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 <u>Appendix A</u>. 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 <u>National Planning Policy Framework</u> (NPPF). The most recent update of the NPPF was issued in September 2023. The accompanying <u>Planning Practice Guidance</u> (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. Plans may be considered out-of-date 5-years after their adoption or earlier if there is evidence of a significant shift in housing need.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 soundness 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 in informed by regular "Call for Sites" exercises where landowners, agents, developers and members of the community are invited to notify the Council about land they consider to be suitable locations for housing. These sites are assessed to establish realistic assumptions about their availability, suitability and likely economic viability. The results allow the Council to identify the quantity of land potentially available to meet local housing need over the plan period. The SHLAA does not establish the principle of developing land for housing on a particular site. The assessment takes a "policy-off" position (i.e. the policy constraints of the development plan are not applied as they would be if the land was 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 <u>PPG</u> 2a-002-20190220

² See Paragraph 35, NPPF (2023)

³ See Paragraph 68, NPPF (2023)

- 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.

Delivery below 85% of need – Apply a buffer of 20% to the 5YHLS requirement.

- 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 <u>Appendix A</u> 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 **1**st **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 <u>Appendix D</u>.
- 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

Ele	ements in Calculation	Source of Data / Calculation	Figure
A.	Five-year Requirement Baseline Position	Standard Method Figure (per annum)	132
В.	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

