 5 min walk	Bus stop with >20-40 min service interval, or railway station within a 5-10 min walk	Bus stop with 40-60 min service interval, or railway station within a 5-10 min walk	Bus stop with 1 route and >60 min service interval, or railway station within a 5-10 min walk	No bus stops or railway station within a 5-10 min walk	PBC: GIS Mapping Transdev/Northern Rail: Service timetables	Based on distance from the centre of a site, using a safe and direct route: WALKING 5 minutes upto 400m (flat) 15 minutes upto 800m (flat), or 400m (with a long or steep slope) 15 minutes upto 1200m (flat) or 800m (with a long or steep slope) 20 minutes upto 1600m (flat) or 1200m (with a long or steep slope) DRIVING 5 minutes upto 1km (high density urban) or 2-3km (low density/rural) 10 minutes upto 4km (high density urban) or 4-8km (low density/rural)	NPPF - paras 30, 34 & 35 Core Strategy - Policy ENV4
3.31	Ease of access to nearest source of significant employment. (e.g. business park, town centre, retail park etc.)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan / GIS Mapping RegeneratePL: Spatial Plan	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.32	Ease of access to nearest Town or Local Shopping Centre (excludes out of town retail)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan / GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.33	Ease of access to nearest supermarket or superstore (e.g. Sainsbury's, Asda, Morrisons, Booths etc.)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.34	Ease of access to nearest convenience store (e.g. Spar, Nisa, Premier, Co-op etc.)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan / GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.35	Ease of access to nearest primary school or nursery	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.36	Ease of access to nearest secondary school	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4

CRITERIA		TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
3.37	Ease of access to nearest doctors surgery, medical centre or health centre	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.38	Ease of access to nearest dentist	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.39	Ease of access to nearest hospital	Within a 25 min walk or a 5-10 min drive		Within a 25-50 min walk or a 10-15 min drive		Over 50 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.40	Ease of access to nearest sports or leisure centre	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.41	Ease of access to nearest cultural facility (e.g. theatre, cinema, art gallery, museum etc.)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.42	Ease of access to nearest amenity open space (including parks, equipped play areas etc.)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.43	Ease of access to nearest public right of way (e.g. footpath, bridleway or cycleway)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
<b>G SOCIAL AND REGENERATION POLICY</b>									
3.44	Is the site within a designated Neighbourhood Area?	No score, contextual information only							
3.45	Has the site been identified (in an existing or proposed strategy/masterplan) as a key opportunity to deliver economic development, or other spatial policy objectives?	Yes (Adopted document)		Yes (Draft document)		No	PBC: Local Plan, Housing & Economic Regeneration PLA: Spatial Guide, ED Strategy LEP: Lancashire Growth Plan		ELR Practice Guidance - para 2.11

### Stage 1: High Level Assessment

#### Traffic Lighting (RAG)

	Positive
	Neutral / Mixed
	Negative
	Negative - Critical Impact

### Stage 2: Detailed Assessment

#### Scoring

5 pts	Positive
4 pts	↓
3 pts	↓
2 pts	↓
1pt	Negative

#### Abbreviations

PBC = Pendle Borough Council  
LCC = Lancashire County Council  
LEP = Lancashire Enterprise Partnership  
PLA = Pennine Lancashire Authorities  
EA = Environment Agency

# Pendle Local Plan 4th Edition Site Assessment Housing Sites

SITE INFORMATION					SUMMARY			BASELINE				AVAILABILITY								ACHIEVABILITY						SUITABILITY													
REF	SITE NAME & ADDRESS	TOWN	CAPACITY	AREA	OVERALL			BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS				INFRASTRUCTURE CONSTRAINTS						NATURAL ENVIRONMENT					
					SCORE	AVERAGE	RANK	0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO	3.8	3.9			
P001	Land off South Valley Drive	Colne	60	2.90	210	3.96	19	5		5	1	5	5	5	4	4	4	5	4	5		3	1	3	4	5	2	5	4	5	3	5	5	5	5	5	5	5	5
P002	Lidgett Triangle	Colne	100	4.96	204	3.85	48	5		5	1	3	5	1	4	3	3	5	4	5		5	5	5	5	1	2	5	3	3	3	5	5	5	5	5	4	4	
P003	Barnfield	Roughlee	23	1.16	188	3.55	113	5		2	1	5	5	1	4	4	4	1	4	5		5	5	5	5	1	2	5	4	5	3	5	5	5	5	5	5	5	
P004	Land south of Quernmore Drive	Kelbrook	59	1.97	203	3.83	54	5		3	1	3	1	1	4	4	4	3	4	5		5	5	5	5	5	2	5	4	4	3	5	5	5	5	5	5	5	
P005	Land between Skipton Old Road and Castle Road	Colne	200	9.41	206	3.89	33	5		5	1	3	5	1	3	4	4	3	4	5		5	5	4	5	3	2	5	3	4	3	5	5	5	5	5	5	5	
P010	Land at Wapping	Barnoldswick	38	1.06	208	3.92	25	5		5	1	3	3	1	3	4	3	1	4	5		5	5	4	5	3	2	3	4	4	3	5	5	5	5	5	5	5	
P011	Former Richard Street Nurseries	Brierfield	35	0.98	212	3.93	24	5		5	5	5	5	3	3	4	3	1	4	5	5	1	1	2	1	3	2	5	5	3	5	5	5	5	5	5	5	5	
P014	Land south of Wood Clough Platts	Brierfield	48	2.15	200	3.77	65	5		5	1	5	5	5	4	4	5	5	4	5		1	1	3	4	5	2	5	4	5	3	5	5	5	2	3	4	4	
P015	Former Brierfield Wastewater Treatment Works	Brierfield	105	6.65	187	3.53	116	5		5	2	5	5	1	4	4	3	5	4	5		1	1	3	4	5	2	5	2	5	4	5	5	5	5	2	1	4	
P016	Roughs Barn	Salterforth	9	0.56	208	3.92	25	5		2	1	5	5	1	4	4	3	5	4	5		5	5	4	3	3	2	5	2	5	3	5	5	5	3	5	5	5	
P017	Land off Kelbrook Road	Salterforth	30	3.67	198	3.74	80	5		2	1	5	5	1	4	4	3	3	4	5		5	5	4	3	5	2	5	4	4	3	5	5	5	3	5	4	4	
P019	Land west of Sheridan Road	Laneshaw Bridge	30	1.73	199	3.75	72	5		2	1	5	5	1	4	4	3	5	4	5		5	5	4	3	5	2	5	4	5	3	5	5	5	5	5	5	4	
P020	Land south west of Spen Head Farm	Salterforth	16	0.52	206	3.75	76	5		2	1	5	5	1	4	4	3	3	4	5		5	5	4	3	5	2	5	3	5	3	5	5	5	3	5	5	5	
P021	Bridge Street Stoneyard	Colne	37	1.22	214	3.96	16	5		5	5	5	5	1	4	4	3	1	4	5	1	1	1	2	1	1	2	5	5	4	5	5	5	5	5	5	5	5	
P022	Walk Mill	Colne	101	2.29	209	3.80	61	5		5	5	5	5	1	4	4	3	1	4	5	5	1	1	2	1	1	2	5	5	5	5	5	5	5	5	5	5	5	
P026	Riverside Mill	Nelson	100	2.56	220	4.07	7	5		5	5	5	5	3	4	5	4	1	4	5	5	1	1	2	3	1	4	5	5	3	5	5	4	5	5	5	5	5	
P042	Land off Greenberfield Lane	Barnoldswick	36	1.21	202	3.81	57	5		5	2	5	5	5	4	4	3	3	4	5		5	5	3	3	3	2	3	5	4	4	5	5	5	5	5	5	5	
P052	Former Railway Sidings	Brierfield	60	1.59	202	3.74	78	5		5	5	5	5	1	4	4	3	1	4	4	1	1	1	1	2	5	5	5	5	4	5	5	5	5	5	5	5	5	
P053	Green Works	Colne	26	0.29	223	3.98	14	5		5	5	5	5	1	4	4	4	1	4	4	5	1	1	2	1	1	2	5	5	5	5	5	5	5	5	5	5	5	
P055	Land off Foster Road	Barnoldswick	57	3.11	212	4.00	12	5		5	1	5	5	1	3	4	3	5	4	5		5	5	4	5	5	2	5	5	4	3	5	5	5	5	5	5	5	
P056	Field Nos 6777, 7878 & 9379	Blacko	10	0.33	217	4.09	5	5		2	1	5	5	3	4	4	2	5	4	5		5	5	5	5	5	2	5	4	5	3	5	5	5	5	5	5	5	
P060	Former Mansfield High School	Brierfield	43	1.54	210	3.82	56	5		5	5	5	5	5	4	4	3	5	4	4	5	1	1	2	1	1	2	5	4	3	5	5	5	5	5	5	5	5	
P062	Land adjacent to Silentnight Beds	Barnoldswick	90	3.02	206	3.89	33	5		5	1	5	5	5	4	4	3	1	4	5		5	5	3	3	5	2	3	3	5	3	5	5	5	3	5	5	5	
P064	Brook Shed	Earby	65	1.32	205	3.80	62	5		4	5	5	5	1	4	4	2	1	4	5	5	3	1	3	3	1	2	5	4	5	5	5	5	5	5	5	5	5	
P065	Land at Higher Parrock Farm	Barrowford	38	1.88	191	3.60	105	5		4	1	5	5	1	4	4	5	5	4	5		1	1	4	4	5	2	1	3	3	3	5	5	5	5	5	5	5	
P067	Land south of Colne Water	Colne	50	6.37	186	3.44	125	5		5	3	5	5	1	4	4	3	1	2	5	1	1	1	3	5	5	2	5	5	5	5	5	5	5	5	1	4	4	
P068	Land at Barnoldswick Road / Colne Road	Kelbrook	64	2.13	206	3.89	33	5		3	1	5	5	1	3	4	3	3	4	5		5	5	5	3	5	2	5	2	4	3	5	5	5	5	5	5	5	

