



Five Year Housing Land Supply Statement

March 2025

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Versions

Document:	Pendle Five-year Housing Land Supply Statement 2024/25
Legislation:	-
Regulations:	-
Author:	Pendle Borough Council
Document Reference:	

Version	Date	Detail	Prepared by	Checked by	Approved by
1.1	25.02.25	First Draft	Craig Barnes	John Halton	
1.2	21.03.25	Final Draft	Craig Barnes	John Halton	Neil Watson

Executive Summary

- 1.1 This statement considers whether Pendle Borough Council (the Council) can demonstrate a five year supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against the annual housing requirement for the borough for the period 1st April 2024 to 31st March 2029.
- 1.2 The calculation for Pendle is based on a five-year requirement to provide 1,750 new dwellings (350 dwellings per annum (dpa)). This assessment uses the local housing need figure of 333 dpa, generated using the government's Standard Method as required by the National Planning Policy Framework (NPPF), plus a 5% uplift to provide for market choice.
- 1.3 A deliverable supply of land sufficient to deliver 978 dwellings has been identified. This confirms that the Council is only able to demonstrate 2.79 year supply of housing land at this time.
- 1.4 A detailed trajectory for each site contributing towards the short term housing land supply position, including supporting evidence, is set out in [Appendix A](#). This trajectory extends into the medium and long term to illustrate when committed and allocated sites are expected to come forward.
- 1.5 The Council submitted the Pendle Local Plan Fourth Edition 2021-2040 for examination on 18 February 2025. If adopted as drafted, the Council could demonstrate a 6.31 year supply of housing land, with a 5% buffer applied.

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1. National Planning Policy

- 1.1 The government has made clear that addressing the housing crisis is a major priority and has committed to building 1.5 million new homes in England during this parliament¹. The timely delivery of the right amount and type of housing, in the right place, is seen as playing a key role of the planning system, helping to secure the delivery of sustainable development.
- 1.2 The government's ambition to significantly boost the supply of housing is reflected in the [National Planning Policy Framework](#) (NPPF). The most recent update of the NPPF, published in December 2024, and amended in February 2025, has radically altered the way that housing need is calculated at a local planning authority level. The revised methodology uses a stock based approach, with a requirement to increase the housing stock figure by at least 0.8% annually. A further uplift is applied where affordability pressures are identified. This uplift is higher than that made in the previous Standard Method calculation. No cap is applicable to the resulting figure, and the urban area uplift previously imposed has been removed. The government has made clear in the NPPF, that the new Standard Method figure represents a mandatory position. To secure the adoption of Local Plans policy measures must be established to deliver locally assessed housing need in full².
- 1.3 The accompanying [Planning Practice Guidance](#) (PPG) provides further information about how Council's should calculate their [annual housing requirement](#) and assess their [housing land supply](#).
- 1.4 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 Method.³ 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 soundness⁴ by way of independent public examination before they can become part of the statutory development plan.
 2. The requirement for local planning authorities to have a clear understanding of the land that is available for housing within their area and to ensure that there is a sufficient housing land supply in the short, medium and where possible, long term to meet their housing requirements.⁵ This is provided by the following policy tools:
 - The [Strategic Housing Land Availability Assessment](#) (SHLAA) forms part of the evidence base for the Local Plan. It is informed by regular "Call for Sites" exercises where landowners, agents, developers and members of the community are invited to notify the Council about land they consider to be suitable locations for housing. These sites are assessed to establish realistic assumptions about their availability, suitability and likely economic viability. The results allow the Council to identify the quantity of land potentially available to meet local housing need over the plan period. The SHLAA does not establish the principle of developing land for housing on a particular site. The assessment takes a "policy-off" position (i.e. the policy constraints of the development plan are not applied as they would be if the land was progressed through a planning

¹ [Get Britain Building Again July 2024](#)

² See Paragraphs 78, 236 and 237 NPPF (2024)

³ See Paragraph 62, NPPF (2024)

⁴ See Paragraph 36, NPPF (2024)

⁵ See Paragraph 72, NPPF (2024)

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](#) (HDT) 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 Method, depending on which figure is lower. Where there is evidence that housing delivery has not met required levels, the following measures must be applied by the local planning authority to boost housing delivery in future years:
 - Delivery below 95% of need – Production an Action Plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
 - Delivery below 85% of need – Apply a buffer of 20% to the 5YHLS requirement.
 - Delivery below 75% of need – Apply the presumption in favour of sustainable development where relevant policies of the Local Plan may be considered to be out of date for decision making. In such circumstances planning applications will be assessed against the policies in the NPPF.
 - Conduct an annual assessment to determine whether the Council can demonstrate a five-year housing land supply (5YHLS). This assessment is informed by both the SHLAA and the HDT. The 5YHLS calculation 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 local housing need figure indicated by the Standard Method will apply. A minimum uplift (or buffer) of 5%, taken from the end of the plan period, is applied to increase market choice and boost delivery. A 20% uplift (or buffer) is required if the HDT is not met or where the Local Plan adopted within the last 5 years meets less than 80% of the figure generated by the Standard Method.⁶ 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 statutory development plan may be considered to be out-of-date; meaning that reduced weight is applied to their requirements (see NPPF, Paragraph 11(d)).
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.

⁶ See Paragraph 68c NPPF (2024)

2. The Five-year Requirement

Establishing the Starting Point

- 2.1 The adopted housing requirement for Pendle of 298 dpa is set out in Policy LIV1 of the [Pendle Local Plan Part 1: Core Strategy](#) [“the Core Strategy”], which 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 has been prepared and submitted to the Secretary of State for independent examination.
- 2.2 Paragraph 78 of the 2024 NPPF makes clear that local planning authorities should assess the five-year housing 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 Method⁷.
- 2.3 In the absence of an up-to-date housing requirement for Pendle, for the purpose of assessing the 5YHLS position, the Standard Method figure for Pendle must be applied. The Standard Method figure defined for Pendle is 333 dpa. The calculation used to derive this figure is provided in [Appendix B](#).
- 2.4 Should the Pendle Local Plan Fourth Edition 2021-2040 be adopted as currently drafted, the basis for the calculating the five year requirement in Pendle would change. This is confirmed through Paragraph 68c of the NPPF, which also sets out the need for plan makers to plan for an additional 20% buffer to the five year housing land requirement from July 2026, where plans provide for less than 80% of their local housing need figure. For illustrative purposes, the five year housing land requirement assessed against the proposed annual housing requirement of 148 dpa is also presented in this document.

Housing Delivery Test (HDT)

- 2.5 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.
- 2.6 The Government published the 2023 HDT in December 2024. Figures presented within the published HDT differ from those set out in the Council’s assessment (see Appendix B). The 2024 HDT is not yet available. The Council is unclear what approach the government will take for the 2024 assessment noting reforms made to the calculation of housing need through the NPPF and PPG. The assessment of five-year supply therefore relates to the 2023 HDT as calculated by the Council.

The Five-year Requirement for Pendle

- 2.7 In accordance with national planning policy, the housing requirement for the five-year period is calculated using the Standard Method. A 5% uplift brought forward from the end of the plan period is then applied (see Paragraph 78 of the NPPF).
- 2.8 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 2024). 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 signals⁸. Any

⁷ Local Housing Need is defined within the NPPF as being conducted using the Standard Method as set out in Planning Practice Guidance (see Paragraph 62 of the NPPF)

⁸ See Planning Practice Guidance Paragraph 031 (68-031-20190722).

decision to address a shortfall in housing delivery is a wider policy matter for the Council to consider, and as such is beyond the scope of this assessment.

- 2.9 The five-year housing land requirement for Pendle for the period 1st April 2024 to 31st March 2029 is required to accommodate 1,750 new dwellings or 350 dwellings per year (i.e. 333 dpa + 5%).
- 2.10 Alternatively, if assessed using the housing requirement in the Pendle Local Plan Fourth Edition 2021-2040, the five-year housing land requirement for Pendle for the period 1st April 2024 to 31st March 2029 would be 775 new dwellings or 155 dwellings per year (i.e. 148 dpa + 5%).

3. The Five-year Supply

- 3.1 [Appendix A](#) sets out a detailed trajectory and evidence underpinning the 5YHLS position for Pendle. It identifies a deliverable supply of 978 dwellings over the next 5 years.

- 3.2 The assessment applies the definition of 'deliverable' as outlined within the Glossary of the 2024 NPPF (Annex 2), to determine how sites come forward over the next five-years and beyond. The Glossary of the NPPF explains that to be considered 'deliverable', sites for housing:

'Should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five-years. In particular:

- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five-years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five-years.'

