

Pendle Local Plan



Five-year Housing Land Supply Statement



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Executive Summary

- 1.1 This statement considers whether Pendle Borough Council (the Council) can demonstrate a supply of land capable of delivering sufficient homes to meet the planned housing requirement over a five-year period five-year (1st April 2023 to 31st March 2028). The data confirms that the Council can demonstrate a **6.01 year housing land supply**. This is more than the minimum five-year position required in national planning policy.
- 1.2 The calculation is based on a five-year requirement to provide 695 new dwellings (139 dwellings per year). This is assessed using the standard methodology as set out in PPG, with a 5% uplift applied to provide for market choice, in accordance with the NPPF.
- 1.3 A deliverable supply of 836 dwellings has been assessed. A detailed trajectory for each site contributing towards the five-year supply, including supporting evidence, is set out in [Appendix A](#). This trajectory extends beyond the assessed five-year period, illustrating how committed and allocated sites are currently expected to come forward in the medium and long term.

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1. National Planning Policy

- 1.1 Ensuring a sufficient supply of new housing is a major priority of the Government. The timely delivery of the right amount and type of housing, in the right place, is seen as a key role of the planning system, helping to secure the delivery of sustainable development.
- 1.2 The government's ambition to significantly boost the supply of housing is reflected in the [National Planning Policy Framework](#) (NPPF). The most recent update of the NPPF was issued in September 2023. The accompanying [Planning Practice Guidance](#) (PPG) provides further information about how Council's should assess their [housing land supply](#).
- 1.3 The local planning authority response to the Government's policy on housing, can be divided into three interrelated areas.
 1. The requirement for local planning authorities to maintain up-to-date planning policies which are consistent with the NPPF. This includes adopting plans which are informed by local housing needs assessments applying the standard methodology.¹ Plans may be considered out-of-date 5-years after their adoption or earlier if there is evidence of a significant shift in housing need. Plans must be robustly and transparently prepared and found to meet the four tests of soundness² by way of independent public examination before they can form part of the statutory development plan.
 2. The requirement for local planning authorities to have a clear understanding of the land available for housing within their area and to ensure that there is a sufficient housing land supply in the short, medium and where possible, longer term to meet their housing requirements.³ This is provided by the following policy tools:
 - The [Strategic Housing Land Availability Assessment](#) (SHLAA) forms part of the evidence base for the Local Plan. It is informed by regular "Call for Sites" exercises where landowners, agents, developers and members of the community are invited to notify the Council about land they consider to be suitable locations for housing. These sites are assessed to establish realistic assumptions about their availability, suitability and likely economic viability. The results allow the Council to identify the quantity of land potentially available to meet local housing need over the plan period. The SHLAA does not establish the principle of developing land for housing on a particular site. The assessment takes a "policy-off" position (i.e. the policy constraints of the development plan are not applied as they would be if the land was progressed through a planning application). The SHLAA is kept under constant review and a questionnaire survey is issued annually to landowners, developers or their agents to confirm the latest position.
 - The [Housing Delivery Test](#) is published annually by the Government. The test considers past performance. It does so by measuring housing delivery over the most recent rolling three year period against either the planned housing requirement for the area, or a minimum figure established by the Government's Standard Methodology, depending on which figure is lower. Where there is evidence that housing delivery has not met required levels, the following measures must be applied by the local planning authority to boost housing delivery in future years:
 - Delivery below 95% of need – Production an Action Plan to assess the causes of under-delivery and identify actions to increase delivery in future years.

¹ See [PPG 2a-002-20190220](#)

² See Paragraph 35, NPPF (2023)

³ See Paragraph 68, NPPF (2023)

- Delivery below 85% of need – Apply a buffer of 20% to the 5YHLS requirement.
 - Delivery below 75% of need – Apply the presumption in favour of sustainable development where relevant policies of the Local Plan may be considered to be out of date for decision making. In such circumstances planning applications will be assessed against the policies in the NPPF.
 - Conduct an annual assessment to determine whether the Council can demonstrate a five-year housing land supply (5YHLS). This assessment is informed by the SHLAA and the Housing Delivery Test. The 5YHLS takes the annual housing requirement for the area as its basis, unless this was adopted more than five-years ago. Where this is the case, the minimum housing requirement as indicated by the Standard Methodology will apply. A minimum uplift (or buffer) of 5% taken from the end of the plan period is applied to this requirement to increase market choice and boost delivery. A 20% uplift (or buffer) to the five-year requirement is also required if the Housing Delivery Test is not met. Where authorities are unable to maintain a minimum supply of five-years' worth of housing land, the presumption in favour of sustainable development will apply for decision making. As a consequence, policies relevant to the supply of housing in the development plan may be considered to be out-of-date; meaning that reduced weight is applied to their requirements (see NPPF, Paragraph 11d).
3. The allocation of land for housing through the Local Plan, and any Neighbourhood Plans or Area Actions Plans adopted within the borough, as well as additional specific planning tools which seek to encourage greater levels of housing delivery, including:
- Maintaining an up-to-date Brownfield Register;
 - Allocating sites for self-build or custom build housing;
 - Allocating sufficient sites of less than 1ha as part of the delivery strategy;
 - Increasing density requirements for sites especially those along high-quality public transport corridors; and
 - Applying a reduced timescale for planning consent in certain cases.