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SITE II																								SCORING																	
REF	HISTORIC ENVIRON							OTHER ENVIRONMENTAL CONSTRAINTS							QUALITY OF WIDE		ACCESSIBILITY										POLICY		AVAILABILITY		ACHIEVABILITY		SUITABILITY								
	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE
P001	5	2	5	5	5		3	4	5	5	2	5	1	5	4	5	5	5	4	2	2	4	4		4	3	3	2		4		5			1	4.56	3	3.00	79	3.97	43
P002	3	2	5	5	5		4	2	3	5	5	5	3	5	5	5	5	5	2	2	5	3	3		4	4	4	3		2		5			1	3.67	68	3.83	51	3.89	57
P003	5	2	5	5	1		2	2	5	1	5	5	5	3	5	5	5	5	2	1	3	1	2		1	5	1	1		1		5			1	3.67	68	3.83	51	3.47	116
P004	5	2	5	5	5		3	3	5	5	5	5	5	5	2	5	5	5	1	4	5	1	2		5	4	1	1		1		5			1	3.22	108	4.50	1	3.87	63
P005	3	2	5	5	5		3	3	4	5	5	5	1	5	5	5	5	5	2	2	4	2	2		4	4	4	3		2		5			5	3.56	78	4.00	35	3.95	45
P010	3	5	5	5	5		5	5	3	5	5	5	5	5	1	3	5	5	2	2	5	5	5		4	4	4	5		5		5			1	3.00	122	4.00	35	4.13	31
P011	5	5	5	5	5		5	5	5	5	4	5	3	4	1	5	5	5	2	5	5	2	5		5	5	4	5		1		5			1	3.80	38	1.67	118	4.32	15
P014	3	1	5	5	5		3	3	5	5	5	3	1	4	1	5	5	5	2	2	4	1	5		4	4	4	5		1		5			5	4.67	1	2.67	94	3.74	78
P015	5	3	5	5	5		3	3	5	4	5	3	1	4	1	5	5	5	2	1	4	1	5		4	1	3	4		1		5			1	4.00	20	2.67	94	3.55	112
P016	5	2	5	5	5		5	5	5	5	5	5	1	5	5	5	5	5	2	2	5	2	2		2	5	3	2		3		5			1	4.00	20	3.67	64	3.95	45
P017	5	2	5	5	5		3	3	5	5	5	5	1	5	1	5	5	5	2	2	4	2	2		2	5	2	2		3		5			1	3.78	39	4.00	35	3.68	90
P019	5	2	5	5	5		3	4	5	5	5	5	3	5	5	3	5	5	2	4	1	1		1	3	2	1		1		4			1	4.00	20	4.00	35	3.66	96	
P020	3	2	5	5	5		3	3	5	5	5	5	5	5	1	5	5	5	2	2	3	2	2		1	4	2	2		2		5			1	3.78	39	4.00	35	3.70	89
P021	5	5	5	5	5		5	5	5	5	4	5	3	5	5	5	5	3	2	5	5	5		5	4	4	4		5		5			1	3.30	106	1.33	129	4.55	2	
P022	5	5	5	5	5		5	5	5	5	4	5	3	1	2	3	5	3	2	2	5	5		4	4	3	4		5		5			1	3.70	67	1.33	129	4.21	25	
P026	5	5	5	5	5		5	5	5	5	4	3	3	3	1	3	5	3	4	4	5	5		5	5	3	5		5		4			5	4.10	19	2.00	108	4.39	11	
P042	1	2	5	5	5		4	5	3	5	5	5	5	5	2	1	5	3	2	3	4	4		4	4	2	3		3		5			1	4.22	10	3.50	72	3.76	73	
P052	1	5	5	5	5		5	5	5	5	4	5	3	3	1	5	5	3	4	5	2	5		5	5	4	5		2		5			1	3.20	113	1.50	128	4.24	21	
P053	5	5	5	5	5		5	5	5	5	1	5	3	5	5	5	5	5	2	3	5	5		5	4	4	3		5		5			1	3.73	66	1.33	129	4.46	8	
P055	1	5	5	5	5		4	4	5	5	5	5	5	5	5	1	5	5	2	3	4	4		4	3	2	3		2		5			1	3.89	33	4.33	14	3.97	43	
P056	5	2	5	5	5		3	3	5	5	5	5	5	5	5	5	5	5	2	2	4	4		4	3	2	3		2		5			1	4.11	17	4.50	1	4.03	39	
P060	5	5	5	5	5		5	5	5	5	5	5	3	2	4	5	5	5	2	3	4	4		4	3	2	3		2		3			1	4.40	7	1.33	129	4.05	38	
P062	1	5	5	5	5		4	5	5	5	5	5	3	5	4	3	5	3	2	3	5	5		5	3	1	5		1		5			1	4.00	20	3.83	51	3.87	63	
P064	5	5	5	5	5		5	5	3	5	4	5	5	1	1	5	5	5	2	5	4	5		5	3	1	5		1		5			1	3.60	76	2.17	104	4.11	33	
P065	3	2	5	5	5		4	4	3	2	5	5	1	5	5	5	5	5	2	2	5	3		2	3	1	3		2		4			1	4.22	10	2.83	85	3.58	108	
P067	5	2	5	5	5		3	3	5	2	5	5	1	4	1	5	5	5	2	4	4	2	2		4	3	2	2		2		4			1	3.10	119	2.83	85	3.63	99
P068	5	1	5	5	5		2	3	5	5	5	5	5	5	5	5	5	5	2	4	5	1	2		5	5	1	2		1		5			1	3.67	68	4.17	18	3.89	57



SITE II

SCORING

REF	HISTORIC ENVIRON							OTHER ENVIRONMENTAL CONSTRAINTS							QUALITY OF WIDE ACCESSIBILITY														POLICY		AVAILABILITY		ACHIEVABILITY		SUITABILITY						
	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE
P071	5	2	1	5	5		3	3	5	5	5	5	1	5	4	5	5	5	4	2	4	2	1		4	4	1	1		1		5			1	3.67	68	4.50	1	3.68	90
P075	5	2	5	5	5		3	3	3	5	5	5	1	5	5	5	5	5	1	3	4	4	4		3	3	3	3		4		5			1	3.67	68	3.67	64	3.92	53
P078	1	2	1	5	5		3	3	4	2	5	5	1	5	5	5	5	3	4	2	1	5		4	3	1	3		1		5			1	3.56	78	4.00	35	3.50	115	
P080	3	2	5	5	5		3	3	5	5	5	5	5	5	1	5	5	5	1	2	3	2	2		1	4	3	2		3		5			1	3.78	39	3.00	79	3.71	84
P081	5	5	5	5	5		5	5	3	5	5	5	5	5	4	5	5	5	1	2	5	4	5		5	4	1	5		1		5			1	3.10	119	3.17	77	4.32	15
P082	5	1	5	5	5		4	3	3	5	5	5	1	4	1	5	5	5	1	2	4	3	5		4	4	1	4		1		5			1	3.78	39	4.50	1	3.71	84
P083	1	5	5	5	5		3	4	5	4	5	5	3	5	5	5	5	5	4	2	2	3	3		2	2	2	2		3		5			1	3.56	78	3.83	51	3.92	52
P086	5	5	5	5	5		5	5	5	5	4	5	3	5	5	5	5	5	3	4	2	5	5		5	4	4	4		5		5			1	2.70	129	1.67	118	4.55	2
P087	5	5	5	5	5		5	5	5	5	4	5	3	5	4	5	5	5	3	4	5	5	5		5	4	5	5		2		5			1	3.20	113	1.67	118	4.53	4
P088	5	5	5	5	5		5	4	5	5	5	5	3	5	4	3	5	5	4	2	5	5	5		5	4	4	4		5		5			1	4.33	8	1.67	118	4.47	5
P091	5	2	5	5	5		3	3	5	5	5	5	1	4	5	5	5	5	1	2	4	1	1		1	5	1	1		1		5			1	3.56	78	4.50	1	3.63	99
P093	5	2	5	5	5		5	5	5	5	5	5	1	5	4	3	5	5	3	2	1	5	5		4	4	3	5		4		5			1	3.67	68	2.00	108	4.16	28
P100	5	2	5	5	5		3	4	3	5	5	5	5	5	5	5	5	5	1	2	5	3	5		4	4	1	4		1		5			1	3.90	31	4.17	18	4.03	39
P103	5	2	5	5	1		3	1	3	5	5	5	1	5	5	3	5	5	3	1	2	1	1		1	4	1	1		1		5			1	3.33	94	3.83	51	3.32	126
P104	1	2	5	5	5		4	3	3	5	5	5	3	5	4	3	5	5	4	2	2	2	5		4	5	1	5		2		5			1	3.78	39	4.50	1	3.71	84
P105	3	2	5	5	5		4	4	3	2	5	3	3	5	5	5	5	5	3	2	3	3	3		5	4	4	2		2		4			1	4.22	10	2.33	102	3.61	105
P108	5	1	5	5	5		2	1	5	1	5	5	1	1	1	5	5	5	1	4	4	2	5		5	1	1	4		1		5			1	3.56	78	4.00	35	3.34	125
P109	1	2	1	5	5		4	4	5	5	5	3	1	5	1	5	5	5	2	4	3	2	1		5	5	1	1		1		5			1	3.22	108	3.83	51	3.53	114
P110	5	2	5	5	5		4	3	5	5	5	5	5	5	4	5	5	5	2	4	2	1	2		1	5	1	1		1		5			1	3.44	90	4.50	1	3.72	83
P111	3	2	5	1	5		4	1	5	5	5	5	3	5	5	5	5	5	3	4	2	4	4		2	3	2	2		3		5			1	3.56	78	4.00	35	3.84	67
P112	3	2	1	3	5		4	4	5	5	5	5	3	5	1	3	5	5	4	2	2	1	5		3	5	1	4		1		5			1	3.78	39	4.17	18	3.63	99
P114	5	2	5	5	5		3	3	3	5	5	5	3	5	5	5	5	5	1	2	4	1	1		1	5	1	1		1		5			1	3.78	39	4.17	18	3.66	96
P115	1	5	5	5	5		4	4	3	5	5	5	1	5	1	5	5	5	4	2	2	3	3		3	4	2	3		3		4			1	3.33	94	4.00	35	3.74	78
P116	5	2	5	5	5		2	1	3	5	5	5	1	5	5	3	5	5	3	2	1	3	4		4	4	3	2		3		4			1	3.78	39	2.67	94	3.76	73
P120	3	2	1	3	5		2	1	3	2	5	3	1	5	4	5	5	5	4	2	3	4	3		2	2	1	3		1		3			1	3.33	94	4.00	35	3.21	131
P121	5	2	5	5	5		3	3	3	5	5	5	1	5	5	3	5	5	1	1	4	2	2		2	2	2	3		1		4			1	4.11	17	4.33	14	3.39	123
P122	3	1	1	5	5		2	4	5	5	5	3	1	4	5	3	5	5	2	1	1	3	1		2	2	3	1		1		3			1	3.78	39	3.33	76	3.21	131
P123	3	2	5	5	5		2	1	5	5	5	5	1	5	2	5	5	5	2	2	2	1	2		1	1	1	1		1		3			1	3.00	122	4.50	1	3.26	129
P125	5	2	5	1	5		3	3	5	5	5	5	1	5	5	5	5	5	3	2	4	1	3		3	3	4	3		1		5			1	3.78	39	2.00	108	3.79	71
P128	5	5	5	5	5		5	5	5	5	4	3	3	3	1	3	5	5	4	4	5	5	5		4	5	4	5		5		5			1	2.60	130	1.33	129	4.45	9