- 3.3 The base date for this assessment is **1st April 2024**. 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, emerging Local Plan or any made Neighbourhood Plan, where there is clear evidence of delivery within 5 years;
- A small site allowance (defined as sites of between 1 and 4 dwellings for the purpose of this assessment) of 40 dwellings per year is applied from year 4 of the supply onwards to account

of the supply of housing which regularly and reliably come forward within the borough each year but do not yet benefit from planning consent or a planning application. The rate applied reflects the five-year average for the borough as evidenced in [Appendix D](#).

- 3.5 The primary source of data used to inform this assessment is the Council's Strategic Housing Land Availability Assessment (SHLAA), together with active monitoring of applications for planning permission. The Council has recently updated this evidence to ensure an accurate assessment.
- 3.6 Where necessary, details of any dialog and assumptions made for the delivery of each site, including their lead-in times and rate of delivery is set out in the comments section of the housing trajectory (see Appendix A). In some cases officer knowledge and assumptions have informed decisions made about the inclusion or exclusion of a site and its rate of delivery. This information is set out wherever possible, and where it does not contravene data protection legislation. Such assumptions consider local evidence of delivery which is provided in [Appendix E](#).
- 3.7 Table 3.1 provides a summary of the housing land supply position in Pendle between 1st April 2024 and 31st March 2029. The full position is set out in Appendix A.

Table 3.1: Anticipated Net Delivery over the Next Five Years

Year	2024/25	2025/26	2026/27	2028/29	2029/30	Total
Number of anticipated dwellings (net)	148	208	250	208	164	978
Housing Requirement	350	350	350	350	350	1750
Difference	-202	-142	-100	-142	-186	-772

- 3.8 If measured against the emerging Local Plan requirement of 148 dpa (plus a 5% buffer), there would be a 203-dwelling surplus of supply against the five year requirement.

Analysis

- 3.9 The Council is not able to demonstrate a five year supply. The assessed deliverable supply of 978 dwellings is only sufficient to provide a 2.79 year supply. This is despite the deliverable supply increasing by around 140 dwellings over the last 12-months. The shortfall identified is unsurprising given the significant increase in the housing requirement identified for Pendle, as set by newly adopted national planning policy. The five-year annual requirement for 350 dwellings per annum, is higher than any previous net completion figure recorded in Pendle, and 102 dwellings per year higher than the average rate of delivery recorded over the last five years (248 dpa). The Council is unlikely to be able to maintain a five year supply against this figure until after a Local Plan reflecting the policies of the 2024 NPPF is adopted. The latest Local Development Scheme sets out the broad timeframe for the preparation of this document.
- 3.10 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 2024/25 relates to the 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 such as those featured within the emerging Local Plan and adopted Neighbourhood Plans.
- 3.11 Assessed against the emerging Local Plan requirement of 148 dpa (155 dpa with 5% buffer), the Council can demonstrate a 6.31 year supply.

4. Summary

- 4.1 Sections 3 and 4 have set out the housing demand and supply positions in Pendle for the period 1st April 2024 to 31st March 2029. This section brings this information together, to confirm the housing land supply position of the authority, as of 1st April 2024.
- 4.2 Section 3 confirms that the housing requirement for the period 1st April 2024 to 31st March 2029 is 1,750 dwellings. This equates to an average of 350 net new dwellings per annum.
- 4.3 Section 4 confirms a deliverable supply of 978 net new dwellings between 1st April 2024 and 31st March 2029.
- 4.4 The Council can therefore demonstrate a housing land supply position equivalent to 2.79 years, which is less than the minimum five-years required by national planning policy. As a result Paragraph 11(d) of the 2024 NPPF is applicable for decision making.
- 4.5 For clarity Table 4.1 sets out this calculation in full.

Table 4.1: Pendle Five-year Housing Land Position 1st April 2024

Elements in Calculation	Source of Data / Calculation	Figure
A. Five-year Requirement Baseline Position	Standard Method Figure (per annum)	333
B. Buffer (Uplift)	+ 5% of Standard Method figure (rounded) (per annum)	350
C. Total Housing Need over 5 years	B x 5	1750
D. Deliverable Supply	In house monitoring (Appendix A)	978
E. Housing Land Supply (years)	Row D/ Row B	2.79

- 4.6 Should the Pendle Local Plan Fourth Edition 2021-2040 be adopted as drafted, the housing land supply position would improve to a 6.31 year supply.