2. The Five-year Requirement

Establishing the Starting Point

- 2.1 The adopted housing requirement for Pendle is set out in Policy LIV1 of the [Pendle Local Plan Part 1: Core Strategy](#) [“the Core Strategy”] at 298 dwellings per annum (dpa). The Core Strategy sets out the strategic policies and objectives for development in Pendle over the plan period 2011 to 2030. The Core Strategy was adopted at Council on 17th December 2015 and is now more than 5 years old. A new Local Plan is currently being prepared but is not sufficiently advanced to be material to this assessment (reaching its draft stage in Summer 2023).
- 2.2 Paragraph 74 of the NPPF makes clear that local planning authorities should assess the five-year land supply against their adopted housing requirement, or where this is more than five-years old, the figure for local housing need generated by the Government’s Standard Methodology⁴.
- 2.3 In the absence of an up-to-date housing requirement for Pendle, for the purpose of assessing the 5YHLS position, the Standard Methodology figure for Pendle is applied (see footnote 39 of the NPPF). The standard method figure for Pendle on 1st April 2023 was 132 dpa. The calculation used to derive this figure is provided in [Appendix B](#).

Housing Delivery Test (HDT)

- 2.4 As set out in Section 2 of this assessment, the HDT is a national measure of performance, which seeks to ensure that housing delivery meets defined minimum housing needs at a local level. It determines what actions are required to respond to evidence of under supply.
- 2.5 At the time of writing the HDT result for 2022 or 2023 had not been published. The Council can however utilise the methodology set out within the Housing Delivery Test Rule Book to extrapolate the latest position for Pendle making use of up-to-date monitoring data. The full calculation for the 2023 HDT is set out in [Appendix C](#). It is estimated that housing delivery in Pendle has been at least 211% the level required through the Housing Delivery Test over the latest three year period. No actions are required in response to the outcome of the Housing Delivery Test.

The Five-year Requirement for Pendle

- 2.6 In accordance with national planning policy, the housing requirement for the five-year period is calculated using the standard methodology. A 5% uplift brought forward from the end of the plan period is then applied (see Paragraph 73 of the NPPF).
- 2.7 No allowance has been made for any shortfall in housing delivery, which may have occurred prior to the base date of the five-year period (i.e. before 1st April 2023). National planning policy does not require local planning authorities to address housing shortfall through the standard method, given that any shortfall is accounted for through the adjustment made in response to market signals⁵. Any decision to address a shortfall in housing delivery is a policy matter for the Council to consider, and as such is beyond the scope of this assessment.
- 2.8 The five-year requirement for Pendle for 1st April 2023 to 31st March 2028 is 695 dwellings or 139 dwellings per year (132 dpa + 5% of 132dpa).

⁴ Local Housing Need is defined within the NPPF as being conducted using the standard methodology as set out in Planning Practice Guidance (see Paragraph 61 of the NPPF)

⁵ See Planning Practice Guidance Paragraph 031 (68-031-20190722).

3. The Five-year Supply

- 3.1 [Appendix A](#) sets out a detailed trajectory and evidence underpinning the 5YHLS position for Pendle. It identifies a deliverable supply of 836 dwellings over the next 5 years.
- 3.2 The assessment applies the definition of 'deliverable' as outlined within the Glossary of the NPPF (Annex 2), to determine how sites come forward over the next five-years and beyond. The Glossary of the NPPF explains that to be considered 'deliverable', sites for housing:
- 'Should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five-years. In particular:
- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five-years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five-years.'
- 3.3 The base date for this assessment is **1st April 2023**. As a result no planning permissions granted after this date are included in the 5YHLS unless sufficient evidence, predating this base date, was available to demonstrate deliverability.
- 3.4 The 5YHLS is made up of housing sites from the following sources:
- Sites with full or detailed planning permission;
 - Sites with prior approval;
 - Sites with a lawful development certificate;
 - Sites with outline planning permission or permission in principle under 10 dwellings or 1 hectare;
 - Sites with outline planning permission or permission in principle over 10 dwellings where there is clear evidence of delivery within 5 years;
 - Sites allocated within the Local Plan, the Bradley Area Action Plan, saved policies of the Pendle Local Plan, or any made Neighbourhood Plan, where there is clear evidence of delivery within 5 years;
 - A small site allowance (defined as sites of between 1 and 4 dwellings for the purpose of this assessment) of 40 dwellings per year is applied from year 4 of the supply onwards to account of the supply of housing which regularly and reliably come forward within the borough each year but do not yet benefit from planning consent or a planning application. The rate applied reflects the five-year average for the borough as evidenced in [Appendix D](#).
- 3.5 The primary source of data used to inform this assessment is the Council's Strategic Housing Land Availability Assessment (SHLAA), together with active monitoring of applications for planning permission. The Council has recently updated this evidence to ensure an accurate assessment.