SITE INFORMATION					SUMMARY			BASELINE				AVAILABILITY								ACHIEVABILITY						SUITABILITY												
REF	SITE NAME & ADDRESS	TOWN	CAPACITY	AREA	OVERALL			BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS				INFRASTRUCTURE CONSTRAINTS						NATURAL ENVIRONMENT				
					SCORE	AVERAGE	RANK	0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO	3.8	3.9		
P130	Land to rear of St. Thomas's Primary School	Barrowford	140	6.56	208	3.92	25	5		4	1	3	5	3	4	4	3	3	4	4		5	5	5	5	5	2	5	5	4	3	5	5	5	5	5	5	5
P136	Land at Ralph Laithe	Barrowford	66	2.20	208	3.85	44	5		4	1	5	5	1	4	4	3	5	4	5		5	5	5	5	5	2	5	3	4	3	5	5	5	5	5	5	
P139	Railway Street Garage Site	Nelson	9	0.25	208	3.85	44	5		5	5	3	5	1	4	4	3	1	4	5	1	1	1	2	3	3	2	5	4	5	4	5	5	5	5	5	5	
P144	Land off Hollin Bank	Brierfield	19	0.53	206	3.89	33	5		4	2	5	5	1	3	1	3	1	4	5		1	1	2	1	1	2	5	3	3	3	5	5	5	5	5	5	
P148	Manor Mill	Nelson	44	1.47	208	3.85	44	5		5	5	3	5	1	4	4	3	3	4	5	1	1	1	2	1	3	2	5	5	5	5	5	5	5	5	5	5	
P150	IAC Ltd	Nelson	77	2.59	206	3.75	76	5		5	4	3	5	1	4	5	3	1	4	5	1	1	1	2	3	1	2	5	5	5	5	5	5	5	5	5	5	
P151	Profile Park	Nelson	120	4.05	198	3.67	91	5		5	5	5	1	1	3	5	5	3	3	5	1	1	1	2	3	1	2	5	5	5	4	4	5	5	5	5	5	
P152	Land at Lenches Road / Knotts Lane	Colne	160	7.57	193	3.64	97	5		1	2	5	5	5	4	4	3	1	4	5		1	1	3	4	5	2	5	3	4	3	5	4	5	5	5	5	
P153	Dale Mill	Nelson	49	1.62	194	3.59	106	5		5	5	1	5	3	3	1	3	1	4	4	1	1	1	2	1	3	2	5	5	5	5	5	5	4	5	5	5	
P165	Land at Clay Farm (Site A)	Brierfield	38	1.26	185	3.49	120	5		5	1	5	3	1	3	4	3	3	4	4		1	1	3	3	3	2	1	2	4	3	5	5	5	5	3	5	
P170	Land off Clifford Street	Barnoldswick	12	0.41	205	3.87	41	5		5	1	5	5	1	3	4	3	5	4	4		5	5	3	3	3	2	1	1	5	3	5	5	5	5	5	5	
P176	Land at the end of Southfield Street	Nelson	38	1.24	188	3.55	113	5		5	1	3	5	1	3	4	3	3	4	4		1	1	3	3	5	2	1	1	5	3	5	4	5	5	5	5	
P184	Former Parkfield Works	Nelson	49	1.34	201	3.72	83	5		5	5	1	5	1	3	4	4	1	4	4	1	1	1	2	3	1	4	5	5	5	5	5	5	5	5	5	5	
P188	Land off Mint Avenue	Barrowford	50	1.65	201	3.79	63	5		4	2	5	2	1	3	4	2	1	2	3		5	5	4	4	1	2	5	5	3	4	5	4	5	5	5	5	
P191	Former School and Presbytery	Brierfield	17	0.42	205	3.87	41	5		4	1	5	5	1	3	4	3	1	4	5		1	1	2	3	1	2	5	4	4	5	5	5	5	5	5	5	
P205	Land off School Fields	Earby	18	0.39	214	4.04	10	5		4	1	5	5	1	4	4	3	1	4	5		5	5	4	4	3	2	5	3	5	3	5	5	5	5	5	5	
P209	Former Joinery Works	Nelson	47	0.88	231	4.28	2	5		5	4	5	5	5	4	4	4	3	4	4	5	5	5	2	3	1	2	5	5	5	5	5	5	3	4	5	5	
P211	Land off Fry Street	Nelson	30	0.42	212	4.00	12	5		5	1	5	5	1	4	4	3	1	4	4		1	1	2	3	3	2	5	5	5	3	5	5	5	5	5	5	
P224	Russell Brothers Ltd	Nelson	8	0.27	209	3.87	40	5		5	5	5	5	3	4	4	4	1	4	4	1	1	1	2	3	3	2	5	5	5	5	5	5	5	5	5	5	5
P225	Little Tom's Farm (Land off Bowland Close)	Brierfield	436	14.52	195	3.68	89	5		5	1	5	5	5	4	4	2	1	4	5		1	1	4	4	5	2	5	5	5	3	5	5	5	5	5	5	5
P228	Land off Old Lane	Earby	69	2.74	194	3.59	106	5		5	5	1	5	1	4	4	3	1	4	4	1	3	1	3	4	5	2	5	5	5	3	5	5	5	5	5	5	5
P229	Land to south of Green Meadow	Trawden	57	1.93	210	3.96	19	5		3	1	5	5	1	4	4	3	5	4	4		5	5	4	5	1	2	5	3	4	4	5	3	5	5	5	5	
P230	Land at Clay Farm (Site B)	Brierfield	80	3.77	182	3.43	126	5		5	1	5	3	1	3	4	3	5	4	4		1	1	3	4	3	2	1	1	4	2	5	3	5	5	3	5	5
P232	Land to the rear of Fernbank Mill	Barnoldswick	39	1.29	195	3.61	104	5		5	5	1	5	1	3	4	3	1	4	3	1	3	1	3	3	5	2	5	5	4	5	5	5	5	5	5	5	5
P235	Land off Barrowford Road (Site C)	Colne	93	4.64	194	3.66	92	5		1	1	3	5	1	4	4	3	1	4	4		5	5	4	4	5	2	5	3	4	3	5	5	5	3	5	4	
P237	Former Barnsey Shed	Barnoldswick	80	2.68	207	3.83	53	5		5	4	5	5	3	4	1	5	3	4	5	5	3	3	3	3	5	2	5	5	5	4	5	5	5	2	3	5	5
P241	Land North of Keighley Road	Colne	40	2.08	184	3.47	123	5		1	1	3	5	1	4	4	3	5	4	5		5	5	5	5	3	2	5	4	5	3	5	5	5	1	4	5	5
P242	Chapel Gate Meadows	Trawden	68	2.27	185	3.49	120	5		1	1	5	5	1	4	4	3	3	4	5		3	3	3	3	1	2	3	3	5	4	5	2	5	5	5	5	5
P257	Land at Giles Street	Nelson	34	0.95	234	4.42	1	5		5	5	5	5	5	4	5	4	5	4	5		1	5	1	3	1	2	5	5	5	5	5	5	5	5	5	5	5
P259	Land at Cragg Farm	Foulridge	30	1.75	189	3.57	110	5		1	1	5	5	3	4	4	3	1	4	5		5	5	5	5	3	2	5	4	4	3	5	5	5	5	5	5	5