Appendix A: Five-year Supply Assessment Site Trajectory

A.1 See Attached Spreadsheet

Planning Ref/Site ref	PBC Ref	Site name	Settlement	Capacity (Net dwellings)	Dwellings complete	Dwellings Available	0-5 years Delivery					6-10 years Delivery					11-15 years Delivery					16+ years	Comments/Evidence
							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	2038/39		
19/0952/REM 13/15/0327P	BD065	Land at Trough Laithe Farm (Phase 1) Land at Trough Laithe Farm (Phase 2)	Barrowford	500	81	419	35	40	40	40	40	40	40	40	40	40	24	0	0	0	0	0	Detailed consent for 239 dwellings. Development has commenced with construction of the site now well under way. Northstone are developing the site. A housing trajectory of projected future delivery has been provided by Northstone confirming that this phase of the site's development will be completed by 2028/29. Peel confirm that the wider site will be brought forward in the short term. Trajectory assumes continuation of same build rate with cross over in years 5 and 6. A detailed application bringing forward the remaining site is anticipated in the near future.
22/0774/OUT	P026	Land at Riverside Mill, Charles Street	Nelson	140	0	140	0	0	0	0	0	20	20	20	20	20	20	20	0	0	0	0	The proposal benefits from outline planning consent, but there is little evidence that the site will be delivered in the short term. Delivery in the medium term is therefore assumed.
23/0301/FUL	NN158	Land at Further Clough Head, Bamford Street (1) Land at Further Clough Head, Bamford Street (2)	Nelson	129	0	129	0	0	10	20	20	20	20	20	19	0	0	0	0	0	0	0	The site has full planning permission. Applications to discharge conditions currently being determined. The proposal is to be developed by PEARL. Information provided by developer Barnfield used to inform site trajectory. Barnfield anticipates quicker build programme then adopted in the trajectory.
22/0722/FUL	P237	Barnsey Shed, Long Ing Lane	Barnoldswick	128	0	128	0	0	12	24	24	24	24	20	0	0	0	0	0	0	0	0	The site has full planning permission. Applications to discharge conditions currently being determined. Delivery expected within the short term. Seddon Homes housebuilder. They anticipate starting on site in May/June 2025 and will adopt a build rate of 2 dwellings per month.
24/0247/VAR	BD	Land at Oaklands	Barrowford	75	0	75	0	15	20	20	20	0	0	0	0	0	0	0	0	0	0	0	Trajectory based on information provided by the developer (McDermott Homes). The site has full planning permission. Applications to discharge conditions currently being determined. Start made on site.
	P060	Former Mansfield High School	Brierfield	60	0	60	0	0	0	0	0	10	10	10	10	10	10	0	0	0	0	0	Cleared former school site in ownership of Lancashire County Council. The site is available for housing with the disposal process commencing soon. The site is proposed for allocation in the emerging Local Plan. Delivery assumed in the medium term.
13/10/0294P	BR029	Lob Lane Mill	Brierfield	55	39	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Development is complete with the exception of an apartment block. The developer has indicated that market conditions mean that this is unlikely to be delivered within the next 5 years. Apartment market remains volatile in Pendle with no reason to believe this will change. In the absence of evidence indicating otherwise it is assumed that the development will not complete within the next 15 years.
13/04/0590P	BK055	Westfield Mill, Carr Road	Barnoldswick	53	46	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site stalled. Little prospect of construction commencing again.
22/0848/FUL	EY090	Spring Mill, Stoney Bank Road	Earby	53	0	53	20	20	13	0	0	0	0	0	0	0	0	0	0	0	0	0	The site is under construction. First completions expected in 2024/25. Site anticipated to be completed in full in next 5 years.
	P052	Former Railway Sidings	Brierfield	50	0	50	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10	0	Proposed allocation in the emerging Local Plan. Site currently in active use for the storage of materials. Landowner indicates availability in the longer term.
22/0577/FUL	P064	Brook Shed	Earby	50	0	50	0	20	20	10	0	0	0	0	0	0	0	0	0	0	0	0	The site is under construction and is being developed by Gleeson Homes. Full delivery anticipated within the next 5 years.
22/0453/FUL	P067	Land South of Colne Water	Colne	48	0	48	0	0	20	20	8	0	0	0	0	0	0	0	0	0	0	0	The site is under construction and is being developed by McDermott Homes. Trajectory based on information provided by the developer.
	P257	Land at Giles Street	Nelson	45	0	45	0	0	0	0	0	10	10	10	10	5	0	0	0	0	0	0	Clearance site in Council ownership. The Council's Regeneration Team is working on proposals to bring the site forward for development. The site is proposed for allocation through the emerging Local Plan. Delivery assumed in the medium term.
13/12/0063P 13/12/0458P 24/0306/FUL CNDP6/15	CE127	Bunkers Hill off Hargreaves Street	Colne	42	8	34	0	0	0	0	0	0	0	0	0	0	10	10	10	4	0	0	The planning permission has been implemented with the completion of 8 dwellings in 2014. Development of the wider site, which is in different ownership, has stalled. A larger site (which includes this approved part of the site) is allocated through the Colne Neighbourhood Plan. A proposal for 11 dwellings on part of the site was recently refused on insufficient information and design grounds. Development of the site is assumed in the longer term.
19/0863/REM	EY076	Land at Field No. 0087, Earby Road	Earby	34	0	34	0	0	0	0	0	10	10	10	4	0	0	0	0	0	0	0	Material start made however the development has stalled. Delivery is not anticipated within the next 5 years owing to an absence of evidence provided by the site promoter.
19/0893/FUL	CE215	Langroyd Hall, Langroyd Road	Colne	32	0	32	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 partially approved in November 2021. The agent does not believe that the approved scheme will come forward. Delivery assumed in the longer term.
23/0067/REM	BK144	Land To The North East Of Meadow Way	Barnoldswick	30	0	30	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	Trajectory provided by agent on behalf of developer. The site is now under construction.
13/04/0925P	NN033	Land at Former Garage Site, Marsden Hall Road	Nelson	30	0	30	0	0	0	0	0	0	0	0	0	0	10	10	10	0	0	0	Stalled site. Historic consent partially implemented. No change from 2022 position. There is no reason to assume that there will be any change to the status of this site in the short or medium term given the absence of activity.
20/0865/FUL	TN079	Land north of Dean Street	Trawden	20	0	20	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	Site allocated in Trawden Forest Neighbourhood Plan and has planning permission for 20 dwellings (20/0865/FUL). Application to varying condition 18 of the approved scheme and remove requirement for affordable homes on site was refused (see App 22/0424/VAR) but allowed on appeal. Delivery assumed in the medium term noting potential viability constraints.
21/0111/FUL	BK151	Land off Brogden Lane	Barnoldswick	19	7	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site now virtually complete. Remaining completions will be recorded as part of the 2024/25 monitoring year.
22/0495/REM	BR082	Land To The East Of Bowland View	Brierfield	19	0	19	0	0	6	6	7	0	0	0	0	0	0	0	0	0	0	0	Planning application approved in May 2020. RM (22/0495/REM) approved. Cross Construction to develop the site. Trajectory provided by the developer (in 2022). Delivery pushed back to reflect need to ready the site and discharge conditions.
CNDP6/6		Shaw Street	Colne	18	0	18	0	0	0	0	0	0	0	0	0	0	5	5	5	3	0	0	The site is allocated within the Colne Neighbourhood Plan. The site is available in the longer term. There is limited evidence of deliverability in the short term.
18/0821/RES 21/0676/REM	BK113	Land opposite The Barn, Ben Lane	Barnoldswick	14	10	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is under construction with foundations in place for all dwellings. First completions recorded in 2022/23. The site will be completed within the next 5 years.
18/0768/FUL	TN073	Black Carr Mill	Trawden	14	0	14	0	0	0	0	0	6	8	0	0	0	0	0	0	0	0	0	The permission has lapsed but the site is allocated for housing through the Trawden Forest Neighbourhood Plan. The site owners has confirmed that the site remains available for housing.
23/0674/FUL	CE226	The Exchange, Spring Lane	Colne	13	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Conversion of mill building to flats with supported living. Recent application to discharge conditions. Delivery assumed within next 5 years.
20/0758/FUL	FO051	Weston Electric Units Ltd, Station Rd	Foulridge	13	0	13	0	0	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 negotiations with a developer. They expect the site to be completed within the next five years.
21/0994/FUL	BD	Belgarth Nursery, Wheatley Lane Road	Barrowford	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Trajectory information is provided by the site's agent on behalf of the developer.
21/0769/OUT	EY081	Land to the west of White Leys Close	Earby	12	0	12	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	Reserved Matters application pending determination (21/0963/REM). Submission made to the Local Plan makes clear that the site owner is pursuing a larger development proposal on site and as such timing of the delivery of housing is assessed as being in the medium term. Discharge of conditions application currently pending determination.
21/0362/OUT	FE027	Chapel Farm, Wheatley Lane Road	Fence	12	0	12	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	Site has outline planning permission. No known efforts to market the site. The proposal is situated within a part of Pendle which experiences a strong housing market. Delivery is at this point assumed to be in the medium term applying the definition of 'deliverable' set out in the NPFF.
	P326	Barkerhouse Road	Nelson	12	0	12	0	0	0	0	0	0	0	0	0	0	6	6	0	0	0	0	Vacant site within the settlement boundary of Nelson. Previously promoted for development. Site proposed as housing allocation through the emerging Local Plan. Delivery assumed in the longer term.
21/0265/FUL	BR090	Site of former 1 to 33, O'Hagan Court Former LCC	Brierfield	10	0	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	Site has full planning permission. Conditions discharged. Current application to vary approved plans pending (25/0017/VAR). Site for affordable homes by registered provider Together Housing with Barnfield Homes developing the site.
24/0197/FUL	BR	Depot, Halifax Rd	Brierfield	10	0	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	Emerging allocation in LP4. Application submitted for 10 dwellings on site (x10 social rent bungalows) - approved post base date April 2024.
CNDP6/4		Buck Street	Colne	10	0	10	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	The site is allocated within the Colne Neighbourhood Plan. The site is currently in commercial use however the landowner has confirmed availability by 2030. Delivery in the longer term assumed.
22/0633/FUL	KK030	Land off Cob Lane, Kelbrook	Kelbrook	10	0	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	The site is identified as a housing site allocation in the Kelbrook & Sough Neighbourhood Plan and has detailed application for 10 dwellings (22/0633/FUL). A material start has been made at the site with the site now under construction.
22/0122/FUL	NN201	28-34 Manchester Road	Nelson	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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 buoyant market conditions.
22/0663/PIP	CE229	Land at Ivegate, Windy Bank	Colne	9	0	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	A material start has been made, but the developer is completing work on other schemes first. Planning in Principle for 9 dwellings recently approved. Delivery in the medium term assumed noting previous viability issues affecting the site.
17/0736/OUT 13/14/0080P 21/0184/REM	FO042	The Vicarage, Skipton Road	Foulridge	9	5	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The site is under construction and is being developed by Beck Homes. Site anticipated to be completed in 2024/25.
24/0372/VAR	SH	Salters House, Kelbrook Road, Salterforth	Salterforth	9	0	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Approved scheme to convert a vacant mill building to apartments. The site is under construction and there is no reason to believe that the development will not be completed within the next 5 years.
CNDP6/9		Thomas Street	Colne	8	0	8	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	The site is allocated within the Colne Neighbourhood Plan. The site is currently used by a business. The business has indicated longer term availability. Delivery at the site is not anticipated in the short or medium term.