- 3.6 Where necessary, details of any dialog and assumptions made for the delivery of each site, including their lead-in times and rate of delivery is set out in the comments section of the housing trajectory (see Appendix A). In some cases officer knowledge and assumptions have informed decisions made about the inclusion or exclusion of a site and its rate of delivery. This information is set out wherever possible, and where it does not contravene data protection legislation. Such assumptions consider local evidence of delivery which is provided in [Appendix E](#).
- 3.7 Table 1 provides a summary of the housing land supply position in Pendle between 1st April 2023 and 31st March 2028. The full position is set out in Appendix A.

Table 1: Anticipated Net Delivery over the Next Five Years

Year	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Number of anticipated dwellings (net)	144	188	210	182	112	836
Housing Requirement	139	139	139	139	139	695
Difference	+5	+49	+71	+43	-27	+141

Analysis

- 3.8 The Council continues to demonstrate a housing land supply capable of delivering more than the minimum housing requirement over the next 5 years. The supply is strongest in years two, three and four of the five-year period. This position reflects the contribution made to the supply by recently approved small to medium scale developments, which have short lead-in times and build out periods. The lower level of housing delivery projected in 2023/24 is a result of a higher rate of delivery than anticipated in 2022/23 combined with a lag in delivery of newly approved sites. Delivery in year 5 of the five-year period also appears low however will be increased with delivery of schemes approved in outline (see years 6 to 10) together with other sites in the pipeline.
- 3.9 This year's supply position represents a slight improvement on the position reported in 2022, rising from 5.61 to 6.01 years. The quantum of supply considered to be deliverable has remained relatively static. This demonstrates that new commitments approved in latest monitoring year have been sufficient to maintain the supply position of the Council despite a higher level of completions recorded in 2022/23 than anticipated. The high yield of completions recorded is attributed to rates of delivery at two affordable housing sites being delivered by housing associations. The observed improvement in the Council's five-year supply position is a result of the application of the standard method figure to calculate the five-year requirement. A downward trend in demographic growth is a feature of the 2014-household projections reducing the housing requirement. A recent improvement in affordability experienced nationally due to wider market forces has helped to reduce this figure further.
- 3.10 Until the Council adopts an up-to-date Local Plan, the 5YHLS position will continue to remain volatile. This is because the 5YHLS requirement currently alters year by year. The achievement of the five-year position is greatly influenced by the rate of delivery experienced at larger housing sites. The adoption of the new Local Plan will give grounding to the requirement, providing a consistent and up-to-date housing figure. It will also allocate new sites which will contribute to the 5YHLS. It remains important that the Council continues to approve proposals for sustainable development, which are consistent with the policies and objectives of the development plan. This is necessary to ensure that sufficient housing supply is available to replace those sites which have been completed or lapsed in the previous monitoring year to maintain a supply position in excess of the minimum 5-year requirement. This is crucial to preserve local decision making.

4. Summary

- 4.1 Sections 3 and 4 have set out the housing requirement and supply position in Pendle for the period 1st April 2023 to 31st March 2028. This section brings this information together, to confirm the housing land position of the authority, as of 1st April 2023.
- 4.2 Section 3 confirms that the housing requirement for the period 1st April 2023 to 31st March 2028 is 695 dwellings. This equates to an average of 139 net new dwellings per annum.
- 4.3 Section 4 confirms a deliverable supply of 836 net new dwellings between 1st April 2023 and 31st March 2028.
- 4.4 As a result the Council can demonstrate a housing land supply equivalent to 6.01 years. This figure more than the minimum five-years required by the NPPF.
- 4.5 For clarity Table 2 sets out this calculation in full.

Table 2: Pendle Five-year Housing Land Position 1st April 2023

Elements in Calculation	Source of Data / Calculation	Figure
A. Five-year Requirement Baseline Position	Standard Method Figure (per annum)	132
B. Buffer (Uplift)	+ 5% of standard method figure (rounded) (per annum)	139
C. Total Housing Need over 5 years	B x 5	695
D. Deliverable Supply	In house monitoring (Appendix A)	836
E. Housing Land Supply (years)	Row D/ Row B	6.01

Appendix A: Five-year Supply Assessment Site Trajectory

A.1 See Attached Spreadsheet

21/05/25/FUL	CE228	Haverholme, Harrington Drive	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.				
22/05/24/OUT	CE230	Widdows, Skipton Old Road	Colne	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
22/07/19/FUL	CE231	Mooreview, Kenilby Road	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
22/07/24/FUL	CE232	12 Albert Road	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
17/06/23/FUL	EY078	8 Birch Hall Lane	Earby	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
20/06/20/FUL	EY085	White House Barn	Earby	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
19/06/22/FUL	EY086	Land to the east of 21-25 Diabury Street	Earby	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
20/05/19/FUL	EY087	The Church House, Rilly Street	Barnoldswick	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
21/01/17/FUL	EY088	41 Victoria Road	Earby	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
22/03/11/FUL	EY089	10-12 Mill Brow Road	Earby	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
20/06/17/FUL	FO045	Lower Braoch	Fourlodge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
21/05/21/FUL	FO046	Lower Braoch	Fourlodge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
20/08/31/FUL	FO049	Innake Poultry Farm	Fourlodge	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
22/00/05/FUL	FO052	Skipton New Road	Fourlodge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
20/03/23/FUL	NI028	Crawen Game Farm	Kilbrook	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
12/12/23/APP	NI107	6 Rhoda Street	Nelson	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
20/01/26/FUL	NI161	St Bedes Church, Railway Street	Nelson	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
18/01/88/FUL	NI162	83-85 Leeds Road	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
21/04/36/OUT	NI195	Werning Street	Nelson	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.					
22/02/66/REM	NI202	Land to the south west of 50 Wickworth Street	Nelson	1	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
22/01/36/FUL	NI203	69 Scotland Road	Nelson	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
22/03/20/FUL	NI205	Land adjacent to Cartcliffe Cottage	Nelson	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
22/05/72/RTD	NI207	11 Market Square	Nelson	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
21/06/20/FUL	SH028	Land To The West Of The Wn	Salterforth	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
20/06/25/FUL	TN077	Far Lashes Farm	Trawden	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
19/04/30/FUL	TN078	17 White Lee Farm	Trawden	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.					
Small Sites Allowance (from 2026/27)																														
Year Total															144	188	210	182	112	166	132	110	104	80	159	129	87	53	50	75
Five Year Total															598															
Requirements															139	139	139	139	139	139	139	139	139	139	139	139	139	139	139	
Difference															5	49	71	43	27	27	-7	-29	-35	59	20	-10	-52	-86	-89	