Planning Ref/Site ref	of PBC Ref	Site name	Settlement	Capacity (Net	Dwellings	Dwellings u/c (@	Dwellings			years Deli					0 years Del					5 years Del			16+ years	Comments/Evidence
-	+			dwellings)	complete	31.03.23)	Not started	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	2037/38		Detailed consent for 239 dwellings. Development has commenced with construction of
19/0952/REM 13/15/0327P	BD065	Land at Trough Laithe Farm (Phase 1) Land at Trough Laithe Farm (Phase 2)	Barrowford	500	68	13	419	40	40	40	40	40	40	40	40	40	20	20	20	12	0	0	0	the list now well under way, furcitations are developing the sist. A trajectory of projected future delivery has been provided by Northance (in 2022) confirming that sist phase of the latt's development will be completed by 2027/18, with average of 30 developing per year conference of 2027/28 (a 2021/28 designing to the celleng per year 1022/27, a feed future of 1022/28 (a 2021/28 designing to 1022/28 resolution 1022/28 res
																								consent is excluded from the 5 year supply. Trajectory assumes continuation of same build rate with cross over in years 5 and 6.
19/0740/REM 17/0427/OUT	NN158	Land at Further Clough Head, Bamford Street (1) Land at Further Clough Head, Bamford Street (2)	Nelson	129	0	0	129	0	0	0	0	0	9	20	20	20	20	20	10	10	0	0	0	Access contracted and development passed. Approved scheme is not stable. A revised when for 129 devilling has been drawn up and will be admirted for planning consensability. Development passed and assumed not deliverable within 5 years though the provision of housing on site is anticipated in the medium term.
19/0901/FUL 13/11/0619P	NN178	Former James Nelson's Sports Ground	Nelson	114	89	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Together Housing has purchased the site with funding provided by Homes England to enable delivery. The scheme will provide 100% affordable housing, so delivery is not tiet to market conditions as illustrated by the delivery of 77 dwellings in 2022/33. The site is currently under construction with full completion anticipated within 5 years.
22/0197/FUL	BD	Land at Oaklands Recreation	Barrowford	79	0	0	79	0	9	20	20	20	10	0	0	0	0	0	0	0	0	0	0	Trajectory provided by the developer.
19/0801/FUL	CE220	Ground off Harrison Drive	Colne	79	71	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developed as part of the Council's PEARL joint venure with Barnfield Homes. The site is nearing its completion with full delivery assumed in the next 5 years.
13/12/0063P 13/12/0458P CNDP6/15	CE127	Bunkers Hill off Hargreaves Street	Colne	64	10	0	54	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10	4	The planning permission has been implemented with the completion of 10 dwellings in 014, development of the wider site, which is in different ownership, has stalled. A large site (which includes this approved part of the site) is allocated through the Colne Neighbourhood Plan. There is currently limited evidence of deliverability although the site is available. Delivery is assumed in the longer term.
13/10/0294P	BR029	Lob Lane Mill	Brierfield	55	39	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Development is complete with the exception of an apartment block. The developer has indicated that market conditions mean that this is unlikely to be delivered within the ner 3 years. Apartment market remains volatile in Peroldie with no reason to believe this will change. In the absence of ovidence indicating otherwise it is assumed that the development will not compeller within the next 15 years.
13/04/0590P	BK055	Westfield Mill, Carr Road Spring Mill,	Barnoldswick	53	46	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Site stalled. Little prospect of construction commencing again.
22/0848/FUL	EY090	Stoney Bank Road	Earby	53	0	0	53	0	0	43	10	0	0	0	0	0	0	0	0	0	0	0	0	Trajectory provided by the developer.
18/0665/OTD	NN169	Pendle Rise Estates, Pheonix Chambers, Holme Street	Nelson	39	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	Development not expected to take place due to approved Town Centre redevelopment proposals.
19/0863/REM	EY076	No. 0087, Earby Road	Earby	34	0	1	33	0	0	0	0	0	10	10	10	4	0	0	0	0	0	0	0	Permission implemented but delivery is not expected within the next 5 years owing to a absence of evidence provided by the site promotor.
19/0893/FUL	CE215	Langroyd Hall, Langroyd Road	Colne	32	0	32	0	0	0	0	0	0	0	0	0	0	0	12	20	0	0	0	0	Work commenced but stalled following a fire at the premises. An application to discharge conditions was approved after base date. The agent does not believe that the approach of the property
19/0815/OUT	BK144	Land To The North East Of	Barnoldswick	30	0	0	30	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	approved scheme will come forward. Delivery assumed in the longer term. Trajectory provided by agent on behalf of developer.
		Meadow Way Land at Former Garage Site,																						Stalled site. Historic consent partially implemented. No change from 2022 position. Then
13/04/0925P 20/0865/FUL	NN033	Marsden Hall Road Land north of	Nelson	30	0	0	28	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	is no reason to assume that there will be any change to the status of this site in the shor or medium term given the absence of activity. It allocated in Trawdon Forest Neighbourhood Flan and has planning permission for 2 dwellings (28)(9865/FUL), Application to varying condition 18 of the approved scheme and remove result rememt for affordable homes on site was refused (see Aug.).
21/0111/FUL	BK151	Dean Street Land off	Barnoldswick	19	0	0	19	0	0	9	10	0	0	0	0	0	0	0	0	0	0	0	0	22/0424/VAR) but allowed on appeal. Delivery assumed in the medium term noting optential viability constraints. Site has full planning permission (granted on Appeal). Discharge of conditions applications pending. Site promoted by Applethwalte. No response from developer but
		Brogden Lane Land To The																						assumed deliverable in full within the next 5-years noting local market conditions and recent application activity to discharge conditions and begin site commencement works Planning application approved in May 2020. RM (22/0495/REM) approved. Cross
19/0900/OUT	BR082	East Of Bowland View	Brierfield	19	0	0	19	0	0	6	13	0	0	0	0	0	0	0	0	0	0	0	0	Construction to develop the site. Trajectory provided by the developer (in 2022). Deliver pushed back to reflect need to ready the site and discharge conditions. The site is allocated within the Colne Neighbourhood Plan. The site is available in the
CNDP6/6 22/0473/FUL	FO	Shaw Street Land at Croft	Colne Foulridge	18	0	0	18	7	10	0	0	0	0	0	0	0	0	5	5	5	3	0	0	Interest and a state of the state of deliverability in the short term. Under Construction, First completions likely in 2023/24. The site will be completed
18/0821/RES	BK113	Mill Land opposite The Barn, Ben	Rannoldswick	14	4	10	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	within the next 5-years. Site is under construction with foundations in place for all dwellings. First completions
21/0676/REM		Lane	Darrioldswick																					recorded in 2022/23. The site will be completed within the next 5-years. The site benefits from a detailed planning consent. Site preparation works underway. Th
18/0768/FUL	TN073	Black Carr Mill Weston	Trawden	14	0	0	14	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	site owners has confirmed that the site will be completed within the next 5 years.
20/0758/FUL 21/0994/FUL	F0051 BD	Electric Units Ltd, Station Rd Belgarth Nursery, Wheatley Lane	Foulridge Barrowford	13	0	0	13	0	12	7	6	0	0	0	0	0	0	0	0	0	0	0	0	Site has full planning permission. Site owners state they are in negogiations with a developer. They expect the site to be completed within the next five years. Trajectory information is provided by the site's agent on behalf of the developer.
		Road Land to the																						Reserved Matters application pending determination (21/0963/REM). Submission made
21/0769/OUT	EY081	west of White Leys Close Chapel Farm,	Earby	12	0	0	12	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	to the Local Plan makes clear that the site owner is pursing a larger development proposal on site and as such timing of the delivery of housing is assessed as being in the medium term. Site has outline planning permission. No known efforts to market the site. The proposal
21/0362/OUT	FE027	Wheatley Lane Road	Fence	12	0	0	12	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	situated within a part of Pendle which experiences a strong housing market. Delivery is a this point assumed to be in the medium term applying the definition of 'deliverable' set out in the NPPF, though it is likely that the scheme will come forward sooner.
22/0414/RTD	CE226	The Exchange, Spring Lane	Colne	11	0	0	11	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	The current proposal will not be implemented and a revised scheme is pending consideration (see app 23/0674/FUL)
21/0265/FUL	BR090	Site of former 1 to 33, O'Hagan Court	Brierfield	10	0	0	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	Site has full planning permission and is promoted by Together Housing who active locally. The proposal is in a weak housing market area but will provide affordable housing products. Full delivery assumed in the short term.
20/0641/FUL	BR095	Powerhouse Gymnasium	Brierfield	10	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Change of use application for 10 flats. Building control application approved in 2023. Development expected to be completed in 2023/2/4. The site is allocated within the Colne Neishbourhood Plan. The site is currently in
22/0633/FUL	KK030	Buck Street Land off Cob Lane, Kelbrook	Colne	10	0	0	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	The site is allocated within the Loine Neighbourhood Pain. In este is currently in commercial use however the landowner has confirmed availability by 2090. The site is identified as a housing site allocation in the Kelbrook & Sough Neighbourhoo Plan and has detailed application for 10 dwellings (22/0633/Full.). The site has been subject to active promotion by the developer and there is no reason to believe that the
22/0122/FUL	NN201	28-34 Manchester Road	Nelson	10	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	site will not be built out in accordance with the planning permission. Change of use application for 10 flats. No evidence that the site cannot be delivered.
TFNP012		Land to the rear of Black Carr Mill	Trawden	10	0	0	10	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	The site is allocated within the Trawden Forest Neighbourhood Plan. There is currently little evidence that the site will be delivered in the short or medium term.
13/13/0216P	BR037	Four Oaks, Reedley Crescent	Brierfield	9	0	0	9	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	No indication of activity at the site following the partial implementation of a historic approved scheme. There is no reason to believe that this planning permission will be implemented in the short or medium term especially taking into account the lack of any development during boowant market conditions. A material start has been made, but the developer is completing work on other schemes
22/0663/PIP 17/0736/OUT	CE229	Ivegate, Windy Bank	Colne	9	0	0	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	first. Planning in Principle for 9 dwellings recenity approved. Only on the medium term assumed notine previous viability issues affecting the site.
17/U/30/UUI	1	l			i l											0	0	0	0	0	0	0	9	The site is under construction and is being developed by Beck Homes. Full delivery assumed in 5 years.
13/14/0080P 21/0184/REM	F0042	The Vicarage, Skipton Road	Foulridge	9	0	0	9	4	5	0	0	0	0	0	0	Ü								
	FO042 SH	Salters House, Kelbrook Road, Salterforth	Foulridge Salterforth	9	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	Approved scheme to convert a vacant mill building to apartments. A discharge of conditions application is currently pending determination. There is no evidence that the proposal will not come forward within the next 5 years.
21/0184/REM		Salters House, Kelbrook Road, Salterforth Land and buildings at south of Hill															0	0	0	0	0	0	0	conditions application is currently pending determination. There is no evidence that the
21/0184/REM 21/0592/FUL	SH	Skipton Road Salters House, Kelbrook Road, Salterforth Land and buildings at south of Hill Street Land to south of Chamber	Salterforth	9	0	0	9	0	0	9	0	0	0	0	0	0								conditions application is currently pending determination. There is no evidence that the proposal will not come forward within the next 5 years.
21/0184/REM 21/0592/FUL 21/0964/CEA	SH BR093	Skipton Road Salters House, Kelbrook Road, Salterforth Land and buildings at south of Hill Street Land to south	Salterforth Brierfield	9	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	conditions application is currently pending determination. There is no evidence that the proposal will find come forward within the next System. Cartificate of lawful development approved. Site under construction The site is advanted within the Cole Neighbourhood Plan. The site is currently used by becauses. The business has indicated legate term availability. Delivery at the site is not
21/0184/REM 21/0592/FUL 21/0964/CEA 22/0150/FUL	SH BR093	Skipton Road Salters House, Kelbrook Road, Salterforth Land and buildings at south of Hill Street Land to south of Chamber Hill Farm Thomas Street Garage Site,	Salterforth Brierfield Brierfield	9	0	8	9	0	0	9	0	0	0 8	0 0	0	0 0	0	0	0	0	0	0	0	condition, application is currently prinding determination. There is no evidence that the proposal will not conformed within the next system. Certificate of tawful development approved. Site under construction The site is currently used by The site is currently used by
21/0184/REM 21/0592/FUL 21/0964/CEA 22/0150/FUL CNDP6/9	SH BR093 BR098	Skipton Road Salters House, Kelbrook Road, Salterforth Land and buildings at south of Hill Street Land to south of Chamber Hill Farm Thomas Street Garage Site, Hamilton Road Gioburn Street Works, 48-52	Salterforth Brierfield Brierfield Coine	9 8 8	0 0	8 8	9	0 8	0 0 0	9 0 0	0 0	0 0	0 8 0	0 0 0	0 0 0	0 0	0	0 0	0 0	0	0 0	0 0	0	conditions application is currently pending determination. There is no evidence that the proposal will find come forward within the next System. Cartificate of lawful development approved. Site under construction The site is advanted within the Cole Neighbourhood Plan. The site is currently used by becauses. The business has indicated legate term availability. Delivery at the site is not
21/0184/REM 21/0592/FUL 21/0964/CEA 22/0150/FUL CNDP8/9 22/0372/FUL	SH BR093 BR098 BD084	Skipton Road Salters House, Kelbrook Road, Salterforth Land and buildings at south of Hill Street Land to south of Chamber Hill Farm Thomas Street Garage Site, Hamilton Road Glisburn Street	Salterforth Brierfield Brierfield Coine Barrowford	9 8 8	0 0 0	8 8 0	9 0 0 8 7	0 8 0	0 0 0 0 0	9 0 0 0 0	0 0 0	0 0 0 0	0 8 0 0 7	0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 4	0 0 4	0 0 0	0 0 0	0 0	0	condition application is currently pending determination. There is no evidence that the proposal will not for forward within the next 5 years. Certificate of fawful development approved. Site under construction The site is allocated within the Colne Neighbourhood Plan. The site is currently used by business. The business has indicated longer term availability, Delivery at the site is not estimated in the short or medium term. Construction work is underway. Site is expected to be completed within the next 5 years largel losses to be addressed before development can proceed.
21/0184/REM 21/0592/FUL 21/0964/CEA 22/0150/FUL CNDP6/9 22/0372/FUL 18/0897/FUL	SH 8R093 8R098 8D084 BK132	Salters House, Kelbrook Road, Salterforth Land and buildings at south of Hill Street Land to south of Chamber Hill Sarm Thomas Street Hamilton Road Gisburn Street Hamilton Road Gisburn Street Street Gistage Site Garage Site, Hamilton Road Gisburn Street Korks, 48-52 Gisburn Street Korks, 48-52 Gisburn Street Korks, 48-52 Gisburn Street Korks, 48-62 Gisburn Street Korks, 48-62 Kor	Salterforth Brieffield Brieffield Colne Barrowford Barnoldswick	9 8 8 7 7	0 0 0	0 8 8 0	9 0 0 8 7 0	0 0 8 0 0	0 0 0 0 0 3	9 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 8 0 0 7 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0	0 0 4 0 0	0 0 4 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0	condition application is currently pending determination. There is no evidence that the proposal will not control toward within the next syears. Certificate of lawful development approved. Site under construction The site is currently used by the site is currently used by business. The business has indicated origin term availability, Delivery at the site is not articipated in the short or medium term. Construction work is underway, Site is expected to be completed within the next 5 years lagel lissues to be addressed before development can proceed. The die benefits from planning connect. Promoted by a load builder. Site is in a secondable house princing area was him to site of site of builder. Site is in a secondable house princing area was him in site of site of builder. Site is in a secondable house princing connect. Promoted by a load builder. Site is in a secondable house grant area which is sitelyed; attactive buyer, site is assumed.
21/038/FUL 21/0592/FUL 21/0592/FUL 21/0592/FUL 21/059/FUL CND96/9 22/0372/FUL 18/080/FUL 21/080/FUL 21/080/FUL	SH 8R093 8R098 8D084 8K132 8K116	Salters House, Kelbrook Road, Salter shouse, Kelbrook Road, Salter forth Land and buildings: South of Hill Street Land to south Hill Zarm Thomas Street Garage Site, Hamilton Road Gisburn Street Works, 48-52 Gisburn Street Works, 49-52 Kelghley Road Land to Rear of Sellich Hall Street Land to Road Land to Road Sellich Hall Sellich Hall Sellich Hall Sellich Hall Sellich Hall Land to Rear of Sellich Hall Sellich Hall Sellich Hall Land to Rear of Sellich Hall Sellich Hal	Salterforth Brierfield Brierfield Colne Barrowford Barnoldswick	9 8 8 8 7 7	0 0 0 0 0 0	0 8 8 0 0 7 0	9 0 0 8 7 0 6	0 8 0 0 4	0 0 0 0 3 0	9 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 8 0 7 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 4 0 0	0 0 4 0 0	0 0 0 0	0 0 0 0 0 0	0 0 0 0	0	condition application is currently pending determination. There is no evidence that the proposal wife or control forward within the next syears. Certificate of lawful development approved. Sits under construction The sits a lactuated within the Coline Neighbourhood Plan. The sits is currently used by business. The business has indicated origin term availability, Delivery at the sits is not articipated in the short or medium term. Construction work is underway, fits is expected to be completed within the next 5 years significantly and the short or medium term. The construction work is underway, fits is expected to be completed within the next 5 years significantly and the short or medium term. The construction work is underway, fits is expected to be completed within the next 5 years significantly and the short or medium term. The construction work is underway, fits it is expected to be completed within the next 5 years significantly and the short of th
21/0984/REM 21/0994/CEA 21/0994/CEA 22/0950/FUL CNDP6/9 22/0372/FUL 18/0997/FUL 21/0904/FUL 21/0904/FUL	SH 8R093 8R098 8R098 8D084 8K132 8K116	Salters House, Kathrook Road, Salter Shuse, Kathrook Road, Salterforth Land and buildings at south of Hill Street Land to south of Chamber Hill Tarm Thomas Street Garage Site, Hamilton Road Gisburn Street Works, 48-52 Gisburn Street Methodist Church, Mooliey Street Land to Road And Salter Street Methodist Church, Mooliey Street Land to Rear of 8 6 Birch Hall	Salterforth Brierfield Colne Barrowford Barnoldswick Colne	9 8 8 7 7 6 6 6	0 0 0 0 0 0 0 0	0 8 8 0 0 7 0 0	9 0 0 8 7 0 6 6	0 0 8 0 0 4 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 8 0 7 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 4 0 0 6	0 0 4 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	condition application is currently pending determination. There is no evidence that the proposal will not not however within the next 5 years. Certificate of lawful development approved. Site under construction Site under construction Site under construction The data is allocated unter the Culter bragitiour/hood Plan. The site is currently used by Trustiens. The business has indicated foreign error availability, Delivery at the site is not enticlosed in the short or medium term. Construction work is underway. Site is expected to be completed within the next 5 years legal issues to be addressed before development can proceed. The site herefits from planning consent. Promoted by a local builder. Site is in a reasonable housing market area which is relatively attractive buyers. Site is assumed definitionable within 5 years. The site is under construction and anticipated to be completed early during the 5-year period.
21/038/REM 21/090/FUL 21/090/FUL 21/090/FUL 22/030/FUL 22/037/FUL 18/0907/FUL 22/090/FUL 18/0907/FUL 18/0303/FUL 18/0303/FUL 18/0303/FUL	SH 8R093 8R098 8R098 8R098 8R098 CE222 EY077	Salters House, Kelbrook Road, Salter Selbuse, Kelbrook Road, Salterforth Land and buildings at south of Hill Street Land to south of Chamber Hill Farm Thomas Street Garage Ste, Garage Ste, Works, 48-55: Salterforth Salterf	Salterforth Brierfield Coine Barrowford Barnoldswick Coine Earby	9 8 8 7 7 6 6	0 0 0 0 0 0 0 0 0 0	0 8 8 0 0 7 0 0 0 0	9 0 8 7 0 6 6 6 6	0 0 8 0 0 4 0 0 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8 0 0 7 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 6 0 0	0 0 4 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	condition, application is currently prinding determination. There is no evidence that the proposal wife or conformed within the next syears. Certificate of lawful development approved. Site under construction The site is alreading within the Coline Neighbourhood Plan. The site is currently used by business. The business has indicated single term availability, Delivery at the site is not articipated in the short or medium term. Construction work is underway, Site is expected to be completed within the next 5 years significantly in the short or medium term. In the lawful for the property of the site is not account to the addressed before development can proceed. The dis business has indicated by its considerability. Site is in a secondable hosting market areas which is relatively attractive buyers. Site is in an accountable hosting market areas which is relatively attractive buyers. Site is assumed differentiable within A years. The life is under construction and articipated by the completed early during the 5-year particul.
21/0394/REM 21/0994/CEA 21/0994/CEA 21/0994/CEA 22/0350/FUL CNOP6/9 22/0372/FUL 11/0892/FUL 12/0802/FUL 21/0802/FUL	SH 8R098 8R098 8R098 8R132 8R1	Skipton Road Salters House, Gastrock Took, Gastrock Took, Lind and South of Hall Street Hall Farm Thomas Street Garage Ste, Hall Farm Thomas Street Gastrock Gisburn Street Gisburn Street Gisburn Street St Andrews Methodist Church, Mooley Street 154 Andrews Methodist Church, Mooley Street 27 Highgate 27 Highgate Tomer Allotments To The East Of The East Of The East Of The Cast Of The Ca	Salterforth Brierfield Coine Barrowford Barnoldswick Coine Earby Nelson	9 8 8 8 7 7 7 6 6 6 6 6 6 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8 8 8 0 0 7 7 0 0 0 0 0 0 0 0	9 0 0 8 7 0 6 6 6 6	0 0 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 8 0 0 7 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	condition application is currently prainting determination. There is no evidence that the proposal will not control within the next system. Certificate of tawful development approved. Site under construction The site is currently seed by the site of the site is currently used by business. The business has indicated larger term availability. Delivery at the site is not articipated in the short or mellion term. Construction work is underway. Site is expected to be compileted within the next is year larger lissues to be addressed before development can proceed. The site benefits from planning connect. Promoted by a local builder. Site is in a reasonable hosting mainer area which is fatherly stratistice buyers. Site is assumed defluently within system. The site is under construction and amiscipated to be compileted early during the Syver particul. Filming to Principle Approved. Technical details consent currently pending. Delivery of the site is under construction and amiscipated to be compileted early during the Syver particul. It all assume applications approved of 6 delivers and approval of discharge of conditions applications.
21/038/REM 21/0992/FUL 21/0992/FUL 21/0996/CEA 22/0350/FUL CNOP6/9 22/0372/FUL 18/0807/FUL 21/0303/FUL 21/0803/FUL 21/0803/FUL 21/0803/FUL 21/0803/FUL	SH 8R093 8R098 8D084 8K132 8K116 CE222 EY077 NN206	Salters House, Kathrook Road, Salters House, Kathrook Road, Salter forth Land and buildings at sooth of Hill Land to south of Chamber Hill Farm Thomas Street Garage Ste, Hamilton Road Gisburn Street Vorks, 48-52 Gisburn Street Salter Street Workshop, 2 Keighly Kood Land to Rear of 8 Bircalall 27 Highgate Former Former Allotment To Former Former Former Former Allotment To Former	Salterforth Brierfield Coine Barrowford Barnoidswick Coine Earby Nelson	9 8 8 7 7 6 6 6	0 0 0 0 0 0 0 0 0 0 0	0 8 8 0 0 7 0 0 0 0 0	9 0 8 7 0 6 6 6 6 6	0 0 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 6	0 8 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 6 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	condition, application is currently prinding determination. There is no evidence that the proposal wife or control with with the heart's years. Certificate of lawful development approved. Site under construction The de la allocated within the Cole Neighbourhood Plan. The site is currently used by business. The business has indicated longer term availability. Delivery at the site is not anticipated in the business has indicated longer term availability. Delivery at the site is not anticipated in the business has indicated longer term availability. Delivery at the site is not anticipated in the business has indicated longer term availability. Delivery at the site is not anticipated in the business, has indicated longer term availability. Delivery at the site is not anticipated business. The site of the site of the site of the site of the site is not anticipated business. The site of t