22/0372/FUL	BD084	Garage Site, Hamilton Road	Barrowford	7	0	7	0	0	3	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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23/0686/FUL	BD085	Land off Wheatley Lane Road	Barrowford	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0680/FUL	BD	Land to the North of 34 Pasture Lane	Barrowford	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
24/0053/FUL	BD	Middleton Laithe, Middleton Drive	Barrowford	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
13/14/0099P	BK100	Turf Pit Gate Farm, Skipton Road	Bracewell	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
21/0766/PIP	BK147	Meadow Mill Farm, Ghyll Lane	Barnoldswick	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
21/0890/FUL	BK148	Castle House, 3 Castle View	Barnoldswick	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
22/0320/FUL	BK153	27 Skipton Road	Barnoldswick	1	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	BK154	High Croft, Hodge Lane	Barnoldswick	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
22/0697/PIP	BK156	Manchester Road	Barnoldswick	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
22/0859/AGR	BK157	Greenberfield Farm	Barnoldswick	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0499/PIP	BK160	High Lea, Manchester Road	Barnoldswick	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with permission in principle.	
23/0186/FUL	BK	Land adjacent to 17A Edith Street	Barnoldswick	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0324/RTD	BK	56 Rainhall Rd	Barnoldswick	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
21/0430/PIF	B0036	Land to the East of 372 Gisburn Rd	Blacko	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with permission in principle.	
21/0550/FUL	BR092	Heather Close	Brierfield	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0041/FUL	BR	44-46 Commercial Street	Brierfield	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0724/REM	CE230	Windacre, Skipton Old road	Colne	1	0	1	0	1	0	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	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0505/FUL	CE234	Blakeley Hall Farm, Red Lane	Colne	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0705/FUL	CE235	13a Keighley Road	Colne	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0311/FUL	CE	Higher Ball Grove Farm	Colne	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0355/FUL	CE	49 Penrith Crescent	Colne	1	0	1	0	1	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	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	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	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0573/PIP	EY091	Highfield Road	Earby	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
23/0606/FUL	EY092	The Workshop, Cemetery Road	Earby	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0240/FUL	EY	6 T- 8 Birch Hall Lane	Earby	-1	0	-1	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
20/0831/FUL	FO049	Intake Poultry Farm	Foulridge	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0149/FUL	FO	Whitehouse Farm, Noyna View	Foulridge	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
22/0483/FUL	LE028	Knarrrs Hill Farm, Warley Wise Lane	Laneshaw Bridge	1	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	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
21/0436/OUT	NN195	Wenning Street	Nelson	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with outline planning permission.	
22/0136/FUL	NN203	69 Scotland Road	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
22/0370/FUL	NN205	Land adjacent to Castercliffe Cottage	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0263/FUL	NN213	Land to the south east of Bamford Street	Nelson	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Part of larger allocation for self-build homes identified through the emerging Local Plan (see Site P311).	
23/0476/REM	NN214	Land to south of Rockwood Lodge	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0533/FUL	NN216	237 Leeds Road	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0739/FUL	NN218	132 Manchester Road	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0098/FUL	NN	12A Manchester Road	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0143/FUL	NN	125 Manchester Road	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0513/FUL	NN	12-14 Hazelwood Road	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0380/FUL	NN	Land to the south east of Bamford Street	Nelson	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission. Part of larger allocation for self-build homes identified through the emerging Local Plan (see Site P311).	
23/0836/FUL	NN	Barn at Southfield Methodist Church	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
23/0197/FUL	RO	Land at Sunnyside Farm	Roughlee	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
21/0620/FUL	SH028	Land To The West of 17 White Lee Avenue	Salterforth	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
19/0430/FUL	TN078	17 White Lee Avenue	Trawden	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small site with planning permission.	
Small Sites Allowance				-	-	-	0	0	0	40	40	40	40	40	40	40	40	40	40	40	40	40	0-15 year Totals	
Year Total							148	208	250	208	164	218	204	170	143	115	186	135	75	57	50	2,331		
Five Year Total							978															850	503	
Requirement (NPPF 24)							350	350	350	350	350	333	333	333	333	333	316	316	316	316	316	4995		
Difference							-202	-142	-100	-142	-186	-115	-129	-163	-190	-218	-130	-181	-241	-259	-266	-2664		
Requirement (LP4)							155	155	155	155	155	148	148	148	148	148	141	141	141	141	141	2220		
Difference							-7	53	95	53	9	70	56	22	-5	-33	45	-6	-66	-84	-91	111		

Appendix B: Calculating the Minimum Standard Method Requirement for Pendle

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

Step 1: Setting the baseline – 0.8% of existing housing stock for the area

- B.2 Set the baseline using the value of existing housing stock for the local authority ([Dwelling stock \(including vacants\)](#), Table 125: dwelling stock estimates by local authority district). The baseline is 0.8% of the existing housing stock for the area, and the most recent date published at the time should be used.

Description		Figure	Source / Calculation
A	Dwelling stock (including vacants) 2023	41,591	GOV.UK – Live Table 125: dwelling stock estimates by local authority district
B	0.8% of dwelling stock	333	A / 100 x 0.8 (rounded)

Step 2: Adjustment to take account of affordability

- A.3 To take account of any local affordability issues, the most recent [median workplace-based affordability ratios](#) are used to make an adjustment to the average annual projected household growth figure (Step 1), where this is required.
- A.4 No adjustment is required where the ratio is 5 or below. Where an adjustment is needed, the precise formula is as follows:

$$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

Description		Figure	Source / Calculation
A	Median workplace affordability ratio (2024)	4.71	ONS – House price to workplace-based earnings ratio, Table 5c Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales.
B	Adjustment factor	N/A	A is below 5.
C	Local Housing Need (dpa)	333	0.8% of dwelling stock (including vacants) 2023

Appendix C: Calculation of the Housing Delivery Test

- C.1 The methodology is set out in the PPG on [Housing Supply and Delivery](#) and the accompanying [Housing Delivery Test measurement rulebook](#).
- C.2 The figures below reflect the Council's assessment as to what the Housing Delivery Test 2023 result for Pendle is likely to be based on this methodology and recorded completions. A Housing Delivery Test for 2024 has not been published and it is unclear how the Housing Delivery Test will operate with reforms made to the NPPF.

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

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

Housing Delivery Test 2023 Pendle

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

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

- C.3 As the tables above illustrate, housing delivery in Pendle at 211% has exceeded the minimum requirements set by the Housing Delivery Test over the previous 3-year period. 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 2019/20 to 2023/24. 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	2019/20	2020/21	2021/22	2022/23	2023/24	Annual Average
Total completions on small sites	29	55	38	48	29	39.8

Table 2: Completions on Small Sites 2019/20

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD048	Rear 38 Church Street	Church Street	Barrowford	19/0106/FUL	Full: Demolition of workshop and retention of a two-storey dwelling (Part-Retrospective).	1
BD058	Meat Preparation Building, Halstead Farm	Halstead Lane	Barrowford	13/14/0118P	Full: Conversion of former meat preparation building to a single two bed dwelling house with parking (Re-Submission).	1
BD059	45 Appleby Drive	Appleby Drive	Barrowford	16/0718/FUL	Full: Erection of detached dwelling house.	1
BD070	95 Gisburn Road	Gisburn Road	Barrowford	18/0282/FUL	Full: Conversion of dwelling (Use Class C3) into a ground floor shop (Use Class A1) with a flat above and 2 cottages to the rear along	1
BK101	Land adjacent to 2 Taylor Street	Taylor Street	Barnoldswick	16/0562/FUL	Full: Erection of a detached dwelling with access from Pennine Way.	1
BK114	2 Letcliffe	Manchester Road	Barnoldswick	16/0128/FUL	Full: Demolition of existing garage and erection of dwellinghouse with garage at ground floor and first floor balcony.	1
BR067	Agricultural Building	Greenhead Lane	Brierfield	17/0708/AGD	Prior Approval Notification (Agricultural building to dwelling Class QA and QB): Change of use of agricultural building to dwelling and external alterations.	1
BR080	New Laund Farm	Greenhead Lane	Brierfield	19/0849/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations.	1
CE133	Nun Clough Farm Barn	Birchenlee Lane	Colne	18/0377/FUL	Full: Conversion of barn into one dwelling house.	1
CE183	51-53 Albert Road	Albert Road	Colne	17/0478/FUL	Full: Change of use from use class C2 to 2 No. dwellings use class C3, including erection of a rear hardstanding and two rear dormers.	2
FO038	White House Farm	High Lane	Foulridge	17/0385/FUL	Full: Change of use of barn to two dwellings, demolition of outbuildings, erection of an extension, erection of detached garage and formation of a new access	2

HM017	High Mount Farm	Foxen Dole Lane	Higham	17/0269/REM	Reserved Matters: Erection of an agricultural workers dwelling (Appearance, Landscaping, Layout and Scale).	1
NN116	14a Cumberland Street	Cumberland Street	Nelson	13/13/0264P	Full: Change of use from retail to dwelling; erection of single storey rear extension; Erection of a single flat roof dormer to side (South) elevation and erection of two pitched roof dormers to side (North) elevation.	1
NN148	97 Brier Crescent	Birer Crescent	Nelson	16/0429/FUL	Full: Change of use from nursing home to single dwelling including erection of single storey extension to rear and reconfiguration of windows (Amended Description).	1
NN151	2 Prospect Buildings	Cross Street	Nelson	16/0607/FUL	Full: Change of use of first floor offices to self contained flat.	1
NN155	11 Carr Road	Carr Road	Nelson	17/0437/FUL	Full: Change of use of office (A2) to residential (C3)	1
NN165	127-129 Chapel House Road		Nelson	18/0290/FUL	Full: Conversion of one dwelling house into two dwelling houses.	1
NN167	Site of 6 to 16	Beech Street	Nelson	18/0403/FUL	Full: Erection of four semi-detached dwelling houses.	4
NN170	60 Every Street		Nelson	18/0831/FUL	Full: Change of use from a ground floor shop (Use Class A1) to residential use (Use Class C3) and replace shop front with domestic frontage.	1
TN030	Herders Inn	Lancashire Moor Road	Trawden	13/15/0304P	Full: Conversion of public house (A4) to two dwellinghouses and erection of two storey rear extension.	3
TN061	Far Wanless Farm	Hollin Hall	Trawden	18/0230/FUL	Full: Conversion of barn into two dwellings.	2
						29