SITE II

SCORING

REF	HISTORIC ENVIRON							OTHER ENVIRONMENTAL CONSTRAINTS							QUALITY OF WIDE ACCESSIBILITY														POLICY		AVAILABILITY		ACHIEVABILITY		SUITABILITY							
	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE	RANK
P130	3	2	5	5			3	3	5	5	5	5	3	5	4	3	5	5	4	2	2	1	5		4	3	1	5			2		5			1	3.67	68	4.50	1	3.89	57
P136	5	2	1	5	5		3	3	5	5	5	5	5	4	5	5	5	3	2	1	4	3		3	2	1	2			1		4			1	4.00	20	4.50	1	3.68	90	
P139	5	2	5	5	5		5	5	5	5	3	5	3	5	4	5	5	3	2	4	5	5		5	4	4	4			4		5			1	3.10	119	2.00	108	4.34	13	
P144	5	5	5	5	5		5	5	5	5	5	5	3	5	5	3	5	5	5	5	5	5		4	4	3	5			3		5			1	3.11	117	1.33	129	4.47	5	
P148	5	5	5	5	5		5	5	5	5	4	5	3	5	1	3	5	5	4	2	3	5	4		4	3	4	5			4		5			1	3.30	106	1.67	118	4.34	13
P150	5	5	5	5	5		5	5	5	5	4	5	3	5	2	3	5	5	4	2	3	5	2		4	3	2	3			3		5			1	3.20	113	1.67	118	4.21	25
P151	5	5	5	5	5		5	5	5	5	4	3	3	5	1	3	5	3	2	5	5	3		5	3	2	4			3		4			1	3.20	113	1.67	118	4.11	33	
P152	3	2	5	5	5		3	3	3	5	3	5	1	5	2	5	5	5	4	2	3	5	4		4	3	2	4			4		1			1	4.00	20	2.67	94	3.71	84
P153	5	5	5	5	5		5	5	5	5	4	3	3	3	1	5	5	3	2	4	5	4		4	4	4	5			4		1			1	2.60	130	1.67	118	4.16	28	
P165	3	2	5	5	5		4	4	3	4	5	3	3	5	5	5	5	5	4	2	4	1	3		4	4	5	3			2		5			1	3.33	94	2.17	104	3.74	78
P170	5	5	5	1	5		3	4	5	5	5	5	1	5	1	3	5	3	4	2	4	5	5		4	4	5	5			5		5			1	3.78	39	3.50	72	3.95	45
P176	5	5	5	5	5		3	4	5	5	5	5	1	4	1	5	5	3	2	3	5	4		3	4	3	3			3		4			1	3.33	94	2.50	99	3.76	73	
P184	5	5	5	5	5		5	5	5	5	3	5	1	5	1	1	5	5	4	2	4	5	5		5	4	3	3			4		5			1	2.80	127	2.00	108	4.24	21
P188	3	5	5	5	5		5	5	2	5	5	5	3	5	4	5	5	3	2	4	1	5		4	5	2	5			3		5			1	2.56	133	3.50	72	4.13	31	
P191	5	5	5	5	5		5	5	5	5	5	5	3	3	1	3	5	5	4	2	5	2	5		5	5	5	5			2		5			1	3.44	90	1.67	118	4.32	15
P205	5	2	5	5	5		5	5	4	5	5	3	5	4	5	3	5	2	1	2	4	5	5		5	4	4	5			4		5			1	3.56	78	3.83	51	4.18	27
P209	5	5	5	5	5		5	5	4	5	5	3	3	5	5	5	5	5	4	4	5	5	5		5	4	2	4			4		5			1	4.30	9	3.00	79	4.47	5
P211	5	5	5	5	5		5	5	5	5	5	5	3	5	4	5	3	5	2	3	5	5		5	4	5	4			4		5			1	3.44	90	2.00	108	4.45	9	
P224	5	2	5	5	5		5	5	5	5	3	5	3	5	4	5	5	3	2	4	5	4		4	4	3	3			3		5			1	3.50	89	2.00	108	4.26	19	
P225	5	2	5	5	5		2	1	5	5	5	5	1	5	2	5	3	5	4	2	4	2	2		3	4	4	2			1		5			1	3.89	33	2.83	85	3.76	73
P228	5	1	5	5	5		4	5	3	5	5	5	5	1	1	5	5	3	1	2	4	5	5		4	3	1	5			1		5			1	2.80	127	3.00	79	3.89	57
P229	5	2	5	5	5		3	3	4	5	5	5	1	5	5	5	5	5	2	3	4	3	3		5	5	3	5			2		5			1	3.89	33	3.67	64	4.03	39
P230	3	2	5	5	5		3	4	3	2	5	5	3	5	5	5	5	5	2	4	1	3		4	4	5	3			2		5			1	3.56	78	2.33	102	3.58	108	
P232	5	5	5	5	5		3	4	4	5	4	5	5	5	5	1	5	5	1	2	3	4	4		4	3	2	3			2		3			1	2.60	130	2.83	85	4.00	42
P235	3	2	1	3	5		3	3	5	4	5	5	3	5	5	5	5	5	4	4	1	4	4		3	3	2	1			4		5			1	3.22	108	4.17	18	3.68	90
P237	5	2	5	5	5		3	5	5	5	3	5	1	5	5	3	5	3	1	2	3	5	4		3	3	4	4			4		5			1	4.00	20	3.17	77	3.89	57
P241	1	2	1	5	5		3	3	3	2	5	5	1	5	4	3	5	5	2	4	4	2	2		1	5	2	2			1		4			1	3.78	39	4.17	18	3.29	127
P242	1	2	1	5	5		2	2	4	4	5	5	1	5	5	5	5	5	2	3	4	3	3		3	4	3	3			3		5			1	3.78	39	2.50	99	3.58	108
P257	5	5	5	5	5		5	5	5	5	5	5	1	2	5	3	5	5	5	4	5	5	5		5	5	4	5			5		5			5	4.67	1	2.17	104	4.71	1
P259	5	2	5	5	5		1	1	2	5	5	5	1	5	5	5	5	5	2	2	4	1	1		1	3	1	1			1		4			1	3.78	39	4.17	18	3.42	121

SITE INFORMATION					SUMMARY			BASELINE				AVAILABILITY								ACHIEVABILITY						SUITABILITY												
REF	SITE NAME & ADDRESS	TOWN	CAPACITY	AREA	OVERALL			BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS				INFRASTRUCTURE CONSTRAINTS						NATURAL ENVIRONMENT				
					SCORE	AVERAGE	RANK	0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO	3.8	3.9		
P262	Land adjacent to Winewall Lane	Trawden	24	0.81	187	3.53	116	5		1	1	5	5	1	4	4	3	3	4	5		3	3	3	3	1	2	1	3	4	4	5	3	5	5	5	5	5
P263	Land off Stoney Bank Road (Phase 1)	Earby	150	5.30	201	3.79	63	5		4	1	5	5	1	4	4	3	5	4	3		5	5	5	3	5	2	5	4	5	3	5	5	5	5	5	5	5
P264	Land off Stoney Bank Road (Phase 2)	Earby	45	1.62	199	3.75	72	5		4	1	5	5	1	4	4	3	5	4	3		5	5	5	3	5	2	5	5	5	3	5	5	5	5	5	5	5
P265	Land off Stoney Bank Road (Phase 3)	Earby	45	1.53	199	3.75	72	5		4	1	5	5	1	4	4	3	5	4	3		5	5	5	3	5	2	5	3	5	3	5	5	5	5	5	5	5
P266	Land to North East of Kelbrook Road (Lower Park Fa	Barnoldswick	140	4.70	209	3.94	22	5		5	1	5	5	1	4	4	3	1	4	3		5	5	4	5	1	2	5	3	4	3	5	4	5	5	5	5	
P267	Land at Former LCC Depot	Brierfield	9	0.25	219	4.06	9	5		5	3	5	5	3	3	4	3	5	4	3		5	5	1	1	2	2	5	5	3	4	5	5	5	5	5	5	5
P269	Joe Meadow and Little Wood	Trawden	22	1.79	194	3.66	92	5		3	2	5	5	1	4	4	3	3	4	3		5	5	4	5	3	2	1	2	5	2	5	2	5	5	5	5	5
P272	Land at the end of Park Avenue	Barrowford	11	0.38	192	3.62	100	5		5	1	5	3	1	3	4	3	5	4	3		5	5	3	1	2	1	3	5	3	5	5	5	5	5	5	5	5
P273	Land north of Barnoldswick Road	Kelbrook	35	1.41	200	3.77	65	5		1	1	5	5	1	4	4	3	3	4	3		5	5	5	5	3	2	5	2	4	3	5	5	5	2	5	5	5
P274	Land to South East of Long Ing Lane	Barnoldswick	75	2.71	204	3.85	48	5		5	1	5	5	1	4	4	3	1	4	3		5	5	3	5	3	2	5	3	5	3	5	5	5	5	5	5	5
P275	Land to North West of Salterforth Road	Earby	65	2.42	206	3.89	33	5		4	1	5	5	1	4	4	5	3	4	5		5	5	4	4	5	2	5	3	5	3	5	5	5	5	5	5	5
P277	Former waterworks and quarry	Salterforth	75	2.51	177	3.34	131	5		1	2	5	5	5	4	4	1	3	4	3		5	5	5	3	3	2	5	4	5	2	5	5	5	5	5	5	5
P278	Land off Rylstone Drive and Pen-y-gent Way	Barnoldswick	170	5.07	208	3.92	25	5		5	1	5	5	1	4	4	3	3	4	3		5	5	4	4	5	2	5	4	4	3	5	5	5	5	5	5	5
P281	Land to rear of Main Street / Waterloo Road	Kelbrook	60	2.00	211	3.98	15	5		3	1	5	5	1	4	4	3	3	4	3		5	5	5	5	5	2	5	3	4	3	5	5	5	5	5	5	5
P283	Ralph Laithe Farm (Site B)	Barrowford	48	1.60	199	3.75	72	5		4	1	5	5	1	4	4	3	5	4	3		5	5	5	5	3	2	5	3	4	3	5	5	5	5	5	5	5
P284	Ralph Laithe Farm (Site C)	Barrowford	195	6.53	192	3.62	100	5		4	1	5	5	1	4	4	3	5	4	3		5	5	5	4	3	2	1	4	4	3	5	5	5	5	5	5	5
P285	Land at Brownley Park Farm	Blacko	90	3.23	190	3.58	108	5		2	1	5	5	1	4	4	2	5	4	3		5	5	5	5	3	2	1	4	5	3	5	4	5	5	5	5	5
P286	Land off Cuckstool Lane	Brierfield	10	1.52	192	3.62	100	5		1	1	5	5	1	4	4	3	1	4	3		5	5	4	4	3	2	5	4	5	3	5	2	5	5	5	5	5
P287	Whiteholme Mill	Trawden	25	0.48	195	3.68	89	5		5	5	1	5	1	4	4	3	1	4	3		4	3	3	4	5	1	2	5	4	5	4	5	5	5	5	5	5
P288	Land at Applegarth	Barnoldswick	8	0.62	210	3.96	19	5		5	1	5	5	1	4	4	5	5	4	3		5	5	4	5	1	2	5	4	5	3	5	5	5	2	1	4	4
P291	Land east of Hayfields	Salterforth	35	1.72	206	3.89	33	5		5	1	5	5	5	3	4	2	5	4	3		5	5	5	4	5	2	5	4	5	3	5	5	5	5	5	5	5
P294	Land to north of Riverside Way	Barrowford	120	3.62	187	3.53	116	5		4	1	5	5	5	4	1	3	3	4	3		5	5	4	4	1	2	5	5	3	3	4	4	5	5	5	4	4
P296	Land at Barden Lane Stables	Brierfield	300	11.32	164	3.09	136	5		1	2	3	5	1	4	4	3	1	4	3		3	5	4	4	3	2	5	4	5	3	5	2	2	1	4	4	4
P297	The Stables	Kelbrook	40	1.31	204	3.85	48	5		1	1	3	5	1	4	4	3	1	4	3		5	5	5	5	5	2	5	3	4	4	5	5	5	5	5	5	5
P298	Land to the rear of Craven Heiffer	Kelbrook	51	1.71	194	3.66	92	5		3	1	5	5	1	4	4	3	1	4	3		3	5	5	3	5	2	5	2	4	3	5	5	3	5	5	5	5
P301	Land off Station Road	Foulridge	10	0.96	205	3.73	82	5		1	1	3	5	1	4	4	3	1	4	3		5	5	4	4	3	2	3	4	5	2	5	5	5	5	5	5	5
P303	Land South of Nelson Golf Course	Brierfield	650	22.53	169	3.19	135	5		5	1	3	3	1	3	5	3	1	4	3		4	1	1	4	5	2	3	3	5	3	5	5	5	5	5	5	5
P304	Land West of Colne Road	Brierfield	210	7.36	178	3.36	129	5		4	1	3	2	1	3	4	3	5	4	3		5	1	1	4	5	2	3	3	5	3	5	5	2	2	5	5	5
P305	Land at Harpers Lane	Fence	150	5.02	181	3.42	127	5		3	1	3	5	3	4	4	3	1	4	3		5	5	5	5	3	2	5	3	5	2	4	5	5	5	5	5	5
P306	Land off Robinson Lane	Reedley	125	4.20	185	3.49	120	5		4	2	3	3	1	3	4	3	5	4	3		4	1	1	4	1	2	5	3	5	3	5	5	2	5	4	4	4