		Barley House																						
18/0598/REM	BY011	Farm, Barley Lane Land adjacent	Barley	5	0	1	4	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	Site commenced construction but has stalled.
17/0040/FUL	RY014	to 51 Reedley Road	Brierfield	5	0	0	5	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	Site commenced construction but has stalled.
19/0750/FUL	TN053	Land at Green Meadow Jons Computer	Trawden	5	2	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Two dwellings completed. Delivery anticipated within 5 years.
19/0559/FUL	BD075	Shack, Pasture Lane	Barrowford	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0243/FUL	B0033	Garage Site, Back Gisburn Road	Blacko	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0524/PIP	BR	Land to the north of	Brierfield	4	0	0	4	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Technical detail consent approved for 4 dwellings (22/0047/TDC)
		Rockwood, Halifax Road Land to north																						•
18/0199/OUT		west of Laneshaw	Laneshaw																					Reserved Matters application for 4 dwellings approved. Site is expected to be completed
21/0358/REM	LE023	Bridge Methodist Church,	Bridge	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	within the next 5 years.
		Keighley Road Sabden Old																						
22/0060/FUL	NH014	Hall Farm, Well Head Road	Newchurch- in-Pendle	4	0	0	4	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/10/0429P	NN062	45-47 Scotland Road Land to the	Nelson	4	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Construction work is underway. Site is expected to be completed within the next 5 years.
20/0707/FUL	BD	south west of Whiteholme	Barrowford	3	0	0	3	0	3	0	0	0	0	0	0		0	0	0	0	0	0	0	Small site with planning permission.
,,		Ribblesdale Place, Gisburn Road		-	-		-		-	_	_		_		-	-			_					
17/0410/FUL	BD068	Land adjacent to 30 Dixon	Barrowford	3	1	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0547/FUL	BK152	Street Wellhouse Road Garage	Barnoldswick	3	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0134/FUL	BR086	Pendle Gardens,	Brierfield	3	0	3	0	0	2		0	0	0	0	0	0	0	0	0	0	0	0	0	From the wide absorber association
		Greenhead Lane		3	0	0	3	0	3	0						0				0	0			Small site with planning permission.
21/0006/FUL 13/13/0494P	CE221 EY065	2 Sun Street 54-56 Water Street	Colne Earby	3	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
17/0651/FUL	EY079	Land adjacent to Heather	Earby	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	Material start made. Development stalled.
		View, Green End Road																						
20/0698/PIP	F0053	Land to the North West of Meadow Close,	Foulridge	3	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	Permission in Principle for 3 dwellings.
17/0077/FUL	KKU11	Skipton Old Rd Dotcliffe Yard	Kalhrook	3	0	0	3	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0870/AGD	LEO25	Knarr End Farm, Warley	Laneshaw Bridge	3	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
		Wise Lane The Old Joinery																						
19/0674/FUL	NN175	Works, 60 Vernon Street	Nelson	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0350/FUL 22/0331/FUL	NN194 NN204	Raven Street 96-98 Scotland	Nelson Nelson	3	0	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
23/0042/RTD		Road 33 Carr Road Land to the	Nelson	3	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0218/REM	SH025	West of Birtwistle	Salterforth	3	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/04/0818P	BD034	Court Park Hill Farm, Gisburn Road	Barrowford	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0373/FUL	BD071	Land to the north west of	Barrowford	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0324/FUL	BK150	Parrock Road Craven House	Barnoldswick	2	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/15/0549P	BR028	Land adjacent to 170 Coine Road	Brierfield	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0253/OUT	BR075	Land adjacent to 71	Brierfield	2	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
		Mansfield Crescent Chamber Hill																						
21/0508/FUL 22/0519/FUL	BR091 BR096	Farm 61-63 Colne	Brierfield Brierfield	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
21/0191/FUL	BY016	Road Oeden Hill 3 Greenfield	Barley	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/12/0162P	CE131	Road Brown Hill	Colne	2	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0200/FUL	CE206	Farm Land to the	Colne	2	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0333/FUL	CE225	west of Garfield, Keighley Road	Colne	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0774/FUL	F0047	Land to the west of 8 The	Foulridge	2	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0712/FUL	LE026	Old Sidines Bridge House,	Laneshaw	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0915/FUL	LE027	Keighley Road Bridge House, Keighley Road	Bridge Laneshaw Bridge	2	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0845/FUL	LE028	Laneshaw Bridge	Laneshaw	2	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0470/FUL	NN182	Methodist Church Midland Street	Bridge Nelson	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
		Land to the South West of																						
20/0430/FUL	NN183	122 Waidshouse Road	Nelson	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0053/CUD	NN208	79 Railway Street	Nelson	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0501/FUL	NN211	Shelfield Farm, Shelfield Lane	Nelson	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0535/FUL	REO12	Land adjacent to Yate House Little Thorn	Roughlee	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0924/FUL	TN076	Edge Farm, Wycoller Road	Trawden	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0996/FUL	TN080	Seg Hole Farm, Hollin Hall Sandy Hall	Trawden	2	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/14/0402P	BD061	Farm, Sandy Hall Lane	Barrowford	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0585/FUL	BD076	The Old Dairy Ridgaling Farm, Pasture Lane	Barrowford	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0030/FUL 22/0417/FUL	BD080 BD083	2 Park Avenue 147 Wheatley	Barrowford Barrowford	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
22/0417/FUL 13/14/0099P	BD083 BK100	Lane Road Turf Pit Gate Farm, Skipton	Barrowford Bracewell																0	0				
		Road Meadow Mill		1	0	1	0	1	0	0	0	0	0	0	0	0	0	0			0	0	0	Small site with planning permission.
21/0766/PIP	BK147	Farm, Ghyll Lane	Barnoldswick	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0890/FUL	BK148	Castle House, 3 Castle View High Croft,	Barnoldswick	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0482/PIP 22/0697/PIP	BK154 BK156	Hodge Lane Manchester	Barnoldswick Barnoldswick	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0697/PIP 22/0859/AGR	BK156 BK157	Road Greenberfield	Barnoldswick Barnoldswick	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
13/14/0224P	B0025	Farm Brownley Park Farm, Gisburn	Blacko	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
		Road Redundant																						
16/0800/AGD	B0029	Barn, Back Gisburn Road 425 Gisburn	Blacko	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0463/DUT	B0034	Road Blacko (1)	Blacko	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
20/0277/OUT	B0035	425 Gisburn Road (2) Land to the	Blacko	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.
21/0430/PIP	B0036	East of 372 Gisburn Rd	Blacko	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with permission in principle.
18/0450/FUL	BR071	Broadlands, Reedley Drive 1 Livingstone	Brierfield	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0170/STT 21/0550/FUL	BR085 BR092	1 Livingstone Street Heather Close	Brierfield Brierfield	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Small site with planning permission.
20/0107/FUL	BY012	Whitehough Grange, Barley	Barley	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
se inson in	CE176	New Road Bank House, 61	Colne	1	1	0	0			_				0	0			,	0		0	0	,	Small rite with physics permits"
16/0399/FUL	C£176	Albert Road, Albert Road	Coine	1	1	0	υ	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
18/0114/FUL	CE190	Garage Site, Adjacent to Crow Nest	Colne	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
19/0501/51	CE211	Barn between 1 and 3 Brown	Col		c			C		_	0	C	c		0	0	C	C			_	C	0	Small site with planning permission
19/0501/FUL	Ct211	Hill Row, Castle Road	Colne	1	0	1	0	0	1	0	U	0	0	0	U	U	0	0	0	0	0	0	U	Small site with planning permission.
22/0496/FUL	CE224	Blakeley Hall Farm, Red Lane	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
•																								•