Table 3: **Completions on Small Sites 2020/21**

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD046	Plot 8, 317 Gisburn Road	Gisburn Road	Barrowford	13/09/0397P	Full: Erection of a detached dwelling house.	1
BD050	Plots 7, 9, 10 317 Gisburn Road	Gisburn Road	Barrowford	20/0707/FUL	Full: Erection of three dwellinghouses (previously approved under permission 13/16/0093P) (amended layout).	3
BD063	Land adjacent 16 Garnett Street	Garnett Street	Barrowford	16/0517/FUL	Full: Erection of one 4-bed terraced house (Re-Submission).	1
BD078	26 Stone Edge Road		Barrowford	20/0266/FUL	Full: Demolition of existing detached dwelling house and erection of one pair of semi-detached dwelling houses.	1

BK091	Land to rear of 245-253 Gisburn Road	Gisburn Road	Barnoldswick	13/12/0403P	Full: Erection of a detached dwelling house (eaves height 4.7m, ridge height 8.4m), two detached double garages and two storey side extension to existing house and formation of new vehicular access.	1
BK125	Development land off Long Ing Lane	Long Ing Lane	Barnoldswick	17/0770/FUL	Full: Erection of one two storey dwelling and two three storey dwellings.	3
BK131	Higher Calf Hall Farm	Calf Hall Lane	Barnoldswick	18/0605/FUL	Full: Erection of one dwelling house and detached garage.	1
BK133	Land to North West 41 Long Lane		Barnoldswick	19/0905/FUL	Full: Demolition of existing garage, erection of a detached dwelling with parking and formation of parking area for 41 Long Ing Lane.	1
BK139	32 Curch Street		Barnoldswick	20/0538/FUL	Full: Change of use from shop (Use Class A1) to single dwelling (Use Class C3) and replace shop front and associated minor external alterations.	1
BK143	1 Bank Buildings	Skipton Road	Barnoldswick	20/0026/FUL	Full: Change of Use Lower Ground and Upper Ground floor from A2 Professional Service to residential (use class C3) to create 4x apartments with alterations to doors and windows and removal of rear fire escape.	4
BR061	Garage Site to North West of 24	Park Lane	Brierfield	19/0520/FUL	Full: Erection of a two-storey detached dwelling with two-storey rear projection, roof dormers to front and rear, raised patio to rear and off-street parking (Revised Scheme).	1
BR066	Greenhead Manor	Greenhead Lane	Brierfield	16/0548/OTD	Prior Approval Notification (Office use B1(a) to dwellinghouse (C3)): Change of use of offices to a 4 bed detached dwelling.	1
CE132	Cotton Tree Methodist Church	Cotton Tree Lane	Colne	13/12/0196P	Full: Change of use from former chapel (D1) to single dwelling with external alterations.	1
CE202	Swanside Alkincoats Villas	Alkincoats Road	Colne	19/0019/FUL	Full: Erection of one detached dwelling house.	1
CE207	50 Portland Street		Colne	19/0208/FUL	Full: Subdivision of house into ground and first floor flats (Use Class C3) (Retrospective).	1
CE210	Land to North	26 Lenches Road	Colne	19/0381/FUL	Full: Erection of a three storey dwelling with associated parking.	1
CE217	11A Skelton Street		Colne	20/0568/FUL	Full: Subdivision of existing apartment into two apartments	1
FE026	Land to rear of 2 Greystone Drive		Fence	19/0728/FUL	Full: Erection of a detached single storey bungalow with access and parking.	1
HM018	Land off Barkerfield Close	Barkerfield Close	Higham	19/0476/FUL	Full: Erection of a pair of semi-detached dwellings (Re-Submission).	2

HM019	Height Top Smithy	Stump Hall Road	Higham	19/0065/FUL	Full: Demolition of sunroom, convert garage to self contained unit, alteration to roof and openings.	1
KK022	Moor Gate Farm	Cob Lane	Kelbrook	17/0192/FUL	Full: Change of use and external alterations to convert barns to 2 dwellings with associated residential curtilage and erection of a detached garage.	2
KK023	Royds Farm	Harden Road	Kelbrook	18/0217/FUL	Full: Demolition of garage and agricultural buildings and erection of one, two storey dwelling and double garage.	1
KK024	Field Number 4667	Harden Road	Kelbrook	18/0386/REM	Reserved Matters: Erection of 2 detached dwelling houses (Appearance, Landscaping, Layout and Scale) of Planning Permission 13/15/0245P.	2
KK025	Dog Exercise Field	Colne Road	Kelbrook	18/0756/FUL	Full: Erection of a single-storey dwelling and formation of four parking spaces.	1
KK029	Moor Gate Farm	Cob Lane	Kelbrook	20/0745/AGD	Prior Approval: Change of use of agricultural building to dwelling house (Use Class C3).	1
NN069	Land adj 3 Proctor Close	Proctor Close	Nelson	13/15/0348P	Full: Erection of one two storey dwelling house (Amended scheme).	1
NN104	1 Netherfield Road	Netherfield Road	Nelson	13/12/0056P	Full: Conversion of single dwelling to three flats.	2
NN129	Land off Waidshouse Road		Nelson	17/0451/OUT	Erection of 4 dwellings	4
NN149	Land off Cooper Street	Cooper Street	Nelson	19/0757/FUL	Full: Erection of two detached dwelling houses (Amended scheme).	2
NN153	1 Lime Street	Lime Street	Nelson	16/0774/FUL	Full: Sub-Division of dwelling house to form two self-contained flats and erection of a single storey rear extension.	1
NN157	31 Carr Road	Carr Road	Nelson	17/0737/FUL	Full: Change of use of office (Use Class B1) to residential (Use Class C3).	1
NN159	Old Clarion House	Shelfield Lane	Nelson	18/0633/FUL	Full: Approval of Reserved Matters for the construction of a detached dwelling and garage.	1
NN160	Site of Regent Bingo Club	Leeds Road	Nelson	17/0368/FUL	Full: Change of use of land to form a car sales pitch, erection of 1.8m high security fencing and erection of a valeting bay and office building with a self contained flat above	1
NN174	8-10 Eagle Street		Nelson	19/0616/FUL	Full: Subdivision of merged property into two dwellings (Use Class C3).	1
NN184	57 Scotland Road		Nelson	20/0695/RTD	Prior Approval Notification (Change of Use): Change of use from first floor retail to two residential apartments (Use Class C3).	2
SO001	Brook Lea	284 Colne Road	Sough	18/0468/FUL	Full: Erection of a detached dwelling house.	1

TN047	Building To The South West Of Chelsea Mews	Church Street	Trawden	20/0111/FUL	Full: Change of use, external alterations and erection of roof extension to garage block to convert into two dwellings (Part Retrospective).	2
TN075	Brooke House	Colne Road	Trawden	19/0624/CEU	Certificate of Lawfulness (Section 191 - Existing Development): Use as a single dwelling house (Use Class C3).	1
						55

Table 4: Completions on Small Sites 2021/22

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BK117	Land to East of Higher Park House (1)		Barnoldswick	18/0829/REM	Reserved Matters for the erection of one dwelling house (16/0500/OUT)	1
BK122	Helliwells Funeral Services		Barnoldswick	17/0348/FUL	Formation of a self-contained flat and alteration to roof to form roof terrace.	1
BK123	Letcliffe Farm		Barnoldswick	17/0528/FUL	Demolition of existing garage and stable block and erection of a two storey dwelling with detached garage.	1
BK130	Former Builders Yard		Barnoldswick	19/0515/FUL	Erection of a detached dwelling house (Use Class C3) on former builders yard	1
BK134	Yarlside Farm		Barnoldswick	19/0632/FUL	Convert farmhouse and former barn into two dwellings	1
BK135	Aynhams Farm		Barnoldswick	19/0876/FUL	Erection of detached bungalow	1
BK141	Manor House Farm		Barnoldswick	20/0169/REM	Erection of an agricultural workers dwelling of planning permission 19/0723/OUT	1
BK145	Aynhams Hill Farm		Barnoldswick	20/0685/FUL	Erection of three bedroom dwelling house for a rural worker.	1
BO024	Springfield Nurseries		Blacko	13/13/0527P	Demolition of partial complete dwelling and erection of single detached dwelling house.	1
BR077	547 Colne Road		Brierfield	19/0538/FUL	Subdivision of a dwelling to form two self-contained residential units.	1
BR078	67 Colne Road		Brierfield	19/0565/FUL	Change of use of ground floor shop to form a one bedroom residential unit.	1
BR084	5-11 Height Croft		Brierfield	20/0581/FUL	Convert No's 7-9 Height Croft back into one dwelling house and convert No'5 and 11 back into 2 No. dwelling houses with associated parking.	2
BR088	Smithsons Farm Cottage		Brierfield	20/0257/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class Q a and b): Change of use of an agricultural building and external alterations to form a single dwelling.	1
BR089	534 Colne Road		Brierfield	21/0216/FUL	Erection of a detached house (Amended scheme) with vehicular access.	1