Appendix B: Calculating the Minimum Standard Methodology Requirement for Pendle

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

Step 1: Setting the baseline

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

Description	Figure	Source / Calculation
A Number of households 2023	39,536	GOV.UK – 2014-based live Tables on household projections: Table 406: Household projections by district, England, 1991- 2039
B Number of households 2033	40,798	GOV.UK – 2014-based live Tables on household projections: Table 406: Household projections by district, England, 1991- 2039
C Household growth (2032-2022)	1,262	B - A
D Average annual household growth	126	C / 10

Step 2: Adjustment to take account of affordability

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

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

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

Description	2021/22	Source / Calculation
A Median workplace affordability ratio (2019)	4.81	ONS – House price to workplace-based earnings ratio, Table 5c Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales.
B Adjustment factor	1.050625	$((4.81 - 4) / 4) \times 0.25 + 1$
C Local Housing Need (dpa)	132	1.050625×126

Step 3: Capping the level of any increase

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

Description		Figure	Source / Calculation
A1	Average annual housing requirement in an adopted strategic policy	298	Pendle Local Plan Part 1: Core Strategy – Policy LIV1
A2	Average annual household growth over ten years	126	Figure from Step 1
B	The minimum annual local housing need figure	298	A1 or A2, whichever applies
C	The cap, set at 40% above the projected household growth for the area over the 10-year period identified in Step 1	N/A	B + 40%
D	Average annual housing requirement	298	

Appendix C: Calculation of the Housing Delivery Test

- C.1 The methodology is set out in the PPG on [Housing Supply and Delivery](#) and the accompanying [Housing Delivery Test measurement rulebook](#).
- C.2 The figures below reflect the Council’s assessment as to what the Housing Delivery Test 2023 result for Pendle is likely to be based on this methodology and recorded completions.

Net Delivery (HFR)	
2020/21	342
2021/22	285
2022/23	285
TOTAL	912

Requirement (Household Projections)	
2020/21	146
2021/22	146
2022/23	141
TOTAL	433

Housing Delivery Test 2023 Pendle

$$\text{HDT Pendle (\%)} = \frac{912}{433} = 211\%$$

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

- C.3 As the tables above illustrate, housing delivery in Pendle has exceeded the minimum requirements set by the Housing Delivery Test over the previous 3-year period at 211%. As such, there are no specific requirements placed on the Council to address under performance in housing delivery. No further action is required.

Appendix D: Small Sites Windfall Allowance Evidence

- D.1 See attached spreadsheet
- D.2 Tab 1 in the spreadsheet shows delivery on small sites in Pendle over the five-year period 2018/19 to 2022/23. It demonstrates an average delivery rate of 40 dwellings per year on small sites, over this period.
- D.3 A site by site breakdown of small sites which have contributed towards housing delivery over the examined five-year period is provided.

Table 1: Five Year Summary

Monitoring Year	2018/19	2019/20	2020/21	2021/22	2022/23	Annual Average
Total completions on small sites	32	29	55	38	48	40.4

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

Table 3: 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
						29

Table 4: 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 5: Completions on Small Sites 2021/22

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
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
BK134	Yarlside Farm
BK135	Aynhams Farm
BK141	Manor House Farm
BK145	Aynhams Hill Farm
BO024	Springfield Nurseries
BR077	547 Colne Road
BR078	67 Colne Road
BR084	5-11 Height Croft
BR088	Smithsons Farm Cottage
BR089	534 Colne Road
BR094	16 Hillside View
CE163	28 West Street
CE184	Glenroy Community Centre
CE191	73-75 Langroyd Road
CE214	57 Parker Street
FE025	26 Pendle Fields
FE028	4 Forest Avenue
FO039	Causeway Top Farm