		Haverholme,																						
21/0565/FUL	CE228	Harrison Drive	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0554/OUT	CE230	Windacre, Skipton Old Road	Colne	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0739/FUL	CE231	Moorview, Keighley Road	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0794/FUL	CE232	71 Albert Road	Colne	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
17/0623/FUL	EY078	8 Birch Hall Lane	Earby	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0620/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	Small site with planning permission.
19/0692/FUL	EY086	Land to the rear of 21-25 Duxbury Street	Earby	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0539/FUL	EY087	The Church House, Riley Street	Barnoldswick	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0117/FUL	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	Small site with planning permission.
22/0311/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	Small site with planning permission.
20/0617/FUL	F0045	Lower Broach F	Foulridge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0541/FUL	F0046	Lower Broach F	Foulridge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0831/FUL	F0049	Intake Poultry Farm	Foulridge	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0005/FUL	F0052	Skipton New Road	Foulridge	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0333/FUL	KKD28	Craven Game Farm	Kelbrook	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
13/12/0356P	NN107		Nelson	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
20/0126/FUL	NN161	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	Small site with planning permission.
18/0188/FUL	NN162	83-85 Leeds Road	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
21/0436/OUT		RUMU																	0	0	0	0		
	NN195	Wenning Street	Nelson	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	·	U	U	U	0	Small site with outline planning permission.
22/0266/REM	NN195 NN202		- '''	1	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission. Small site with planning permission.
22/0266/REM 22/0136/FUL		Wenning Street Land to the south west of 50 Wickworth	Nelson	-		-				0 0														
	NN202	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland	Nelson Nelson	1	0	0	1	0	0		1	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.
22/0136/FUL 22/0370/FUL 22/0572/RTD	NN202 NN203 NN205 NN207	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square	Nelson Nelson Nelson Nelson Nelson	1	0	0	1	0 0	0	0	0 0	0 0	0 0 0	0 0 0	0 0	0 0	0	0	0	0 0 0	0	0	0 0 0	Small site with planning permission.
22/0136/FUL 22/0370/FUL	NN202 NN203 NN205	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square Land To The We	Nelson Nelson Nelson	1	0	0	1 1	0	0 1 0	0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	Small afte with planning permission. Small afte with planning permission. Small site with planning permission.
22/0136/FUL 22/0370/FUL 22/0572/RTD	NN202 NN203 NN205 NN207	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square	Nelson Nelson Nelson Nelson Nelson	1	0 0 0	0	1 1	0 0	0 1 0	0	0 0	0 0	0 0 0	0 0 0	0 0	0 0	0	0	0 0	0 0 0	0 0 0	0 0	0 0 0	Small site with planning permission.
22/0136/FUL 22/0370/FUL 22/0572/RTD 21/0620/FUL 20/0625/FUL 19/0430/FUL	NN202 NN203 NN205 NN207 SH028 TN077	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square Land To The We Fair Laikhe Farm 17 White Lee Avenue	Nelson Nelson Nelson Nelson Nelson Salterforth	1 1 1 1 1	0 0 0 0 0	0 0 0	1 1 1 1 1 1 1	0 0 0	0 1 0 1 1	0 1 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0 0	Small afte with planning permission. Small after with planning permission.
22/0136/FUL 22/0370/FUL 22/0572/RTD 21/0620/FUL 20/0625/FUL 19/0430/FUL	NN202 NN203 NN205 NN207 SH028 TN077	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square Land To The We Fair Laithe Farm	Nelson Nelson Nelson Nelson Nelson Salterforth Trawden	1 1 1 1 1	0 0 0 0 0 0	0 0 0 0 1	1 1 1 1 1 0	0 0 0 0 1 0 0 0 0 0	0 1 0 1 0 1 0 0 1	0 0 0 0 0 0 0	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Tamall afterwith planning permission. Small afterwith planning permission.
22/0136/FUL 22/0370/FUL 22/0572/RTD 21/0620/FUL 20/0625/FUL 19/0430/FUL	NN202 NN203 NN205 NN207 SH028 TN077	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square Land To The We Fair Laikhe Farm 17 White Lee Avenue	Nelson Nelson Nelson Nelson Nelson Salterforth Trawden	1 1 1 1 1	0 0 0 0 0 0	0 0 0 0 1 0 0 0	1 1 1 1 1 0	0 0 0 0 1 0 0	0 1 0 1 0 1 1	0 1 0 0 0 0 0 0 210	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	Tamall afterwith planning permission. Small afterwith planning permission.
22/0136/FUL 22/0370/FUL 22/0572/RTD 21/0620/FUL 20/0625/FUL 19/0430/FUL	NN202 NN203 NN205 NN207 SH028 TN077	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square Land To The We Fair Laikhe Farm 17 White Lee Avenue	Nelson Nelson Nelson Nelson Nelson Salterforth Trawden	1 1 1 1 1	0 0 0 0 0 0	0 0 0 0 0 1 1 0 0 - Year Five Y:	1 1 1 1 1 1 1 1 1 1 r Total	0 0 0 0 0 1 0 0	0 1 0 1 1 0 1 1 0 1 1 3 3 3 3 3 3 3 3 3	0 1 0 0 0 0 0 0 210 836	1 0 0 0 0 0 0 0 0 0 40 182	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 40 110 592	0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Tamall afterwith planning permission. Small afterwith planning permission.
22/0136/FUL 22/0370/FUL 22/0572/RTD 21/0620/FUL 20/0625/FUL 19/0430/FUL	NN202 NN203 NN205 NN207 SH028 TN077	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square Land To The We Fair Laikhe Farm 17 White Lee Avenue	Nelson Nelson Nelson Nelson Nelson Salterforth Trawden	1 1 1 1 1	0 0 0 0 0 0	0 0 0 0 0 0 1 1 0 0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 0 0 0 1 1 0 0 144	0 1 0 1 1 0 1 1 0 1 1 1 1 0 1 1 1 1 1 1	0 0 0 0 0 0 0 0 210 836 139	1 0 0 0 0 0 0 0 0 182 139	0 0 0 0 0 0 0 0 112 139	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 40 132	0 0 0 0 0 0 0 0 110 110 110 110 1139	0 0 0 0 0 0 0 0 40 104	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 40 159	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 40 87 478 139	0 0 0 0 0 0 0 0 40 53	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Tamall afterwith planning permission. Small afterwith planning permission.
22/0136/FUL 22/0370/FUL 22/0572/RTD 21/0620/FUL 20/0625/FUL 19/0430/FUL	NN202 NN203 NN205 NN207 SH028 TN077	Wenning Street Land to the south west of 50 Wickworth Street 69 Scotland Road Land adjacent to Castercliffe Cottage 11 Market Square Land To The We Fair Laikhe Farm 17 White Lee Avenue	Nelson Nelson Nelson Nelson Nelson Salterforth Trawden	1 1 1 1 1	0 0 0 0 0 0	0 0 0 0 0 0 1 1 0 0	1 1 1 1 1 1 1 1 1 1 r Total	0 0 0 0 0 1 0 0	0 1 0 1 1 0 1 1 0 1 1 3 3 3 3 3 3 3 3 3	0 1 0 0 0 0 0 0 210 836	1 0 0 0 0 0 0 0 0 0 40 182	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 40 110 592	0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Tamall afterwith planning permission. Small afterwith planning permission.