BR094	16 Hillside View
CE163	28 West Street
CE184	Glenroy Community Centre
CE191	73-75 Langroyd Road
CE214	57 Parker Street
FE025	26 Pendle Fields
FE028	4 Forest Avenue
FO039	Causeway Top Farm
LE024	18-19 School Lane
NH012	Agricultural Buildings To The East Of Moss End
NN191	23-27 Scotland Road
NN192	Land To The Rear Of 13
NN193	36 Scotland Road
RE007	Dam Head Farm
RE009	Barn Off Blacko Bar Road
SH021	Chapel House
TN066	Stunstead House

Brierfield	21/0401/FUL	Sub-divide dwelling house into two dwellings.	1
Colne	13/15/0183P	Subdivision of a single dwelling house to two flats with external alterations including remodelled rear extension and erection of staircase to ground floor.	1
Colne	17/0743/OTD	Permitted Development Notification: Proposed change of use from office B1(a) to 3 dwellings.	3
Colne	18/0198/FUL	Conversion of existing first floor flat into 2 No. flats	1
Colne	19/0860/FUL	Change of use of ground floor from hairdressers (Use Class A1) to residential (Use Class C3)	1
Fence	18/0877/FUL	Demolition of garage and erection of a two storey dwelling.	1
Fence	21/0822/FUL	Subdivide dwelling house into two separate dwelling houses (retrospective).	1
Foulridge	19/0111/FUL	Convert barn to dwelling house and erect extension to front elevation.	1
Laneshaw Bridge	18/0319/FUL	Erection of two detached dwelling houses.	2
Newchurch	20/0421/FUL	Demolition of existing agricultural buildings, erection of a single storey building for use as a children's cuddling farm and erection of a detached dwelling house and domestic garage with storage above.	1
23-27 Scotland Road	20/0743/CEA	Certificate of Lawful Use (S.192 Proposed Development); Use of first floor as two flats	2
Nelson	20/0834/FUL	Erection of one Dormer Bungalow with detached garage.	1
Nelson	21/0174/FUL	Change of use of First Floor Beauty Salon (Sui Generis) to two one bedroom apartments (Use Class C3)	2
Roughlee	13/16/0005P	Demolition of existing agricultural building and garages and erection of single dwelling with detached garage (Re-submission).	1
Roughlee	20/0398/FUL	Change of use and external alterations to convert barn to a dwelling.	1
Salterforth	17/0171/FUL	Change of use of part of Church (Use Class D1) to residential use (C3)	1
Trawden	20/0739/REM	Erection of a dwelling of outline permission 17/0539/OUT	1

TN069	Prospect Farm		Trawden	18/0568/FUL	Change of use of barn to a single dwelling house (Use Class C3) with external alterations (Re-submission)	1
						38

Table 5: Completions on Small Sites 2022/23

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD068	Land adajacent to 30 Dixon Street		Barrowford	17/0410/FUL	Full: Erection of one detached bungalow and two semi-detached dwellings, including private drives and gardens (Re-Submission).	1
BD081	Caspers Fold	Francis Avenue	Barrowford	21/0062/FUL	Full: Erection of detached two storey dwelling.	1
BK129	Ambulance Station	Brogden View	Barnoldswick	20/0825/FUL	Full: Erection of 4 No. detached dwelling houses.	4
BK137	6 Rainhall Road		Barnoldswick	20/0207/FUL	Full: Change of use from ground and first floor retail shop to part ground floor retail shop, part ground floor and first floor residential flat (Use Classes A1 and C3)	1
BK138	2A Park Road		Barnoldswick	20/0281/FUL	Full: Change of use of a retail shop (Use Class A1) to a mixed use of ground floor health clinic (D1), office (B1a) and retail shop and first floor flat (C3).	1
BK140	Land to the East of Higher Park House	Kelbrook Road	Barnoldswick	20/0367/FUL	Full: Erection of a detached dwelling.	1
BK142	Calf Hall Cottage	Calf Hall Lane	Barnoldswick	20/0516/FUL	Full: Demolition, rebuild and extension of former stable and hayloft to create a new dwelling.	1
BK146	Gordale	Manchester Road	Barnoldswick	22/0416/FUL	Full: Erection of detached three storey dwelling with detached double garage.	1
BK150	Craven House		Barnoldswick	21/0324/FUL	Full: Conversion of outbuildings to 2 No. 2 bedroom cottages.	1
BR079	37B Clitheroe Road		Brierfield	19/0688/FUL	Full: Conversion of storage premises (Use Class B8) to a dwelling house (Use Class C3) with parking for two vehicles.	1
BR087	27 Railway Street		Brierfield	20/0448/FUL	Full: Erection of three storey building to accommodate 3 flats.	3
CE182	40 Albert Road		Colne	16/0129/FUL	Full: Create A1 retail unit at ground floor and self contained flat over and installation of new shop front.	1
CE196	Land to South West of Greenfield Road		Colne	21/0692/FUL	Full: Erection of a detached dwelling house (Amended proposal).	1
CE209	Barnside Hall Farm	Keighley Road	Colne	19/0356/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations.	1

CE216	Safe Hands Green Start Nursery	Derby Street	Colne	20/0632/FUL	Full: Change of use from Childrens Day Nursery (Use Class D1) to single residential dwelling (Use Class C3).	1
CE223	Hainslack Barn Farm	Warley Wise Lane	Colne	21/0612/AGD	Prior Approval: Change of use of agricultural building to dwelling house (Use Class C3).	1
EY061	Land to rear of 2-4 Mill Brow Road	Mill Brow Road	Earby	13/12/0007P	Full: Erection of a detached dwelling (Eaves height 5.4m, ridge height 8m)	1
FE019	New Barn	Cuckstool Lane	Fence	17/0306/AGD	Prior Approval Notification (Class Q (a & b)): Change of use of agricultural barn to one dwelling and external alterations.	1
FO050	12-14 Abner Row		Foulridge	21/0013/FUL	Full: Change of use of electrical workshop (Use Class E(g)) to one dwelling house (Use Class C3) and external fenestration alterations.	1
FO054	8 Waller Hill		Foulridge	22/0761/FUL	Full: Erection of a new dwelling house and a parapet wall on the roof of the adjoining neighbour.	1
LE020	Barn to East of Hazel Grove Lodge	Warley Wise Lane	Laneshaw Bridge	20/0052/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class Q a and b): Change of use of an agricultural building and external alterations to form a single dwelling.	1
LE022	Land to south side of Keighley Road	Keighley Road	Laneshaw Bridge	18/0003/FUL	Full: Erection of two detached 4 bed dwellinghouses with detached double garages and bin store with access off Keighley Road.	2
LE023	Land at Methodist Church	Keighley Road	Laneshaw Bridge	21/0358/REM	Erection of 4 dwellings	2
NH007	Lower Houses Farm	Haddings Lane	Newchurch-in-P	13/05/0488P	Conversion of barn to two dwellings.	2
NH013	Land to the South West of Goldshaw Court	Well Head Road	Newchurch-in-P	20/0203/PIP	Permission in Principle: Erection of up to two dwellinghouses.	2
NN137	47 Rhoda Street		Nelson	13/15/0364P	Full: Conversion of dwelling in to two flats, single storey extension to rear and external alterations.	1
NN176	Shelfield Farm Cottage	Shelfield Lane	Nelson	19/0861/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations.	1
NN189	24 Castle Street		Nelson	20/0149/FUL	Full: Conversion of terraced house into 2 No. flats.	1
NN196	53 Bradley Hall Road		Nelson	21/0695/FUL	Full: Change of use from church hall/meeting room to dwelling.	1
NN199	265 Leeds Road		Nelson	22/0605/FUL	Full: Change of use of ground floor (Use Class E) to one bed flat (Use Class C3) (retrospective).	1