Barnoldswick	19/0515/FUL	Erection of a detached dwelling house (Use Class C3) on former builders yard	1
Barnoldswick	19/0632/FUL	Convert farmhouse and former barn into two dwellings	1
Barnoldswick	19/0876/FUL	Erection of detached bungalow	1
Barnoldswick	20/0169/REM	Erection of an agricultural workers dwelling of planning permission 19/0723/OUT	1
Barnoldswick	20/0685/FUL	Erection of three bedroom dwelling house for a rural worker.	1
Blacko	13/13/0527P	Demolition of partial complete dwelling and erection of single detached dwelling house.	1
Brierfield	19/0538/FUL	Subdivision of a dwelling to form two self-contained residential units.	1
Brierfield	19/0565/FUL	Change of use of ground floor shop to form a one bedroom residential unit.	1
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
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
Brierfield	21/0216/FUL	Erection of a detached house (Amended scheme) with vehicular access.	1
Brierfield	21/0401/FUL	Sub-divide dwelling house into two dwellings.	1
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
Colne	17/0743/OTD	Permitted Development Notification: Proposed change of use from office B1(a) to 3 dwellings.	3
Colne	18/0198/FUL	Conversion of existing first floor flat into 2 No. flats	1
Colne	19/0860/FUL	Change of use of ground floor from hairdressers (Use Class A1) to residential (Use Class C3)	1
Fence	18/0877/FUL	Demolition of garage and erection of a two storey dwelling.	1
Fence	21/0822/FUL	Subdivide dwelling house into two separate dwelling houses (retrospective).	1
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

Table 6: Completions on Small Sites 2022/23

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD068	Land adjacent to 30 Dixon Street		Barrowford	17/0410/FUL	Full: Erection of one detached bungalow and two semi-detached dwellings, including private drives and gardens (Re-Submission).	1
BD081	Caspers Fold	Francis Avenue	Barrowford	21/0062/FUL	Full: Erection of detached two storey dwelling.	1
BK129	Ambulance Station	Brogden View	Barnoldswick	20/0825/FUL	Full: Erection of 4 No. detached dwelling houses.	4
BK137	6 Rainhall Road		Barnoldswick	20/0207/FUL	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)	1

BK138	2A Park Road		Barnoldswick	20/0281/FUL	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).	1
BK140	Land to the East of Higher Park House	Kelbrook Road	Barnoldswick	20/0367/FUL	Full: Erection of a detached dwelling.	1
BK142	Calf Hall Cottage	Calf Hall Lane	Barnoldswick	20/0516/FUL	Full: Demolition, rebuild and extension of former stable and hayloft to create a new dwelling.	1
BK146	Gordale	Manchester Road	Barnoldswick	22/0416/FUL	Full: Erection of detached three storey dwelling with detached double garage.	1
BK150	Craven House		Barnoldswick	21/0324/FUL	Full: Conversion of outbuildings to 2 No. 2 bedroom cottages.	1
BR079	37B Clitheroe Road		Brierfield	19/0688/FUL	Full: Conversion of storage premises (Use Class B8) to a dwelling house (Use Class C3) with parking for two vehicles.	1
BR087	27 Railway Street		Brierfield	20/0448/FUL	Full: Erection of three storey building to accommodate 3 flats.	3
CE182	40 Albert Road		Colne	16/0129/FUL	Full: Create A1 retail unit at ground floor and self contained flat over and installation of new shop front.	1
CE196	Land to South West of Greenfield Road		Colne	21/0692/FUL	Full: Erection of a detached dwelling house (Amended proposal).	1
CE209	Barnside Hall Farm	Keighley Road	Colne	19/0356/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
CE216	Safe Hands Green Start Nursery	Derby Street	Colne	20/0632/FUL	Full: Change of use from Childrens Day Nursery (Use Class D1) to single residential dwelling (Use Class C3).	1
CE223	Hainslack Barn Farm	Warley Wise Lane	Colne	21/0612/AGD	Prior Approval: Change of use of agricultural building to dwelling house (Use Class C3).	1
EY061	Land to rear of 2-4 Mill Brow Road	Mill Brow Road	Earby	13/12/0007P	Full: Erection of a detached dwelling (Eaves height 5.4m, ridge height 8m)	1
FE019	New Barn	Cuckstool Lane	Fence	17/0306/AGD	Prior Approval Notification (Class Q (a & b)): Change of use of agricultural barn to one dwelling and external alterations.	1
FO050	12-14 Abner Row		Foulridge	21/0013/FUL	Full: Change of use of electrical workshop (Use Class E(g)) to one dwelling house (Use Class C3) and external fenestration alterations.	1
FO054	8 Waller Hill		Foulridge	22/0761/FUL	Full: Erection of a new dwelling house and a parapet wall on the roof of the adjoining neighbour.	1