Appendix B: Calculating the Minimum Standard Methodology Requirement for Pendle

B.1 The methodology is set out in the PPG on Housing and Economic Needs Assessment.

Step 1: Setting the baseline

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

De	scription	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
В	Number of households 2033	40,798	GOV.UK – 2014-based live Tables on household projections: Table 406: Household projections by district, England, 1991- 2039
С	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 <u>median workplace-based</u> <u>affordability ratios</u> are used to make an adjustment to the average annual projected household growth figure (Step 1), where this is required.
- A.4 No adjustment is required where the ratio is 4 or below. Where an adjustment is needed, the precise formula is as follows:

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

Des	scription	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.
В	Adjustment factor	1.050625	((4.81 - 4) / 4) x 0.25 + 1
С	Local Housing Need (dpa)	132	1.050625 x 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.

Des	cription	Figure	Source / Calculation
A1	Average annual housing requirement in an adopted strategic policy	298	Pendle Local Plan Part 1: Core Strategy – Policy LIV1
A2	Average annual household growth over ten years	126	Figure from Step 1
В	The minimum annual local housing need figure	298	A1 or A2, whichever applies
С	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 <u>Housing Supply and Delivery</u> and the accompanying <u>Housing Delivery Test measurement rulebook</u>.
- 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 D	eliver	y Test 202 3	3 Pend	lle
HDT Pendle (%)	=	912	=	211%
Consequence	=	Action Plan		FALSE
		20% Land Bu	ffer	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	Fence	13/15/0506N	Prior Approval Notification	1
		Higher Old Laund Farm			(Agricultural building to dwelling - Class Q(b)): External works and alterations to facilitate change of use to dwelling.	
					-	
FE023	Raven Farm	Cuckstool Lane	Fence	17/0566/AGD	Prior Approval Notification: (Agricultural building to dwelling Class QA and QB) Change of Use of agricultural building to dwelling and external alterations.	1
NN133	11 Cross Street	Cross Street	Nelson	13/14/0277P	Full: Change of use from B1 Office to a dwelling house (C3).	1
RE008	Land adjacent Yate House	Ridge Lane	Roughlee	13/16/0027P	Full: Erection of a two storey detached dwelling with associated curtilage and new vehicular access from Ridge Lane (Re-Submission).	1
RY015	Land adjacent to 534 Colne Road	Colne Road	Reedley	13/13/0010P	Extension of Time: Extend time limit of Planning Permission 13/09/0489P for erection of a detached dwelling house.	1
SH019	Development land adjacent No.7 The Hayfields	Hayfields	Salterforth	19/0016/FUL	Full: Erection of one detached dwellinghouse (Re-Submission).	1
SH020	Hollin Bank Cottage	High Lane	Salterforth	16/0568/VAR	Full: Variation of Condition: Removal of Condition 2 (Holiday occupancy) of Planning Permission 13/07/0548P.	1
TN045	Hollin Hall Barn	Hollin Hall	Trawden	17/0323/FUL	Full: Erection of detached dwelling house.	1
TN050	Land adjacent to 60 Lanehouse	Lanehouse	Trawden	17/0285/FUL	Full: Erection of a detached dwelling.	1
TN058	Cemetery House	Colne Road	Trawden	13/14/0243P	Full: Conversion and extension of outbuilding to create single dwelling, including creation of parking area and ground mounted solar panels within curtilage.	1
TN059	Former Office Building, Pinetree Court	Keighley Road	Trawden	13/14/0427P	Full: Change of use from offices (B1) in to three apartments including external alterations to windows, doors and walls and associated parking spaces.	3
TN065	Parrock Farm	Lane Top	Trawden	17/0389/FUL	Full: Conversion of barn to dwelling	1
TN068	Land to West of 6 Foulds Road		Trawden	18/0135/FUL	Full: Erection of three dwelling houses (Two semi-detached and one detached).	3
						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	Barrowford	19/0106/FUL	Full: Demolition of workshop	1
		Street			and retention of a two-storey	
					dwelling (Part-Retrospective).	