NN200	162 Colne Road		Nelson	22/0063/FUL	Full: Conversion of lower ground floor to two-bed apartment with access via rear yard.	1
NN210	23 Manchester Road		Nelson	22/0681/RTD	Prior Approval Notification: Change of use of first floor from offices (Use Class E) to 3 no. residential flats (Use Class C3).	3
SH024	Caravan Site, Lower Greenhill Farm	Kelbrook Road	Salterforth	20/0657/FUL	Full: Removal of an existing caravan and erection of one dwelling house.	1
SH026	Salterforth Nursery	Moor Lane	Salterforth	21/0109/FUL	Full: Erection of a detached dwellinghouse and associated water treatment plant.	1
SH027	Higher Park Barn	Salterforth Lane	Salterforth	22/0309/AGD	Prior Approval: Change of Use of agricultural building to dwelling (Use Class C3) (Class Q (a) only).	1
TN062	Land at Rock Lane		Trawden	19/0441/FUL	Full: Conversion of Goat House to dwellinghouse and extension to north elevation.	1
TN074	The Old Vicarage	Church View	Trawden	19/0877/FUL	Full: Change of use of stables to form a dwelling house, erection of external staircase, alterations to openings, installation of rooflights to front and rear and formation of two parking spaces.	1

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Table 6: **Completions on Small Sites 2023/24**

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD068	Land adjacent to 30 Dixon Street	Dixon Street	Barrowford	21/0794/FUL	Full: Erection of one detached bungalow and two semi-detached dwellings, including private drives and gardens (Re-Submission).	2
BD080	2 Park Avenue		Barrowford	22/0030/FUL	Full: Erection of bungalow annexe on land to West of No. 2 Park Avenue.	1
BK150	Craven House	Craven Buildings, Newtown	Barnoldswick	21/0324/FUL	Full: Conversion of outbuildings to 2 No. 2 bedroom cottages.	2
BO025	Brownley Park Farm	Gisburn Road	Blacko	13/14/0224P	Full: Extension of existing dwelling into attached building and conversion of barn to single dwelling including external alterations.	1
BO029	Redundant Barn	Back Gisburn Road	Blacko	19/0809/AGD	Prior Approval Notification: (Agricultural Building to Dwelling) Change of Use of building to dwelling with external alterations (Class QA and B)	1
BR071	Broadlands	Reedley Drive	Brierfield	18/0450/FUL	Full: Erection of one, two storey dwelling.	1

BR100	Wood End Barn Farm	Woodend Road Reedley	Brierfield	23/0497/CEU	Certificate of Lawful Use (S.191 Existing use): Siting and residential use (C3) of land for the occupation of a mobile home and associated use of land as garden, parking and vehicular access.	1
BR100	Pendle Bridge Lodge	Woodend Road Reedley	Brierfield	23/0521/FUL	Full: Change of use of part of a stable building for residential accommodation (for a temporary period of 3 years), the siting of 5 no. dog kennels at the site and the retention of the site for dog rehabilitation and training use.	1
CE228	Haverholme	Harrison Drive	Colne	21/0565/FUL	Full: Erection of detached dwelling house.	1
CE232	71 Albert Road		Colne	22/0794/FUL	Full: Change of use of Dental Surgery (Class E) to apartment (C3) and studio/office to basement with car parking space to rear yard area and external alterations.	1
CE233	Garage Site To The East Of Crow Nest	Keighley Road	Colne	21/0793/FUL	Full: Erection of a 3 bedroom bungalow with attached garage.	1
CE237	Pine Garth Farm	Coal Pit Lane	Colne	24/0043/CEA	Certificate of Lawful Use (S.192 Proposed Development): Change of use and conversion of an agricultural building to 2 no. dwellings.	2
EY085	White House Barn	Salterforth Road	Earby	20/0620/FUL	Full: Conversion of part of barn to dwelling house.	1
FO045	Lower Broach Farm	Skipton New Road	Foulridge	20/0617/FUL	Full: Conversion of outbuilding into one residential dwelling house, erection of a single storey extension.	1
FO046	Lower Broach Farmhouse	Skipton New Road	Foulridge	21/0541/FUL	Full: Conversion of outbuilding into dwelling house with single storey extension to south east elevation and use of agricultural land for domestic use.	1
NN183	Land To The South West Of 122 Waidshouse Road	Waidshouse Road	Nelson	20/0430/FUL	Full: Erection of 2 No. 3 bedroom detached houses including parking spaces and garden	2
NN207	11 Market Square		Nelson	22/0572/RTD	Prior Approval Notification: Change of Use from office (Use Class E) to 1. No dwelling (Use Class C3).	1
NN215	12-14 Hazelwood Road	Hazelwood Road	Nelson	23/0513/FUL	Full: Conversion of one dwelling into 2 no. dwellings. **loss of dwelling**	1
RE012	Land Adjacent Yate House	Ridge Lane	Roughlee	19/0535/FUL	Full: Erection of 2 detached dwellinghouses with associated parking and landscaping (Resubmission).	2
BO033	Garage Site, Back Gisburn Road		Blacko	20/0243/FUL	Full: Construction of two three bedroom detached dwellings and one pair of semi detached dwellings (Re-Submission).	2

CE221	2 Sun Street		Colne	21/0006/FUL	Full: Change of use of Ground Floor from office (B1a) to retail (Use Class E) and 1 No. apartment, formation of 2 No. apartments on the First Floor, steps to rear and associated refuse and cycle storage in the rear yar	1
LE023	Land to North West of Laneshawbridge	Methodist Church Keighley Road	Laneshaw Bridge	21/0358/REM	Development Reserved Matters: Erection of 4 detached dwellings and associated roads, infrastructure and detached garages (appearance, landscaping, layout and scale) of Outline Planning Permission 18/0199/OUT (resubmission).	2

Appendix E: Lead in Times and Housing Delivery Rate Evidence

E.1 See attached report.

Lead in times and build out rates Pendle

Background

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

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

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

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

Planning policy and guidance

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

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

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

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

Establishing benchmarks and assumptions

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

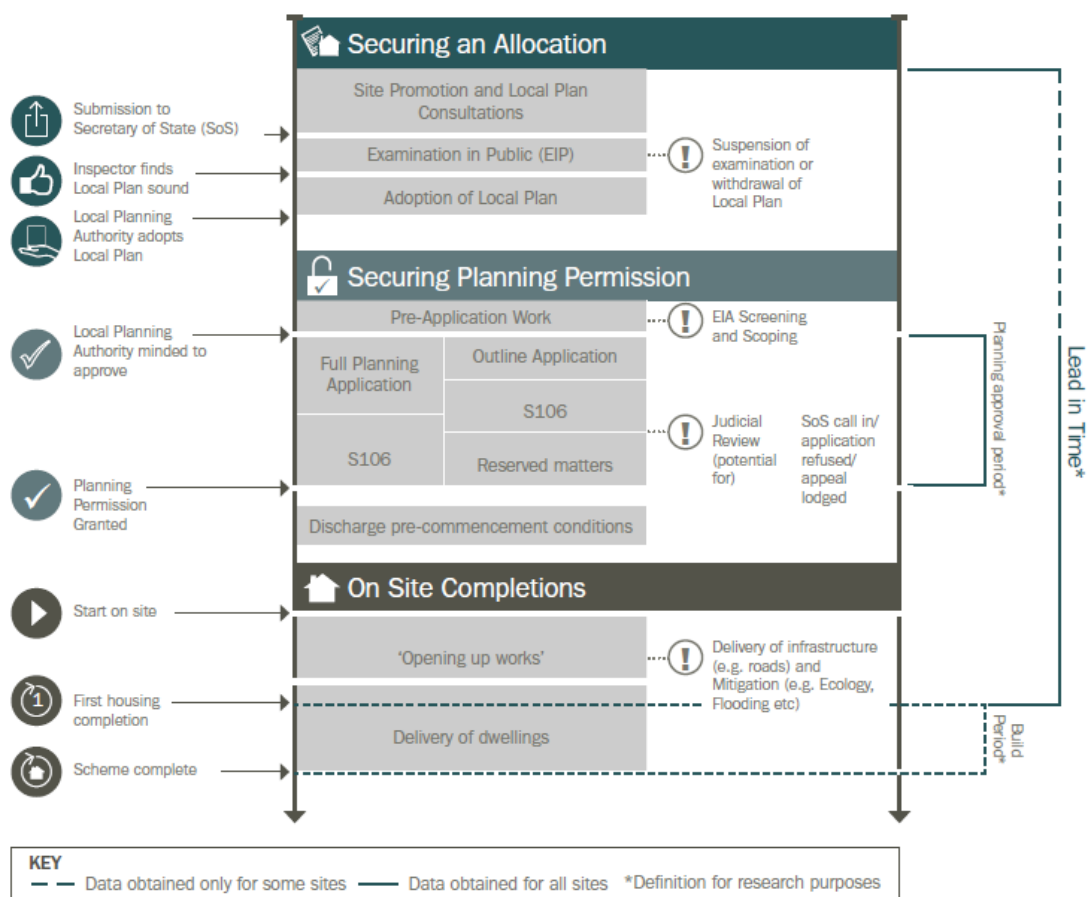
1. The assumptions that are made about how soon a site can start to provide new homes; and
2. The rate of development.