LE020	Barn to East of Hazel Grove Lodge	Warley Wise Lane	Laneshaw Bridge	20/0052/AGD	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.	1
LE022	Land to south side of Keighley Road	Keighley Road	Laneshaw Bridge	18/0003/FUL	Full: Erection of two detached 4 bed dwellinghouses with detached double garages and bin store with access off Keighley Road.	2
LE023	Land at Methodist Church	Keighley Road	Laneshaw Bridge	21/0358/REM	Erection of 4 dwellings	2
NH007	Lower Houses Farm	Haddings Lane	Newchurch-in-Pe	13/05/0488P	Conversion of barn to two dwellings.	2
NH013	Land to the South West of Goldshaw Court	Well Head Road	Newchurch-in-Pe	20/0203/PIP	Permission in Principle: Erection of up to two dwellinghouses.	2
NN137	47 Rhoda Street		Nelson	13/15/0364P	Full: Conversion of dwelling in to two flats, single storey extension to rear and external alterations.	1
NN176	Shelfield Farm Cottage	Shelfield Lane	Nelson	19/0861/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
NN189	24 Castle Street		Nelson	20/0149/FUL	Full: Conversion of terraced house into 2 No. flats.	1
NN196	53 Bradley Hall Road		Nelson	21/0695/FUL	Full: Change of use from church hall/meeting room to dwelling.	1
NN199	265 Leeds Road		Nelson	22/0605/FUL	Full: Change of use of ground floor (Use Class E) to one bed flat (Use Class C3) (retrospective).	1
NN200	162 Colne Road		Nelson	22/0063/FUL	Full: Conversion of lower ground floor to two-bed apartment with access via rear yard.	1
NN210	23 Manchester Road		Nelson	22/0681/RTD	Prior Approval Notification: Change of use of first floor from offices (Use Class E) to 3 no. residential flats (Use Class C3).	3
SH024	Caravan Site, Lower Greenhill Farm	Kelbrook Road	Salterforth	20/0657/FUL	Full: Removal of an existing caravan and erection of one dwelling house.	1
SH026	Salterforth Nursery	Moor Lane	Salterforth	21/0109/FUL	Full: Erection of a detached dwellinghouse and associated water treatment plant.	1
SH027	Higher Park Barn	Salterforth Lane	Salterforth	22/0309/AGD	Prior Approval: Change of Use of agricultural building to dwelling (Use Class C3) (Class Q (a) only).	1
TN062	Land at Rock Lane		Trawden	19/0441/FUL	Full: Conversion of Goat House to dwellinghouse and extension to north elevation.	1

TN074	The Old Vicarage	Church View	Trawden	19/0877/FUL	Full: Change of use of stables to form a dwelling house, erection of external staircase, alterations to openings, installation of rooflights to front and rear and formation of two parking spaces.	1
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Appendix E: Lead in Times and Housing Delivery Rate Evidence

E.1 See attached report.

Lead in times and build out rates Pendle

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 still to build 300,000 new homes each year.

Planning policy and guidance

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

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

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

National Planning Practice Guidance (NPPG) on [housing and economic land availability assessment](#), as updated on 13 September 2018, stated that LPAs may want to “develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build out rates” (Paragraph: 030 Reference ID: 3-030-20180913). Whilst this paragraph was removed when the guidance was updated on 22 July 2019, the importance of lead-in times continued to be highlighted in Paragraph: 022 Reference ID: 3-022-20190722.

Establishing benchmarks and assumptions

Large-scale housing developments, defined as those delivering 500 homes or more, play a significant role in meeting housing need. But whilst they deliver more homes, they do this over a long time period and typically have longer lead-in times than smaller sites. If the Council’s [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

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

Lead in time

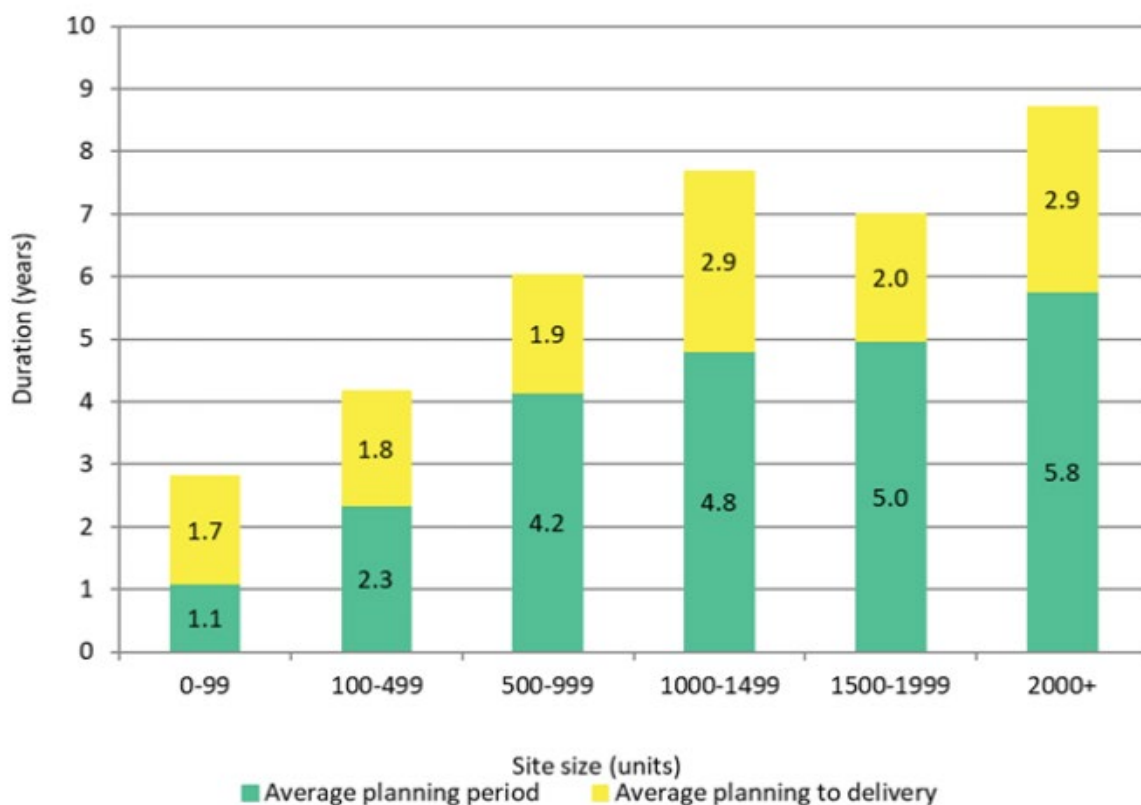
Planning issues are often addressed well before a planning application is submitted. This is particularly true where a site has been allocated in the Local Plan. This helps to ensure that the planning application – once submitted – is determined more quickly.