BD058	Meat Preparation	Halstead	Barrowford	13/14/0118P	Full: Conversion of former meat	1
	Building, Halstead	Lane			preparation building to a single	
	Farm				two bed dwelling house with	
					parking (Re-Submission).	
BD059	45 Appleby Drive	Appleby	Barrowford	16/0718/FUL	Full: Erection of detached	1
		Drive			dwelling house.	
BD070	95 Gisburn Road	Gisburn	Barrowford	18/0282/FUL	Full: Conversion of dwelling (Use	1
		Road			Class C3) into a ground floor	
					shop (Use Class A1) with a flat	
					above and 2 cottages to the rear along	
BK101	Land adjacent to 2	Taylor Street	Barnoldswick	16/0562/FUL	Full: Erection of a detached	1
2.1202	Taylor Street	,	Jannonastrion	20,0002,:02	dwelling with access from	_
	1, 1 1111				Pennine Way.	
BK114	2 Letcliffe	Manchester	Barnoldswick	16/0128/FUL	Full: Demolition of existing	1
		Road			garage and erection of	
					dwellinghouse with garage at	
					ground floor and first floor	
					balcony.	
BR067	Agricultural Building	Greenhead	Brierfield	17/0708/AGD	Prior Approval Notification	1
		Lane			(Agricultural building to dwelling	
					Class QA and QB): Change of use	
					of agricultural building to	
					dwelling and external	
BR080	New Laund Farm	Greenhead	Brierfield	19/0849/AGD	alterations. Prior Approval Notification	1
BROSO	New Launa rann	Lane	Brieffield	15/0045/AGD	(Agricultural Building to	_
		Larre			Dwelling Class QA and QB):	
					Change of use of agricultural	
					building to dwelling (Use Class	
					C3) and external alterations.	
CE133	Nun Clough Farm	Birchenlee	Colne	18/0377/FUL	Full: Conversion of barn into one	1
	Barn	Lane			dwelling house.	
CE183	51-53 Albert Road	Albert Road	Colne	17/0478/FUL	Full: Change of use from use	2
					class C2 to 2 No. dwellings use	
					class C3, including erection of a	
					rear hardstanding and two rear	
FO038	White House Farm	High Lane	Foulridge	17/0385/FUL	dormers. Full: Change of use of barn to	2
10030	Willie House Fulli	I light Lanc	Touringe	17,0303,102	two dwellings, demolition of	_
					outbuildings, erection of an	
					extension, erection of detached	
					garage and formation of a new	
					access	
HM017	High Mount Farm	Foxen Dole	Higham	17/0269/REM	Reserved Matters: Erection of	1
		Lane			an agricultural workers dwelling	
					(Appearance, Landscaping,	
					Layout and Scale).	
NINIAAC	1.4 - Country and a selection	Constant	NI-I	42/42/02645	Full Character from mateil to	1
NN116	14a Cumberland Street	Cumberland	Nelson	13/13/0264P	Full: Change of use from retail to	1
	Street	Street			dwelling; erection of single storey rear extension; Erection	
					of a single flat roof dormer to	
					side (South) elevation and	
					erection of two pitched roof	
	1				dormers to side (North)	
			I .			
					elevation.	
NN148	97 Brier Crescent	Birer	Nelson	16/0429/FUL	Full: Change of use from nursing	1
NN148	97 Brier Crescent	Birer Crescent	Nelson	16/0429/FUL	Full: Change of use from nursing home to single dwelling	1
NN148	97 Brier Crescent		Nelson	16/0429/FUL	Full: Change of use from nursing home to single dwelling including erection of single	1
NN148	97 Brier Crescent		Nelson	16/0429/FUL	Full: Change of use from nursing home to single dwelling including erection of single storey extension to rear and	1
NN148	97 Brier Crescent		Nelson	16/0429/FUL	Full: Change of use from nursing home to single dwelling including erection of single	1

NN151	2 Prospect Buildings	Cross Street	Nelson	16/0607/FUL	Full: Change of use of first floor	1
					offices to self contained flat.	
NN155	11 Carr Road	Carr Road	Nelson	17/0437/FUL	Full: Change of use of office (A2)	1
NN165	127-129 Chapel House Road		Nelson	18/0290/FUL	to residential (C3) 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 semidetached dwelling houses.	1
ВКО91	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	Barnoldswick	20/0026/FUL	Full: Change of Use Lower	4
		Road			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.	
BR061	Garage Site to North	Park Lane	Brierfield	19/0520/FUL	Full: Erection of a two-storey	1
51.001	West of 24	T drik Edile	Brieffield	15,0520,102	detached dwelling with two-	-
	West of 24				storey rear projection, roof	
					dormers to front and rear,	
					raised patio to rear and off-	
					street parking (Revised Scheme).	
					street parking (nevised seneme).	
BR066	Greenhead Manor	Greenhead	Brierfield	16/0548/OTD	Prior Approval Notification	1
		Lane			(Office use B1(a) to	
					dwellinghouse (C3)): Change of	
					use of offices to a 4 bed	
					detached dwelling.	
CE132	Cotton Tree	Cotton Tree	Colne	13/12/0196P	Full: Change of use from former	1
	Methodist Church	Lane			chapel (D1) to single dwelling	
					with external alterations.	
CE202	Swanside Alkincoats	Alkincoats	Colne	19/0019/FUL	Full: Erection of one detached	1
02202	Villas	Road		23, 3323, 32	dwelling house.	-
CE207	50 Portland Street		Colne	19/0208/FUL	Full: Subdivision of house into	1
					ground and first floor flats (Use	
					Class C3) (Retrospective).	
CE210	Land to North	26 Lenches	Colne	19/0381/FUL	Full: Erection of a three storey	1
		Road			dwelling with associated	
					parking.	
CE217	11A Skelton Street		Colne	20/0568/FUL	Full: Subdivision of existing	1
				' '	apartment into two apartments	
FE026	Land to rear of 2		Fence	19/0728/FUL	Full: Erection of a detached	1
	Greystone Drive				single storey bungalow with	
					access and parking.	
HM018	Land off Barkerfield	Barkerfield	Higham	19/0476/FUL	Full: Erection of a pair of semi-	2
	Close	Close			detached dwellings (Re-	
					Submission).	
HM019	Height Top Smithy	Stump Hall	Higham	19/0065/FUL	Full: Demolition of sunroom,	1
		Road			convert garage to self contained	
					unit, alteration to roof and	
					openings.	
KK022	Moor Gate Farm	Cob Lane	Kelbrook	17/0192/FUL	Full: Change of use and external	2
					alterations to convert barns to 2	
					dwellings with associated	
					residential curtilage and	
					erection of a detached garage.	
					000.	
KK023	Royds Farm	Harden	Kelbrook	18/0217/FUL	Full: Demolition of garage and	1
		Road			agricultural buildings and	
					erection of one, two storey	
					dwelling and double garage.	
KK024	Field Number 4667	Harden	Kelbrook	18/0386/REM	Reserved Matters: Erection of 2	2
		Road			detached dwelling houses	
					(Appearance, Landscaping,	
					Layout and Scale) of Planning	
				1	Permission 13/15/0245P.	
KK025	Dog Exercise Field	Colne Road	Kelbrook	18/0756/FUL	Full: Erection of a single-storey	1
					dwelling and formation of four	
					parking spaces.	