SITE II

SCORING

REF	HISTORIC ENVIRON							OTHER ENVIRONMENTAL CONSTRAINTS							QUALITY OF WIDE ACCESSIBILITY							POLICY		AVAILABILITY		ACHEIVABILITY		SUITABILITY													
	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE
P262	5	2	1	5	5		2	1	4	5	5	5	1	5	5	5	5	5	2	3	4	3	3		3	4	3	3		3		5			1	3.78	39	2.50	99	3.63	99
P263	5	1	5	5	5		2	1	4	5	5	5	1	5	5	5	5	5	1	2	1	3	5		4	3	1	4		1		5			1	3.78	39	4.17	18	3.74	78
P264	5	1	5	5	5		3	1	3	5	5	5	1	5	2	5	5	5	1	2	1	3	5		4	3	1	4		1		5			1	3.78	39	4.17	18	3.68	90
P265	5	1	5	5	5		3	3	3	5	5	5	1	5	2	5	5	5	1	2	1	4	4		4	3	1	4		1		5			1	3.78	39	4.17	18	3.68	90
P266	1	2	5	5	5		3	3	3	2	5	5	5	5	5	3	5	5	3	2	4	5	5		4	5	5	5		5		5			1	3.56	78	3.67	64	4.08	35
P267	5	5	5	5	5		5	5	5	5	5	5	3	5	5	5	5	5	4	2	4	2	5		4	4	5	5		1		5			1	4.20	15	1.67	118	4.39	11
P269	5	2	5	5	5		1	1	4	5	5	5	1	5	5	5	5	5	1	2	4	3	3		4	4	3	4		1		5			1	3.78	39	4.00	35	3.58	108
P272	5	5	5	5	5		2	4	5	5	5	5	1	1	1	1	5	5	4	2	5	5	4		4	4	3	4		3		5			1	3.67	68	2.17	104	3.84	67
P273	5	1	5	5	5		1	3	5	5	5	5	5	5	5	5	5	5	1	4	4	1	1		4	4	2	1		2		5			1	3.78	39	4.17	18	3.71	84
P274	5	2	5	5	5		2	3	5	5	3	5	1	5	5	5	5	5	1	2	3	5	4		3	4	3	4		3		5			1	3.44	90	3.83	51	3.95	45
P275	3	1	5	5	5		3	3	5	5	5	5	5	5	4	5	5	5	1	2	4	2	4		3	1	2	4		1		5			1	4.00	20	4.17	18	3.82	69
P277	5	2	5	5	5		1	2	5	5	2	5	1	5	1	5	5	5	1	1	1	1	1		1	2	1	1		1		1			1	4.00	20	3.83	51	3.11	133
P278	3	5	5	5	5		3	3	3	5	5	5	1	5	5	1	5	5	1	2	1	5	5		5	4	3	4		3		5			1	3.78	39	4.17	18	3.92	53
P281	5	2	5	5	5		4	4	5	5	5	5	5	5	5	5	5	5	1	2	4	1	2		5	5	1	2		1		5			1	3.78	39	4.50	1	3.95	45
P283	5	2	1	5	5		3	3	5	5	5	5	5	5	4	5	5	5	3	2	4	1	3		2	1	1	2		1		4			1	4.00	20	4.17	18	3.63	99
P284	5	2	1	5	5		2	3	5	5	5	5	5	5	4	5	3	5	3	2	4	1	3		2	1	1	2		1		4			1	4.00	20	4.00	35	3.47	116
P285	3	2	5	5	3		2	4	5	5	5	5	1	5	4	5	5	5	2	4	3	1	1		1	4	1	1		1		4			1	3.89	33	4.17	18	3.42	121
P286	5	2	1	5	5		1	1	5	5	5	5	1	5	5	5	5	5	3	4	2	1	4		3	2	2	4		5		1			1	3.56	78	3.83	51	3.61	105
P287	1	5	5	5	5		5	5	5	5	4	3	1	1	2	5	5	5	2	4	4	3	3		4	4	3	5		3		4			1	3.00	122	3.00	79	3.95	45
P288	5	5	5	1	5		4	5	5	5	5	3	5	5	5	5	5	5	1	2	4	4	4		5	4	2	4		2		5			1	4.22	10	3.67	64	3.95	45
P291	1	2	5	5	5		3	3	5	5	5	5	5	5	1	5	5	5	1	2	4	2	2		2	4	3	2		2		5			1	4.22	10	4.33	14	3.74	78
P294	1	2	5	5	5		3	3	5	2	5	3	1	5	4	1	5	5	4	2	3	5	2		2	2	1	2		2		3			5	3.89	33	3.50	72	3.45	119
P296	1	1	1	3	5		2	3	5	5	5	5	1	4	1	5	5	5	3	2	3	1	1		2	3	2	2		1		4			1	3.11	117	3.83	51	2.97	134
P297	5	2	5	5	5		1	3	5	5	5	5	5	5	5	5	5	5	2	2	5	1	1		5	5	1	1		1		5			1	3.33	94	4.50	1	3.87	63
P298	5	1	5	5	5		2	3	5	5	5	5	1	5	5	5	5	5	1	4	3	1	2		5	5	1	1		1		5			1	3.33	94	4.17	18	3.66	96
P301	5	1	5	5	5		2	3	5	5	5	5	5	5	4	5	5	5	2	4	4	2	3		1	3	1	1		1		5			1	3.33	94	3.83	51	3.80	70
P303	1	2	5	5	5		1	1	5	2	5	5	1	5	1	5	5	5	2	1	3	2	2		4	2	2	2		1		5			1	3.00	122	2.83	85	3.29	127
P304	3	1	5	5	5		3	3	5	1	5	5	1	5	1	5	5	5	1	4	3	3	5		4	2	1	5		1		5			1	3.33	94	2.83	85	3.45	119
P305	1	2	1	5	3		3	1	5	5	5	3	1	5	4	5	5	5	2	2	3	1	1		4	5	1	1		1		4			1	3.56	78	4.17	18	3.26	129
P306	3	1	5	5	5		4	4	5	5	5	5	1	5	5	5	5	5	4	2	5	1	3		3	3	2	3		1		5			1	3.33	94	2.00	108	3.76	73