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

Lead in times and build out rates Pendle

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

Figure 1: Timeline for delivery of a strategic housing site



Source: Lichfields

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

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

Lead in times and build out rates Pendle

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

Lead in time

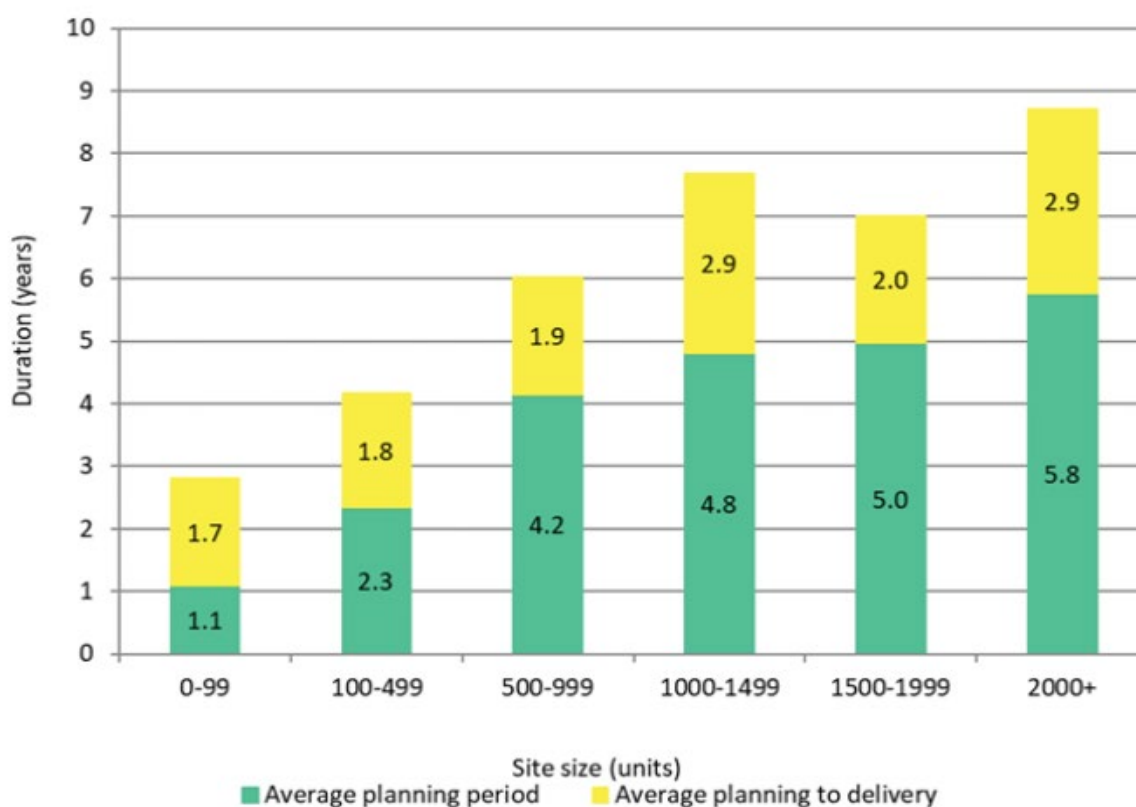
Planning issues are often addressed well before a planning application is submitted. This is particularly true where a site has been allocated in the Local Plan. This helps to ensure that the planning application – once submitted – is determined more quickly.

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

Planning approval period

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

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



Source: Lichfields, October 2018

Lead in times and build out rates Pendle

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

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

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

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

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

Lapse rates

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

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

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

Lead in times and build out rates Pendle

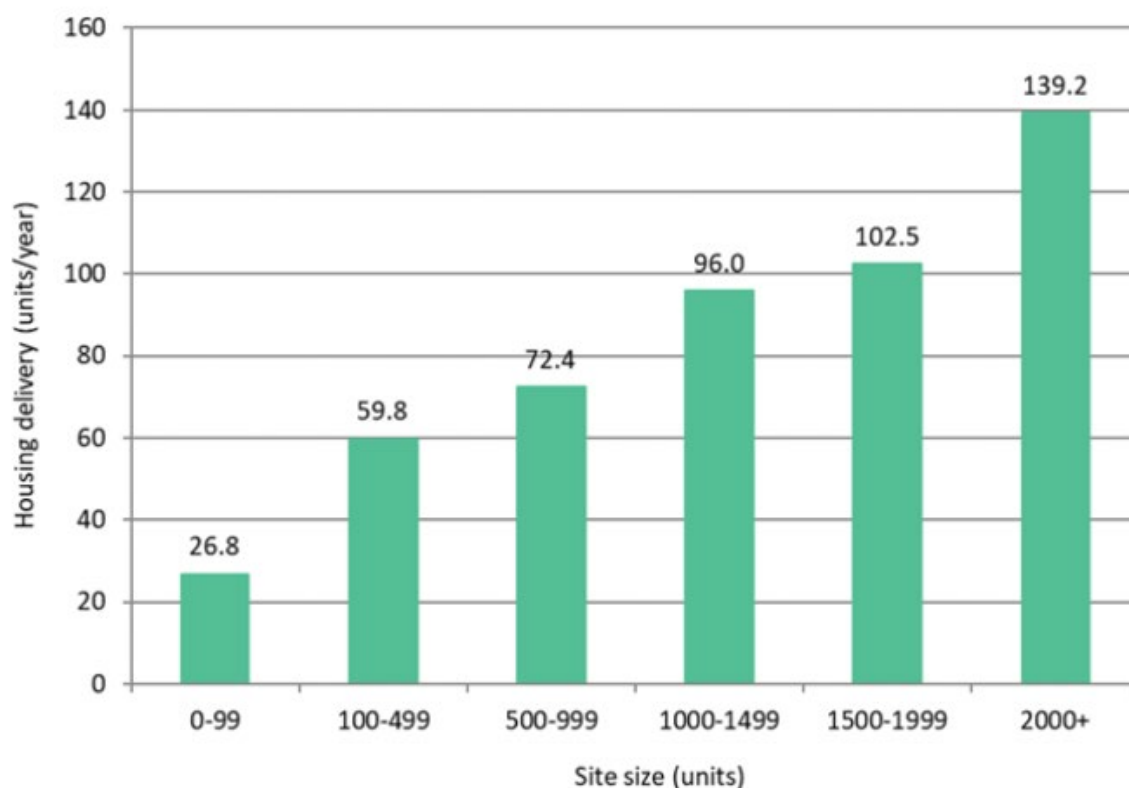
Single family homes built by a contractor typically take between eight and nine months to complete. For self-build properties this increases to eleven months on average. But, if housing sites are developed more slowly than the planning authority has assumed, more housing sites may need to be brought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

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

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

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

Figure 3: Average build out rates



Source: Lichfields, October 2018

Lead in times and build out rates Pendle

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

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

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

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

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

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

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

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



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

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

Lead in times and build out rates Pendle

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

Pendle Housing Market Area

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

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

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

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

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

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

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

Location of Site (including details of site promotor/developer)	Housing Sub- market	Planning Application Number	Site Capacity (units)	Completions by Year									
				14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24
Trough Laithe , Barrowford ¹²	4	19/0952/REM	239							-	23	45	13
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	25
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	3	6	13	5	19	9	■			
Grenfell Gardens and The Locks , Barrowford Road, Colne ²	8	13/09/0110P	55	8	2	1	■						
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	■		
Langroyd Place , Sipton 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	■				
Hope Mill, Barnoldswick ⁹	9	13/14/0172P	28	-	13	15	■						
Spenn Brook Village , Newchurch-in-Pendle ¹⁶	7	13/04/0482P	28	-	-	-	-	-	-	3	10	16	■
Colbran Street, Nelson ¹⁰	2	13/14/0528P	23	-	-	23	■						
Spring Mill , Wheatley Lane Road, Fence ¹¹	6	16/0390/REM	22	-	-	12	10	■					
Average Build Rate				6	16	15	15	21	20	19	16	38	19

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,

Lead in times and build out rates Pendle

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

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

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

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

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

The housing sub-markets are defined in Table 1.

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

Conclusions

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

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

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

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

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

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

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

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

References

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

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

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

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

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

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Addendum

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

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

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

Note:

[1] Not included in the figures above are:

- Parts of Reedley, which are in postcodes BB10 2 and BB12 0 (Burnley).
- Rural Southfield, which is in postcode BB10 3 (Burnley)
- Bracewell and some isolated properties near 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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