KK030	Maria Cata Farma	Caladana	IZ a lla una a la	20/0745/4.CD	Duit and Administration of the second	
KK029	Moor Gate Farm	Cob Lane	Kelbrook	20/0745/AGD	Prior Approval: Change of use of	1
					agricultural building to dwelling	
					house (Use Class C3).	
NN069	Land adj 3 Proctor	Proctor	Nelson	13/15/0348P	Full: Erection of one two storey	1
	Close	Close			dwelling house (Amended	
					scheme).	
NN104	1 Netherfield Road	Netherfield	Nelson	13/12/0056P	Full: Conversion of single	2
		Road			dwelling to three flats.	
NN129	Land off Waidshouse		Nelson	17/0451/OUT	Erection of 4 dwellings	4
	Road					
NN149	Land off Cooper	Cooper	Nelson	19/0757/FUL	Full: Erection of two detached	2
	Street	Street			dwelling houses (Amended	
					scheme).	
NN153	1 Lime Street	Lime Street	Nelson	16/0774/FUL	Full: Sub-Division of dwelling	1
					house to form two self-	
					contained flats and erection of a	
					single storey rear extension.	
NN157	31 Carr Road	Carr Road	Nelson	17/0737/FUL	Full: Change of use of office (Use	1
					Class B1) to residential (Use	_
					Class C3).	
NN159	Old Clarion House	Shelfield	Nelson	18/0633/FUL	Full: Approval of Reserved	1
1414133	Old Clarion riouse	Lane	14013011	10,0033,102	Matters for the construction of a	-
		Laric			detached dwelling and garage.	
					detached dwelling and garage.	
NN160	Site of Regent Bingo	Leeds Road	Nelson	17/0368/FUL	Full: Change of use of land to	1
1111200	Club	Leeds Rodd	140.5011	17,0300,102	form a car sales pitch, erection	-
	Club				of 1.8m high security fencing	
					and erection of a valeting bay	
					and office building with a self	
					contained flat above	
NN174	8-10 Eagle Street		Nelson	19/0616/FUL	Full: Subdivision of merged	1
ININITY	0-10 Lagie Street		Neison	13/0010/101	property into two dwellings (Use	_
					Class C3).	
NN184	57 Scotland Road		Nelson	20/0695/RTD	Prior Approval Notification	2
ININ104	37 Scotland Road		INEISOII	20/0093/110		2
					(Change of Use): Change of use	
					from first floor retail to two	
					residential apartments (Use	
CO001	Dunaly Let	204 C-1	Cauak	10/0400/5111	Class C3).	
SO001	Brook Lea	284 Colne	Sough	18/0468/FUL	Full: Erection of a detached	1
TNO 47	Duilding To The Co. 11	Road	Tuescales	20/0444/5111	dwelling house.	
TN047	Building To The South		Trawden	20/0111/FUL	Full: Change of use, external	2
	West Of Chelsea	Street			alterations and erection of roof	
	Mews				extension to garage block to	
					convert into two dwellings (Part	
		0 1 0 .		10/0501/5=::	Retrospective).	
TN075	Brooke House	Colne Road	Trawden	19/0624/CEU	Certificate of Lawfulness	1
					(Section 191 - Existing	
					Development): Use as a single	
	1	1	1	1	dwelling house (Use Class C3).	

Table 5: Complet	ions 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
	Helliwells Funeral	-			Formation of a self-contained flat and alteration to roof to	
BK122	Services	-	Barnoldswick	17/0348/FUL	form roof terrace. Demolition of existing garage and stable block and erection of	1
BK123	Letcliffe Farm		Barnoldswick	17/0528/FUL	a two storey dwelling with detached garage.	1

				Erection of a detached dwelling	
				house (Use Class C3) on former	
BK130	Former Builders Yard	Barnoldswick	19/0515/FUL	builders yard	1
			.,	Convert farmhouse and former	
BK134	Yarlside Farm	Barnoldswick	19/0632/FUL	barn into two dwellings	1
DIV4.25			40/0076/51		
BK135	Aynhams Farm	Barnoldswick	19/0876/FUL	Erection of detached bungalow	1
				Erection of an agricultural	
BK141	Manor House Farm	Barnoldswick	20/0169/REM	workers dwelling of planning permission 19/0723/OUT	1
BK141	Ivialioi House Failli	Barrioluswick	20/0109/KEIVI	Erection of three bedroom	
				dwelling house for a rural	
BK145	Aynhams Hill Farm	Barnoldswick	20/0685/FUL	worker.	1
	, , , , , , , , , , , , , , , , , , , ,			Demolition of partial complete	
				dwelling and erection of single	
BO024	Springfield Nurseries	Blacko	13/13/0527P	detached dwelling house.	1
				Subdivsion of a dwelling to form	
				two self-contained residential	
BR077	547 Colne Road	Brierfield	19/0538/FUL	units.	1
				Change of use of ground floor	
				shop to form a one bedroom	
BR078	67 Colne Road	Brierfield	19/0565/FUL	residential unit.	1
				Convert No's 7-9 Height Croft	
				back into one dwelling house	
				and convert No'5 and 11 back	
BR084	5-11 Height Croft	Brierfield	20/0581/FUL	into 2 No. dwelling houses with associated parking.	2
BN004	3-11 Height Croft	Brieffield	20/0381/FUL	associated parking.	
				Pior Approval Notification	
				(Agricultural Building to	
				Dwelling Class Q a and b):	
				Change of use of an agricultrual	
	Smithsons Farm			building and external alterations	
BR088	Cottage	Brierfield	20/0257/AGD	to form a single dwelling.	1
				Erection of a detached house	
				(Amended scheme) with	
BR089	534 Colne Road	Brierfield	21/0216/FUL	vehicular access.	1
			24 /2 424 /5	Sub-divide dwelling house into	
BR094	16 Hillside View	Brierfield	21/0401/FUL	two dwellings.	1
				Subdivision of a single dwelling	
				Subdivision of a single dwelling house to two flats with external	
				alterations including remodelled	
				rear extension and erection of	
CE163	28 West Street	Colne	13/15/0183P	staircase to ground floor.	1
				Permitted Development	
				Notification: Proposed change	
	Glenroy Community			of use from office B1(a) to 3	
CE184	Centre	Colne	17/0743/OTD	dwellings.	3
				Conversion of existing first floor	
CE191	73-75 Langroyd Road	Colne	18/0198/FUL	flat into 2 No. flats	1
				Change of use of service 1.0	
				Change of use of ground floor	
CE214	57 Parker Street	Colne	19/0860/FUL	from hairdressers (Use Class A1)	1
CEZ14	37 Faikel Stieet	come	13/0000/FUL	to residential (Use Class C3) Demolition of garage and	1
				erection of a two storey	
FE025	26 Pendle Fields	Fence	18/0877/FUL	dwelling.	1
_ -			., ,	Subdivide dwelling house into	
			1	- 0	
				two separate dwelling houses	
FE028	4 Forest Avenue	Fence	21/0822/FUL	two separate dwelling houses (retrospective).	1
FE028	4 Forest Avenue	Fence	21/0822/FUL		1
FE028	4 Forest Avenue	Fence	21/0822/FUL	(retrospective).	1

LE024					
	18-19 School Lane	Bridge	18/0319/FUL	dwelling houses.	2
				Demolition of existing	
				agricultural buildings, erection	
				of a single storey building for	
				use as a children's cuddling farm	
	Agricultural Buildings			and erection of a detached	
	To The East Of Moss			dwelling house and domestic	
NH012	End	Newchurch	20/0421/FUL	garage with storage above.	1
				Certificate of Lawful Use (S.192	
		23-27 Scotland		Proposed Development); Use of	
NN191	23-27 Scotland Road	Road	20/0743/CEA	first floor as two flats	2
				Erection of one Dormer	
	Land To The Rear Of			Bungalow with detached	
NN192	13	Nelson	20/0834/FUL	garage.	1
				Change of use of First Floor	
				Beauty Salon (Sui Generis) to	
				two one bedroom apartments	
NN193	36 Scotland Road	Nelson	21/0174/FUL	(Use Calss C3)	2
				Demolition of existing	
				agricultural building and garages	
				and erection of single dwelling	
				with detached garage (Re-	
RE007	Dam Head Farm	Roughlee	13/16/0005P	submission).	1
				Change of use and external	
	Barn Off Blacko Bar			alterations to convert barn to a	
RE009	Road	Roughlee	20/0398/FUL	dwelling.	1
				Change of use of part of Church	
				(Use Class D1) to residential use	
SH021	Chapel House	Salterforth	17/0171/FUL	(C3)	1
				Erection of a dwelling of outline	
TN066	Stunstead House	Trawden	20/0739/REM	Erection of a dwelling of outline permission 17/0539/OUT	1
INUOD	Stuffstead House	ITawueii	20/0/39/KEIVI	Change of use of barn to a single	
				dwelling house (Use Class C3)	
TNIOCO	Due on oat Fours	Travudan	10/05/04/51	with external alterations (Re-	4
TN069	Prospect Farm	Trawden	18/0568/FUL	submission)	38

Table 6: Completions on Small Sites 2022/23

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD068	Land adajacent to 30		Barrowford	17/0410/FUL	Full: Erection of one detached	1
	Dixon Street				bungalow and two semi-	
					detached dwellings, including	
					private drives and gardens (Re-	
					Submission).	
		Francis			Full: Erection of detached two	
BD081	Caspers Fold	Avenue	Barrowford	21/0062/FUL	storey dwelling.	1
		Brogden			Full: Erection of 4 No. detached	
BK129	Ambulance Station	View	Barnoldswick	20/0825/FUL	dwelling houses.	4
					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	
BK137	6 Rainhall Road		Barnoldswick	20/0207/FUL	and C3)	1