SITE II																				SCORING																								
REF	3.10-3.17							HISTORIC ENVIRON		OTHER ENVIRONMENTAL CONSTRAINTS							QUALITY OF WIDE ACCESSIBILITY										POLICY		AVAILABILITY		ACHEIVABILITY		SUITABILITY											
	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE	RANK		
P307	5	5	5	5	5		3	4	5	5	5	5	1	5	5	5	5	5	2	2	5	5	5		4	5	4	4			2		5				1	3.22	108	2.83	85	4.21	23	
P308	5	2	5	5	5		4	4	5	5	5	5	1	5	5	5	5	5	3	2	5	5	5		4	5	4	4			2		5				1	3.22	108	2.83	85	4.26	19	
P309	5	5	5	5	5		5	5	5	5	3	3	5	5	2	5	5	3	1	2	3	5	5		5	4	3	3			3		5				1	3.60	76	1.83	117	4.08	35	
P310	5	5	5	5	5		5	5	5	5	4	3	5	5	5	5	5	5	1	2	4	3	5		4	5	1	4			1		5				1	3.90	31	3.00	79	4.29	18	
P312	5	2	5	5	3		3	2	3	5	5	5	5	5	5	5	5	5	2	3	2	2	3		3	5	2	3			2		5				1	3.78	39	4.00	35	3.87	63	
P313	5	5	5	5	5		4	3	3	5	2	1	1	5	2	5	5	5	1	4	4	4	3		3	3	3	3			3		4				1	3.00	122	2.83	85	3.79	71	
P314	5	2	5	5	5		3	3	5	4	5	5	1	5	5	5	5	5	2	4	2	3	4		2	3	3	3			3		4				1	3.78	39	4.50	1	3.89	57	
P315	3	5	5	5	5		5	5	5	5	4	3	5	5	5	5	5	5	2	2	4	3	3		2	4	3	3			3		5				1	4.20	15	4.33	14	4.21	23	
P316	5	1	5	5	5		1	2	5	4	5	5	5	3	5	5	5	5	1	4	4	4	4		4	4	4	4			4		4				1	3.78	39	4.00	35	3.92	53	
P317	5	1	5	5	5		1	1	5	4	5	5	5	4	5	5	5	5	3	1	4	4	4		5	5	4	4			4		5				1	3.78	39	4.00	35	3.92	53	
P318	5	5	5	5	5		5	5	3	5	2	1	1	5	5	5	5	5	5	4	5	5	5		4	3	4	5			3		5				1	3.33	94	2.00	108	4.08	35	
P319	1	2	5	5	5		5	5	3	5	3	5	1	4	5	5	5	5	5	3	5	5	5		5	5	5	4			5		4				1	3.33	94	2.67	94	4.16	28	
P320	1	2	1	5	5		3	1	3	5	5	5	1	4	5	5	5	5	2	4	4	3	3		3	5	3	3			1		5				1	4.44	4	3.67	64	3.55	112	
P321	1	2	1	5	5		3	3	5	5	5	5	1	5	5	5	5	5	2	4	4	3	3		3	4	3	3			2		5				1	4.44	4	3.67	64	3.63	99	
P322	1	2	1	5	5		3	3	3	5	5	5	1	4	5	5	5	5	2	3	4	3	3		3	5	3	3			1		5				1	4.44	4	3.67	64	3.47	116	
P323	5	2	1	5	5		1	2	2	4	5	5	1	5	5	5	5	5	2	4	2	3	3		3	3	3	3			2		3				1	3.78	39	3.83	51	3.61	105	
P324	1	2	1	5	5		3	2	5	4	5	5	1	4	1	5	5	5	3	4	4	4	3	3		3	3	3	3			3		3				1	2.44	134	4.00	35	3.39	123
P325	5	2	5	5	5		3	3	5	4	5	5	1	5	4	5	5	5	2	2	4	3	3		5	3	3	5			3		5				1	3.22	108	3.17	77	4.00	42	
P326	5	5	5	5	5		5	5	5	5	5	5	3	5	4	1	5	5	5	4	2	4	5	4		5	4	4	4			4		5				1	4.10	19	1.83	117	4.45	9

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	<b>38.6</b>

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
BK095	Land adjacent to 4 Applegarth	Applegarth	Barnoldswick	13/15/0095P	Full: Erection of four bed detached house with access of Hawthorne Drive and place caravan on site for temporary use.	1
BK119	Land adjacent to 9 Lockfield Drive	Lockfield Drive	Barnoldswick	13/14/0268P	Full: Erection of single, detached dwelling house, including formation of associated curtilage and parking area.	1
BR045	West View Acres	Kibble Grove	Brierfield	17/0660/FUL	Full: Erection of four bedroom detached bungalow with roof dormers to rear (Resubmission).	1
BR064	Former 6 to 8 Ross Street	Ross Street	Brierfield	13/16/0081P	Full: Conversion of a single dwelling into two separate dwellinghouses.	1
CE162	121 Albert Road	Albert Road	Colne	16/0326/FUL	Full: Erect two storey extension to rear; create 1 bed flat at first floor and alterations to shopfront (re-submission)	1
CE166	Veterinary Surgery	18-20 Albert Road	Colne	13/15/0193P	Full: Change of use to veterinary surgery (D1), external alterations to shop front and insert rear doorway (No. 20).	1
CE170	Land adjacent to 100 Greenfield Road	Greenfield Road	Colne	13/16/0079P	Full: Demolition of existing outbuilding and erection of detached bungalow and garage (Re-Submission).	1
CE172	50 Shaw Street	Shaw Street	Colne	13/15/0551P	Full: Sub-division and change of use of existing building to create two dwellings with extension to front and associated external alterations.	2
CE174	Blue Bell Farm	Skipton Old Road	Colne	16/0288/FUL	Full: Change of use of day centre (D1) and respite care (C2) to dwelling house (C3)	1

CE175	Land adjacent 19 Briercliffe Avenue	Briercliffe Avenue	Colne	16/0324/FUL	Full: Erection of 3 dwelling houses.	3
CE179	37 North Valley Road	North Valley Road	Colne	16/0480/FUL	Full: Change of use from plumbers store (A1) to one bedroom flat (C3)	1
EY055	Booth Bridge Farm	Booth Bridge Lane Thornton in Craven	Earby	16/0279/FUL	Full: Conversion of barn to two 3 bedroom dwellings and erection of a detached double garage	2
FE020	Field No. 6700	Cuckstool Lane	Fence	13/15/0386N	Prior Approval Notification (Agricultural Building to Dwelling Class Qb): Change of use to dwelling with associated external works and alterations.	1
FE024	464 Wheatley Lane Road	Wheatley Lane Road	Fence	16/0730/FUL	Full: Erection of one detached three bed dwelling house (Re-Submission).	1
HM015	The Old Stables Brookfoot	Grove Street	Higham	16/0137/Ful	Full: Conversion of one dwelling into two separate dwellings	1
HM016	Pendle Hall Farm	Grove Lane	Higham	16/0710/FUL	Full: Conversion and extension of barn to create single dwelling; demolition of detached outbuilding (re-submission)	1
KK019	Royds Farm	Harden Road	Kelbrook	13/15/0525P	Full: Partial demolition of attached barn, erection of attached garage, formation of driveway and erection of a detached dwelling house with detached garage.	1
KK020	Kitchen Farm, Skipton Old Road	Black Lane Ends	Kelbrook	13/15/0205P	Full: Change of use from single dwelling house to two dwelling houses with minor alterations and formation of parking area.	1
LE016	Land adjacent to Rye Flat Barn	School Lane	Laneshawbridge	16/0292/FUL	Full: Erection of two detached dwelling houses with garages and new access.	2
NN088	Shelfield Farm	Southfield Lane	Nelson	13/10/0199P	Full: Conversion of stable block/store to single 3 bed dwelling house.	1
NN132	53-55 Scotland Road	Scotland Road	Nelson	13/14/0450P	Full: Conversion of first and second floor into 3 no. flats and erection of external staircase to the rear	3
NN144	Whitford Smart, Victoria Works	149 Railway Street	Nelson	13/15/0465P	Full: Change of use of ground floor basement from plumbers merchants (A1) to after school club and create two 2 bed flats at first floor.	2
NN146	19-21 Carr Road	Carr Road	Nelson	13/16/0008P	Full: Change of use from offices to two dwellings and external alterations	2
NN147	13-15 Carr Road	Carr Road	Nelson	16/0384/FUL	Full: Conversion of offices (Use Class A2) into two dwellinghouses including external alterations.	2
SH012	Barn adjacent to Silent Night	Earby Road	Salterforth	16/0602/FUL	Full: Change of use of former restaurant to single dwelling with associated curtilage and parking.	1

TN064	Alderhurst Head Farm	Hollin Hall	Trawden	16/0522/FUL	Full: Sub-division of existing property to create separate dwelling (No external alterations).	1
						<b>39</b>

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 Higher Old Laundry Farm	Fence	13/15/0506N	Prior Approval Notification (Agricultural building to dwelling - Class Q(b)): External works and alterations to facilitate change of use to dwelling.	1
FE023	Raven Farm	Cuckstool Lane	Fence	17/0566/AGD	Prior Approval Notification: (Agricultural building to dwelling Class QA and QB) Change of Use of agricultural building to dwelling and external alterations.	1
NN133	11 Cross Street	Cross Street	Nelson	13/14/0277P	Full: Change of use from B1 Office to a dwelling house (C3).	1
RE008	Land adjacent Yate House	Ridge Lane	Roughlee	13/16/0027P	Full: Erection of a two storey detached dwelling with associated curtilage and new vehicular access from Ridge Lane ( Re-Submission).	1
RY015	Land adjacent to 534 Colne Road	Colne Road	Reedley	13/13/0010P	Extension of Time: Extend time limit of Planning Permission 13/09/0489P for erection of a detached dwelling house.	1
SH019	Development land adjacent No.7 The Hayfields	Hayfields	Salterforth	19/0016/FUL	Full: Erection of one detached dwellinghouse (Re-Submission).	1
SH020	Hollin Bank Cottage	High Lane	Salterforth	16/0568/VAR	Full: Variation of Condition: Removal of Condition 2 (Holiday occupancy) of Planning Permission 13/07/0548P.	1
TN045	Hollin Hall Barn	Hollin Hall	Trawden	17/0323/FUL	Full: Erection of detached dwelling house.	1
TN050	Land adjacent to 60 Lanehouse	Lanehouse	Trawden	17/0285/FUL	Full: Erection of a detached dwelling.	1
TN058	Cemetery House	Colne Road	Trawden	13/14/0243P	Full: Conversion and extension of outbuilding to create single dwelling, including creation of parking area and ground mounted solar panels within curtilage.	1
TN059	Former Office Building, Pinetree Court	Keighley Road	Trawden	13/14/0427P	Full: Change of use from offices (B1) in to three apartments including external alterations to windows, doors and walls and associated parking spaces.	3
TN065	Parrock Farm	Lane Top	Trawden	17/0389/FUL	Full: Conversion of barn to dwelling	1
TN068	Land to West of 6 Foulds Road		Trawden	18/0135/FUL	Full: Erection of three dwelling houses (Two semi-detached and one detached).	3
						<b>32</b>