In November 2016 Lichfields published its research report [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

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A site threshold of 500 units appears to be the point after which the *planning approval period* increases from just over two years to between four and six years.

The length of the planning approval period is not affected by whether the land in question is Brownfield or Greenfield site.

Applications for planning permission are determined more quickly where the planning matters have been substantially addressed prior to submission. This is most often achieved by developers seeking pre-application advice; or by LPAs allocating sites in their Local Plan and/or preparing development briefs or master plans. The commencement of any development can also be accelerated if the implementation of a 'first phase' can be fast tracked through a focused planning application.

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

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

Lapse rates

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

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

At the national level, the Ministry for Housing, Communities and Local Government (MHCLG) has identified a 30-40% gap between planning permissions granted for housing and housing starts.¹ This can often give rise to claims of 'land banking' by developers. But, insofar as land banking may exist, the [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.

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

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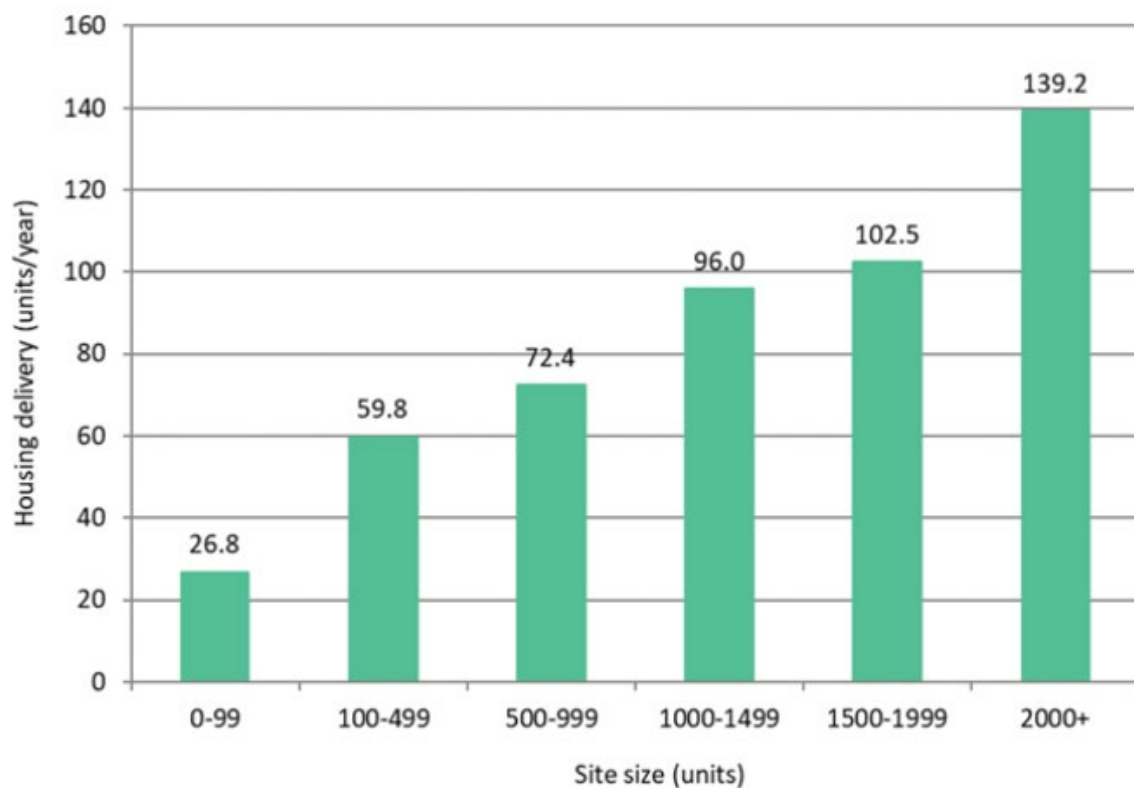
Single family homes built by a contractor typically take between eight and nine months to complete. For self-build properties this increases to eleven months on average. But, if housing sites are developed more slowly than the planning authority has assumed, more housing sites may need to be brought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

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

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

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

Figure 3: Average build out rates



Source: Lichfields, October 2018

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

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

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

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

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

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

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

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



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

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

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

Pendle Housing Market Area

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

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

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

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

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.