		ı	T.	1	
					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
BK138	2A Park Road		Barnoldswick	20/0281/FUL	and first floor flat (C3).
	Land to the East of	Kelbrook		20 100 57 17	Full: Erection of a detached
BK140	Higher Park House	Road	Barnoldswick	20/0367/FUL	dwelling. 1 Full: Demolition, rebuild and
					extension of former stable and
		Calf Hall			hayloft to create a new
BK142	Calf Hall Cottage	Lane	Barnoldswick	20/0516/FUL	dwelling.
		Manchester			Full: Erection of detached three storey dwelling with detached
BK146	Gordale	Road	Barnoldswick	22/0416/FUL	double garage.
				24 /222 4 /5: !!	Full: Conversion of outbuildings
BK150	Craven House		Barnoldswick	21/0324/FUL	to 2 No. 2 bedroom cottages.
					premises (Use Class B8) to a
					dwelling house (Use Class C3)
BR079	37B Clitheroe Road		Brierfield	19/0688/FUL	with parking for two vehicles.
					Full: Erection of three storey building to accommodate 3
BR087	27 Railway Street		Brierfield	20/0448/FUL	flats.
211007				20/0110/102	Full: Create A1 retail unit at
					ground floor and self contained
05400	40 Alls and Daniel			16/0420/5111	flat over and installation of new
CE182	40 Albert Road		Colne	16/0129/FUL	shop front. 1 Full: Erection of a detached
	Land to South West of				dwelling house (Amended
CE196	Greenfield Road		Colne	21/0692/FUL	proposal).
CF200	Barnside Hall Farm	Keighley	Color	10/0356/460	Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class
CE209	Barriside Hall Farm	Road	Colne	19/0356/AGD	C3) and external alterations.
CE216	Safe Hands Green Start Nursery	Derby Street	Colne	20/0632/FUL	Childrens Day Nursery (Use Class D1) to single residential dwelling (Use Class C3).
		Warley Wise			Prior Approval: Change of use of agricultural building to dwelling
CE223	Hainslack Barn Farm	Lane	Colne	21/0612/AGD	house (Use Class C3).
				1	Full: Erection of a detached
	Land to rear of 2-4	Mill Brow			dwelling (Eaves height 5.4m,
EY061	Mill Brow Road	Road	Earby	13/12/0007P	ridge height 8m) 1 Prior Approval Notification
					(Class Q (a & b)): Change of use
					of agricultural barn to one
		Cuckstool			dwelling and external
FE019	New Barn	Lane	Fence	17/0306/AGD	alterations.
F0050	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.
. 0030	12 17 Abriel Now		i ouniuge		
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.

LE020 LE022	Barn to East of Hazel Grove Lodge Land to south side of Keighley Road Land at Methodist Church	Warley Wise Lane Keighley Road Keighley Road	Laneshaw Bridge Laneshaw Bridge Laneshaw Bridge	18/0003/FUL	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. Full: Erection of two detached 4 bed dwellinghouses with detached double garages and bin store with access off Keighley Road. Erection of 4 dwellings	2
		Haddings			Conversion of barn to two	
NH007	Lower Houses Farm	Lane	Newchurch-in-Pe	13/05/0488P	dwellings.	2
NH013	Land to the South West of Goldshaw Court	Well Head Road	Newchurch-in-Po	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. Prior Approval Notification	1
NN176	Shelfield Farm Cottage	Shelfield Lane	Nelson	19/0861/AGD	(Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations. Full: Conversion of terraced	1
NN189	24 Castle Street		Nelson	20/0149/FUL	house into 2 No. flats.	1
NN196 NN199	53 Bradley Hall Road 265 Leeds Road		Nelson Nelson	21/0695/FUL 22/0605/FUL	Full: Change of use from church hall/meeting room to dwelling. 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). Full: Removal of an existing	3
CUO24	Caravan Site, Lower	Kelbrook	C-la- C	20/0657/5:::	caravan and erection of one	_
SH024	Greenhill Farm	Road	Salterforth	20/0657/FUL	dwelling house. Full: Erection of a detached	1
SH026	Salterforth Nursery	Moor Lane	Salterforth	21/0109/FUL	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). Full: Conversion of Goat House	1
TN062	Land at Rock Lane		Trawden	19/0441/FUL	to dwellinghouse and extension to north elevation.	1

					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	
TN074	The Old Vicarage	Church View	Trawden	l	spaces.	1

Appendix E: Lead in Times and Housing Delivery Rate Evidence

E.1 See attached report.

Background

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

Concerned that new homes were not being delivered at the rate required, the Government published its housing white paper <u>"Fixing our broken housing market"</u> in February 2017. This set out a broad range of proposals that the Government intends to introduce to help reform the housing market and increase the supply of new homes.

The consultation <u>"Planning for the right homes in the right places"</u> was launched in September 2017. This built on some of the proposals in the white paper and recommended changes to national planning policy, to help local planning authorities and communities plan for, and deliver, the homes they need. The Governments response to this consultation was published in March 2018.

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

Planning policy and guidance

The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to:

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

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

National Planning Practice Guidance (NPPG) on 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 <u>Strategic Housing Land Availability Assessment (SHLAA)</u> includes a number of large sites, there needs to be a valid a justification for:

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

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

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.

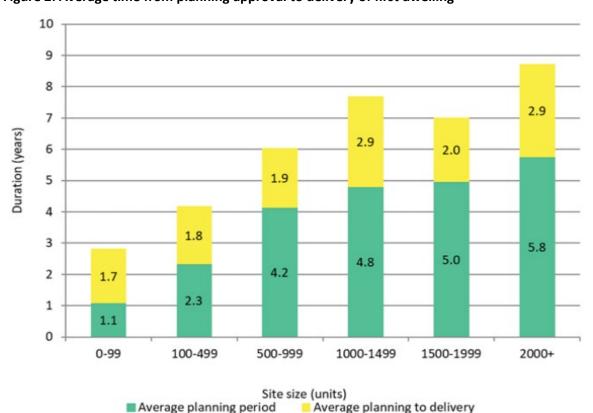


Figure 2: Average time from planning approval to delivery of first dwelling

Source: Lichfields, October 2018

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. 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.

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

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

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

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

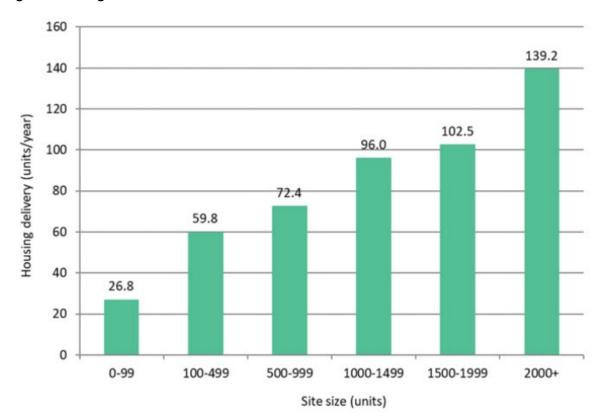


Figure 3: Average build out rates

Source: Lichfields, October 2018

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

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

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

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

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

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

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

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



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

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

Pendle Housing Market Area

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

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

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

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

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	Housing	Planning	Site				Со	mpletio	ns by Y	ear			
(including details of site promotor/developer)	Sub- market	Application Number	Capacity (units)	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			
<u>Grenfell Gardens</u> and <u>The Locks</u> , 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						
Spen Brook Village, Newchurch-in-Pendle ¹⁶	7	13/04/0482P	28		-	-	-	-	-	-	3	10	16

Location of Site	Housing	Planning Application Number	Site Capacity (units)	Completions by Year									
(including details of site promotor/developer)	Sub- market			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 Bu	ild 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

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 <u>Authority's Monitoring Report (AMR)</u>, and in particular on larger sites developed during the current plan period, a schedule of estimated build out rates for each housing sub-market area has been established (Table 3) for use when updating the Council's housing trajectory and 5YHLS. Future monitoring will help to determine whether changes in the prevailing economic circumstances require these figures to be revised.

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

Site	Housing Sub-markets in Pendle												
Capacity (units)	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).

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

<u>Driving housing delivery from large sites: What factors affect the build out rates of large scale housing sites?</u> (Lichfields, October 2018)

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

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

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

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

Addendum

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

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 Thornoton-in-Craven, which are in postcode BD23 3 (Skipton).
- Some isolated properties east of Sabden and north of Blacko, which are in postcodes BB7 9 and BB7 4 (Clitheroe).

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

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

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

اگرآپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ آپ کے لئے زیادہ مُفید ہوتو ہرائے مہر بانی ہمیں ٹیلیفون کریں۔