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 parking (Re-Submission).	1
BD059	45 Appleby Drive	Appleby Drive	Barrowford	16/0718/FUL	Full: Erection of detached dwelling house.	1
BD070	95 Gisburn Road	Gisburn Road	Barrowford	18/0282/FUL	Full: Conversion of dwelling (Use Class C3) into a ground floor shop (Use Class A1) with a flat above and 2 cottages to the rear along	1
BK101	Land adjacent to 2 Taylor Street	Taylor Street	Barnoldswick	16/0562/FUL	Full: Erection of a detached dwelling with access from Pennine Way.	1
BK114	2 Letcliffe	Manchester Road	Barnoldswick	16/0128/FUL	Full: Demolition of existing garage and erection of dwellinghouse with garage at ground floor and first floor balcony.	1
BR067	Agricultural Building	Greenhead Lane	Brierfield	17/0708/AGD	Prior Approval Notification (Agricultural building to dwelling Class QA and QB): Change of use of agricultural building to dwelling and external alterations.	1
BR080	New Laund Farm	Greenhead Lane	Brierfield	19/0849/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations.	1
CE133	Nun Clough Farm Barn	Birchenlee Lane	Colne	18/0377/FUL	Full: Conversion of barn into one dwelling house.	1
CE183	51-53 Albert Road	Albert Road	Colne	17/0478/FUL	Full: Change of use from use class C2 to 2 No. dwellings use class C3, including erection of a rear hardstanding and two rear dormers.	2
FO038	White House Farm	High Lane	Foulridge	17/0385/FUL	Full: Change of use of barn to two dwellings, demolition of outbuildings, erection of an extension, erection of detached garage and formation of a new access	2
HM017	High Mount Farm	Foxen Dole Lane	Higham	17/0269/REM	Reserved Matters: Erection of an agricultural workers dwelling (Appearance, Landscaping, Layout and Scale).	1
NN116	14a Cumberland Street	Cumberland Street	Nelson	13/13/0264P	Full: Change of use from retail to dwelling; erection of single storey rear extension; Erection of a single flat roof dormer to side (South) elevation and erection of two pitched roof dormers to side (North) elevation.	1
NN148	97 Brier Crescent	Birer Crescent	Nelson	16/0429/FUL	Full: Change of use from nursing home to single dwelling including erection of single storey extension to rear and reconfiguration of windows (Amended Description).	1

NN151	2 Prospect Buildings	Cross Street	Nelson	16/0607/FUL	Full: Change of use of first floor offices to self contained flat.	1
NN155	11 Carr Road	Carr Road	Nelson	17/0437/FUL	Full: Change of use of office (A2) to residential (C3)	1
NN165	127-129 Chapel House Road		Nelson	18/0290/FUL	Full: Conversion of one dwelling house into two dwelling houses.	1
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
						<b>29</b>

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
BK091	Land to rear of 245-253 Gisburn Road	Gisburn Road	Barnoldswick	13/12/0403P	Full: Erection of a detached dwelling house (eaves height 4.7m, ridge height 8.4m), two detached double garages and two storey side extension to existing house and formation of new vehicular access.	1
BK125	Development land off Long Ing Lane	Long Ing Lane	Barnoldswick	17/0770/FUL	Full: Erection of one two storey dwelling and two three storey dwellings.	3
BK131	Higher Calf Hall Farm	Calf Hall Lane	Barnoldswick	18/0605/FUL	Full: Erection of one dwelling house and detached garage.	1
BK133	Land to North West 41 Long Lane		Barnoldswick	19/0905/FUL	Full: Demolition of existing garage, erection of a detached dwelling with parking and formation of parking area for 41 Long Ing Lane.	1

BK139	32 Curch Street		Barnoldswick	20/0538/FUL	Full: Change of use from shop (Use Class A1) to single dwelling (Use Class C3) and replace shop front and associated minor external alterations.	1
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
KK022	Moor Gate Farm	Cob Lane	Kelbrook	17/0192/FUL	Full: Change of use and external alterations to convert barns to 2 dwellings with associated residential curtilage and erection of a detached garage.	2
KK023	Royds Farm	Harden Road	Kelbrook	18/0217/FUL	Full: Demolition of garage and agricultural buildings and erection of one, two storey dwelling and double garage.	1

KK024	Field Number 4667	Harden Road	Kelbrook	18/0386/REM	Reserved Matters: Erection of 2 detached dwelling houses (Appearance, Landscaping, Layout and Scale) of Planning Permission 13/15/0245P.	2
KK025	Dog Exercise Field	Colne Road	Kelbrook	18/0756/FUL	Full: Erection of a single-storey dwelling and formation of four parking spaces.	1
KK029	Moor Gate Farm	Cob Lane	Kelbrook	20/0745/AGD	Prior Approval: Change of use of agricultural building to dwelling house (Use Class C3).	1
NN069	Land adj 3 Proctor Close	Proctor Close	Nelson	13/15/0348P	Full: Erection of one two storey dwelling house (Amended scheme).	1
NN104	1 Netherfield Road	Netherfield Road	Nelson	13/12/0056P	Full: Conversion of single dwelling to three flats.	2
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	Church Street	Trawden	20/0111/FUL	Full: Change of use, external alterations and erection of roof extension to garage block to convert into two dwellings (Part Retrospective).	2
TN075	Brooke House	Colne Road	Trawden	19/0624/CEU	Certificate of Lawfulness (Section 191 - Existing Development): Use as a single dwelling house (Use Class C3).	1
						55

Table 6: Completions on Small Sites 2021/22

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
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BK117	Land to East of Higher Park House (1)	Barnoldswick	18/0829/REM	Reserved Matters for the erection of one dwelling house (16/0500/OUT)	1
BK122	Helliwells Funeral Services	Barnoldswick	17/0348/FUL	Formation of a self-contained flat and alteration to roof to form roof terrace.	1
BK123	Letcliffe Farm	Barnoldswick	17/0528/FUL	Demolition of existing garage and stable block and erection of a two storey dwelling with detached garage.	1
BK130	Former Builders Yard	Barnoldswick	19/0515/FUL	Erection of a detached dwelling house (Use Class C3) on former builders yard	1
BK134	Yarlside Farm	Barnoldswick	19/0632/FUL	Convert farmhouse and former barn into two dwellings	1
BK135	Aynhams Farm	Barnoldswick	19/0876/FUL	Erection of detached bungalow	1
BK141	Manor House Farm	Barnoldswick	20/0169/REM	Erection of an agricultural workers dwelling of planning permission 19/0723/OUT	1
BK145	Aynhams Hill Farm	Barnoldswick	20/0685/FUL	Erection of three bedroom dwelling house for a rural worker.	1
BO024	Springfield Nurseries	Blacko	13/13/0527P	Demolition of partial complete dwelling and erection of single detached dwelling house.	1
BR077	547 Colne Road	Brierfield	19/0538/FUL	Subdivision of a dwelling to form two self-contained residential units.	1
BR078	67 Colne Road	Brierfield	19/0565/FUL	Change of use of ground floor shop to form a one bedroom residential unit.	1
BR084	5-11 Height Croft	Brierfield	20/0581/FUL	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 associated parking.	2
BR088	Smithsons Farm Cottage	Brierfield	20/0257/AGD	Pior Approval Notification (Agricultural Building to Dwelling Class Q a and b): Change of use of an agricultural building and external alterations to form a single dwelling.	1
BR089	534 Colne Road	Brierfield	21/0216/FUL	Erection of a detached house (Amended scheme) with vehicular access.	1
BR094	16 Hillside View	Brierfield	21/0401/FUL	Sub-divide dwelling house into two dwellings.	1
CE163	28 West Street	Colne	13/15/0183P	Subdivision of a single dwelling house to two flats with external alterations including remodelled rear extension and erection of staircase to ground floor.	1
CE184	Glenroy Community Centre	Colne	17/0743/OTD	Permitted Development Notification: Proposed change of use from office B1(a) to 3 dwellings.	3
CE191	73-75 Langroyd Road	Colne	18/0198/FUL	Conversion of existing first floor flat into 2 No. flats	1

CE214	57 Parker Street	Colne	19/0860/FUL	Change of use of ground floor from hairdressers (Use Class A1) to residential (Use Class C3)	1
FE025	26 Pendle Fields	Fence	18/0877/FUL	Demolition of garage and erection of a two storey dwelling.	1
FE028	4 Forest Avenue	Fence	21/0822/FUL	Subdivide dwelling house into two separate dwelling houses (retrospective).	1
FO039	Causeway Top Farm	Foulridge	19/0111/FUL	Convert barn to dwelling house and erect extension to front elevation.	1
LE024	18-19 School Lane	Laneshaw Bridge	18/0319/FUL	Erection of two detached dwelling houses.	2
NH012	Agricultural Buildings To The East Of Moss End	Newchurch	20/0421/FUL	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 garage with storage above.	1
NN191	23-27 Scotland Road	23-27 Scotland Road	20/0743/CEA	Certificate of Lawful Use (S.192 Proposed Development); Use of first floor as two flats	2
NN192	Land To The Rear Of 13	Nelson	20/0834/FUL	Erection of one Dormer Bungalow with detached garage.	1
NN193	36 Scotland Road	Nelson	21/0174/FUL	Change of use of First Floor Beauty Salon (Sui Generis) to two one bedroom apartments (Use Class C3)	2
RE007	Dam Head Farm	Roughlee	13/16/0005P	Demolition of existing agricultural building and garages and erection of single dwelling with detached garage (Re-submission).	1
RE009	Barn Off Blacko Bar Road	Roughlee	20/0398/FUL	Change of use and external alterations to convert barn to a dwelling.	1
SH021	Chapel House	Salterforth	17/0171/FUL	Change of use of part of Church (Use Class D1) to residential use (C3)	1
TN066	Stunstead House	Trawden	20/0739/REM	Erection of a dwelling of outline permission 17/0539/OUT	1
TN069	Prospect Farm	Trawden	18/0568/FUL	Change of use of barn to a single dwelling house (Use Class C3) with external alterations (Re-submission)	1
					38