Table 2 examines the delivery of 21 sites expected to deliver 20 or more units on-site in Pendle. At 2022/23 most of these sites are now complete, however new sites permitted in the last 12 months will help maintain contributions to housing land supply from this scale of site.

Table 2: Annual completions on housing developments of 20 units or more, Pendle 2013/14 to date

Location of Site (including details of site promotor/developer)	Housing Sub-market	Planning Application Number	Site Capacity (units)	Completions by Year										
				13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	
Trough Laithe , Barrowford ¹²	4	19/0952/REM	239									-	23	45
Deerwood Park , Knotts Lane, Colne ¹	7	13/15/0178P	182			-	18	24	53	31	28	17	10	
Former James Nelson's Sports Ground, Nelson ¹³	2	19/0901/FUL	114								-	12	77	
Boulsworth View , Windermere Avenue, Colne ¹⁴	8	18/0865/REM	82							18	49	15	■	
Spring Meadows , Red Lane, Colne ³	8	17/0362/FUL	79					-	6	13	26	3	■	
Former Recreation Ground, Harrison Drive, Colne ⁵	7	19/0801/FUL	79								-	31	42	
The Hallows , Colne Road, Reedley ²	1	13/08/0558P	77	9	3	6	13	5	19	9	■			
Grenfell Gardens and The Locks , Barrowford Road, Colne ²	8	13/09/0110P	55	5	8	2	1	■						
Quaker Heights & Spinners View, Clitheroe Road, Brierfield ²	2	13/10/0294P	55	18	■									
Robinson Fold, Carr Road, Barnoldswick [1] ¹⁵	9	13/04/0590P	51	-	-	-	-	-	-	-	-	5	-	-
Southbeck , Salterforth ⁴	11	13/11/0597P	49	-	-	-	26	16	7	■				
Valley Road, Barnoldswick ⁶	9	13/13/0364P	46	-	-	46	■							
Foxhills , Clitheroe Road, Brierfield ⁵	2	13/15/0025P	45			-	-	-	24	11	■			
Simpsons Garage Site, Knotts Lane, Colne ⁶	7	13/13/0585P	39	-	-	15	■							
Priory Chase , Nelson ⁷	2	17/0534/REM	39			-	-	-	39	■				
Birtwistle Close, Carry Lane , Colne ²	8	16/0139/FUL	33			-	-	12	-	6	15	■		
Clovercroft, Higham ¹⁷	6	13/06/0116P	33	15	■									
Langroyd Place , Skipton Road, Colne ⁵	7	16/0650/FUL	32				-	-	13	13	6	■		
Kensington Forest , Long Ing Lane, Barnoldswick ⁸	9	16/0136/REM	31		-	-	-	-	22	9	■			
Standroyd Court, Colne ²	8	13/04/0482P	28	3	■									
Hope Mill, Barnoldswick ⁹	9	13/14/0172P	28		-	13	15	■						
Spenn Brook Village , Newchurch-in-Pendle ¹⁶	7	13/04/0482P	28		-	-	-	-	-	-	-	3	10	16

Location of Site (including details of site promotor/developer)	Housing Sub-market	Planning Application Number	Site Capacity (units)	Completions by Year									
				13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Colbran Street, Nelson ¹⁰	2	13/14/0528P	23		-	-	23	■					
Spring Mill , Wheatley Lane Road, Fence ¹¹	6	16/0390/REM	22		-	-	12	10	■				
Average Build Rate				10	6	16	15	13	23	14	19	17	38

Key

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

■ Development complete

List of promoters / developers (Column 1)

¹ Persimmon Homes, ² Barnfield Homes, ³ Beck Homes, ⁴ Seddon Homes, ⁵ PEARL, ⁶ Mulbury Homes for Together Housing, ⁷ Hobstones for Calico,

⁸ Berkeley DeVeer, ⁹ Cawder Construction for Together Housing, ¹⁰ Lane End developments for Great Places Housing Group, ¹¹ Skipton Properties, ¹² Northstone, ¹³ Gleeson Homes,

¹⁴ McDermott Homes, ¹⁵ Orchard Holdings plc, ¹⁶ Cheshire Estates, ¹⁷ Wilson & Co Properties Limited

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Several are being promoted by housing associations and will deliver 100% affordable housing on-site and as such housing delivery is not tied to market conditions.

Whilst the delivery of new homes on Pendle’s largest housing sites is typically in the range of 15-25 new units per annum these figures can be exceeded. A social housing scheme in Nelson achieved a build rate of 77 homes per annum in 2022/23 (Table 2).

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

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

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.

Further large sites are under consideration for allocation in the Pendle Local Plan Fourth Edition, which it is anticipated will be published and submitted for examination in 2024.

Conclusions

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

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

The available evidence² suggests that three inter-dependent factors will have a major influence on the build-out rates for large housing sites in the borough:

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

On large sites build out rates are not steady over the lifetime of the development. Annual completions tend to be higher in the early stages of the development before gradually tailing off.

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

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This reflects the need for house-builders to make a quick return on their capital outlay. It may also reflect the need to deliver affordable housing in these early stages.

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

References

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

[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)

Lead in times and build out rates Pendle

Addendum

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

Table 1: Housing sub-markets in Pendle [1]

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

Note:

[1] Not included in the figures above are:

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

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

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

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Liberata