# Lead in times and build out rates Pendle

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## Background

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

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

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

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

## Planning policy and guidance

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

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

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

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

## Establishing benchmarks and assumptions

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

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

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



# Lead in times and build out rates Pendle

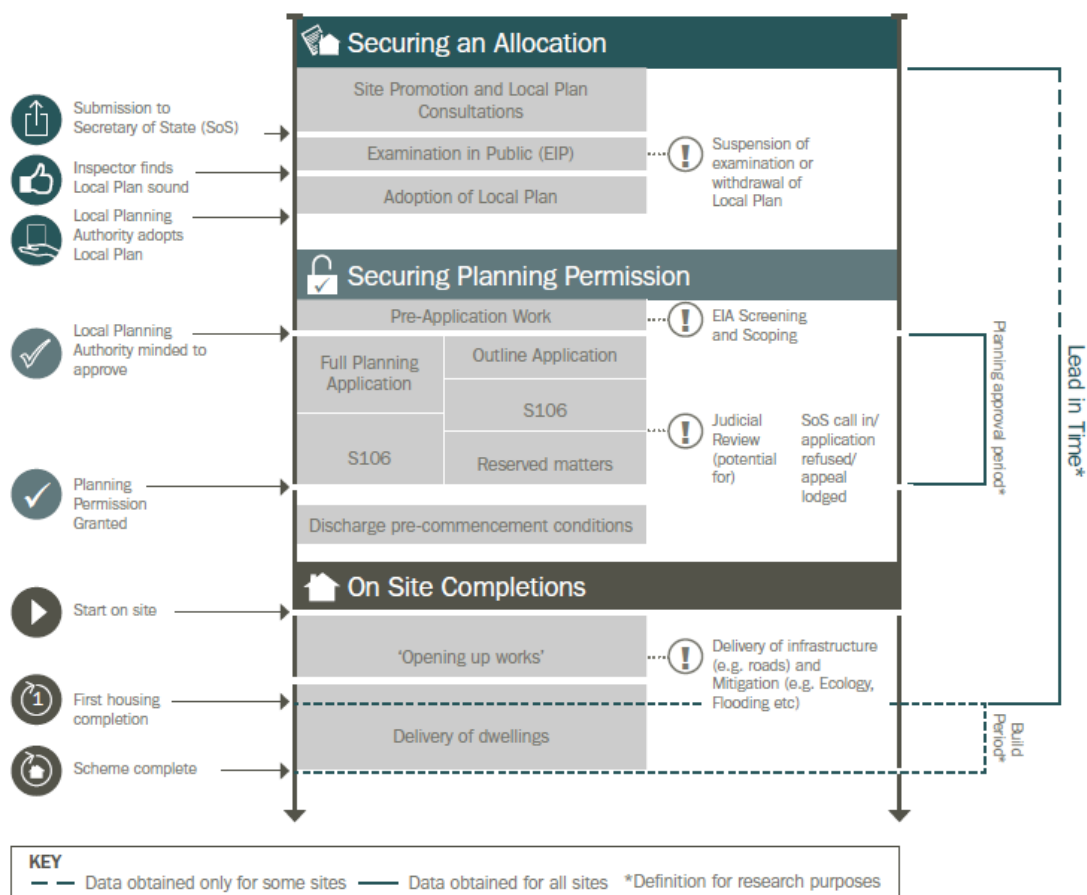
Information on lead in times and build out rates will help LPAs to determine whether additional housing sites need to be identified (large or small) and where these should be located. Local plans, neighbourhood plans and housing land trajectories should adopt sensible assumptions, based on national benchmarks,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

The key stages in assessing site progress are:

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

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

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



# Lead in times and build out rates Pendle

Source: Lichfields

## Lead in time

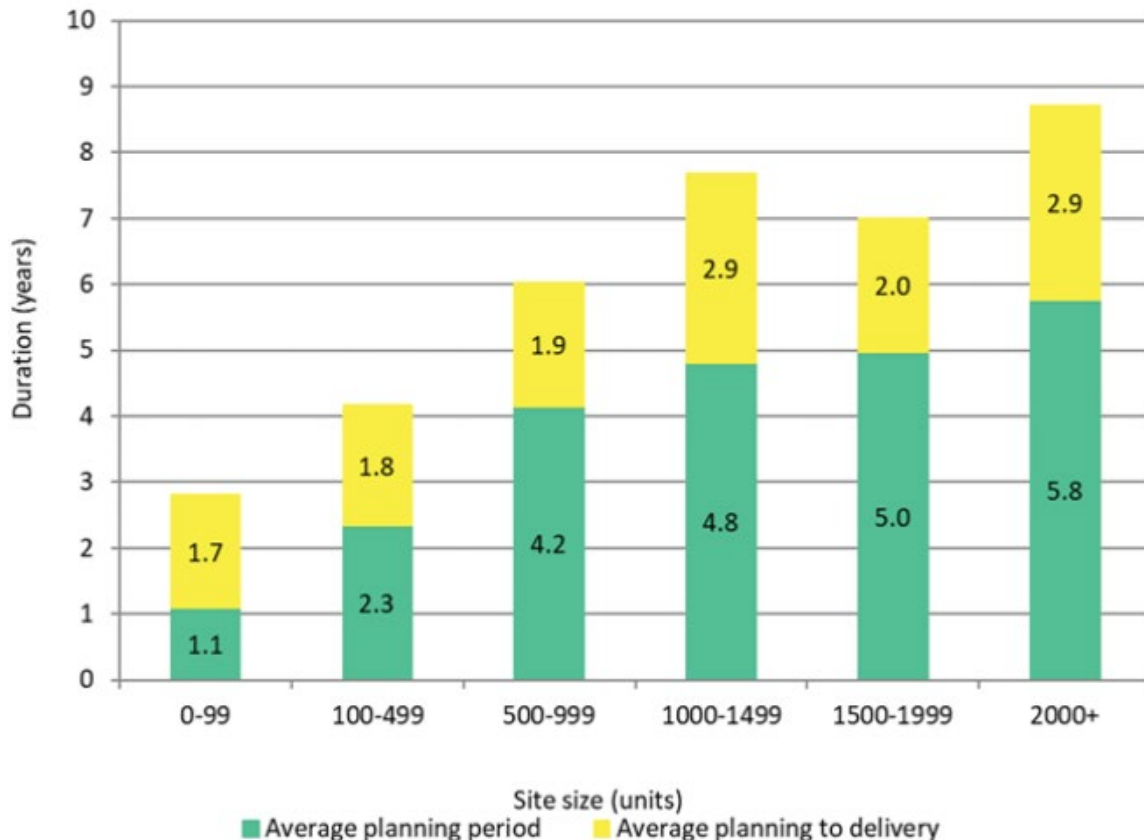
Many planning issues are addressed in advance of planning applications being submitted, in particular where sites are allocated in a Local Plan. This can help to ensure that an application – once submitted – is determined more quickly.

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

## Planning approval period

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

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



Source: Lichfields, October 2018

# Lead in times and build out rates Pendle

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

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

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

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

## Lapse rates

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

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

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

## Build out rates

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

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

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

## Lead in times and build out rates Pendle

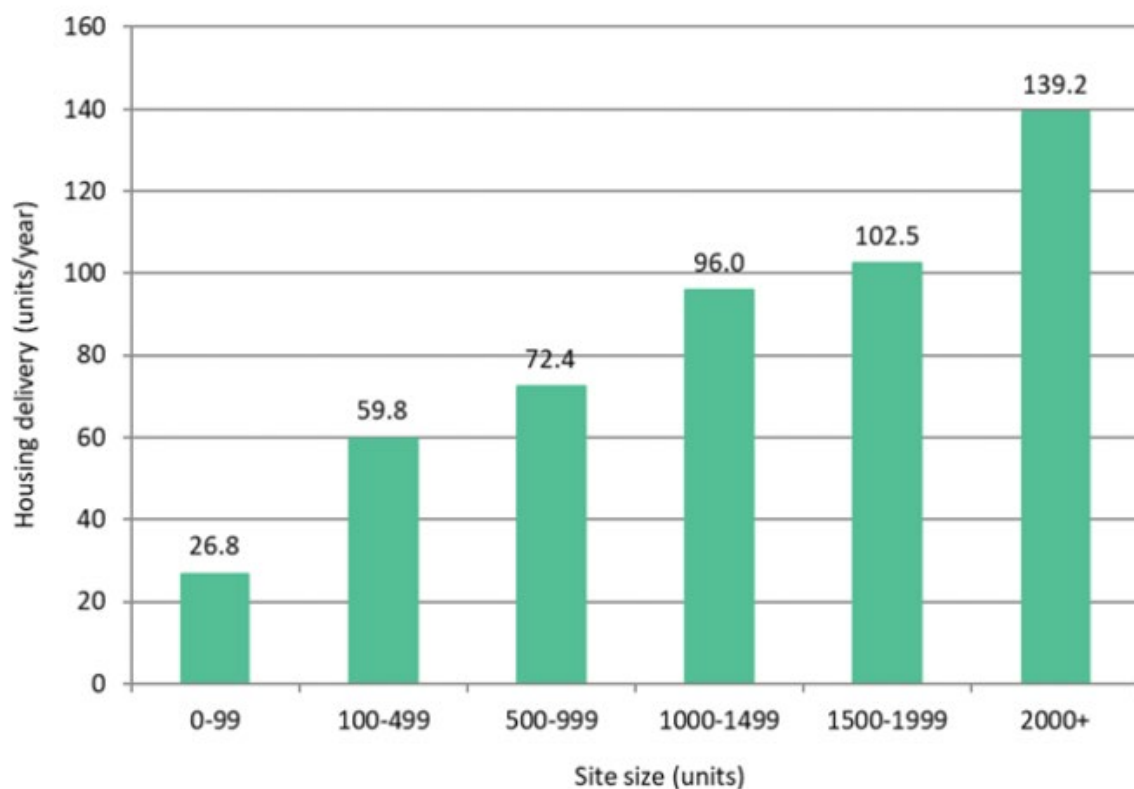
essential to have robust and up-to-date evidence on build out rates to inform decisions relating to the delivery of new housing.

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

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

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

**Figure 3: Average build out rates**



Source: Lichfields, October 2018

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

## Lead in times and build out rates Pendle

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

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

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

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

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

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

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



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

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

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

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## Pendle Housing Market Area

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

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

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

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

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

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

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

**Table 2: Annual completions on housing developments of 20 units or more, Pendle 2011/12 to 2018/19**

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

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

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

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

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

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

The housing sub-markets are defined in Table 1.

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

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

### Conclusions

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

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

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

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

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



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

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

### References

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

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

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

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

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