



Five Year Housing Land Supply Statement

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Executive Summary

- 1.1 This statement considers whether Pendle Borough Council (the Council) can demonstrate a 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 2025 to 31st March 2030.
- 1.2 The calculation for Pendle is based on a five-year requirement to provide 890 new dwellings (178 dwellings per annum (dpa)). This assessment uses the adopted housing requirement of 148 dwellings per annum plus a 20% buffer applied to reflect the transitional arrangements of the National Planning Policy Framework (NPPF) as most recently published.
- 1.3 A deliverable supply of land sufficient to deliver 947 dwellings has been identified. This confirms that the Council can demonstrate a 5.32-year supply of housing land.
- 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 For information purposes a calculation is also made against Pendle's mandatory housing requirement of 334 dpa applying a 5% buffer. Under this scenario, the Council could only demonstrate a 2.71 year supply.

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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

- 2.1 The adopted housing requirement for Pendle is set out in Policy SP04 of the adopted Pendle Local Plan Fourth Edition, which sets out the strategic policies and objectives for development in Pendle over the plan period 2021 to 2040. Policy SP04 sets a requirement of 148 dwellings per annum for the plan period. Over a 5-year period 740 dwellings are required.
- 2.2 Annex A of the NPPF sets out transitional arrangements for the implementation of its policies. As set out above, the latest NPPF radically altered the way in which housing need is calculated. The adopted Local Plan does not reflect this approach and was examined against the policies of the December 2023 version of the Local Plan. Annex A makes clear that for Local Plans which meet less than 80% of the mandatory housing need identified for that authority, plan makers must apply a 20% buffer to their 5-year housing land supply requirements from 1 July 2026 (see NPPF Paragraph 68c).
- 2.3 The adopted housing requirement reflects 44% of the mandatory position identified through the revised standard methodology for Pendle. As such a 20% buffer is applicable. Applying this buffer to the housing requirement results in a revised five-year requirement for 890 dwellings or 178 dwellings per year.

Housing Delivery Test (HDT)

- 2.4 As set out in Section 2 of this assessment, the HDT is a national measure of performance, which seeks to ensure that housing delivery meets defined minimum housing needs at a local level. It determines what actions are required to respond to evidence of under supply.
- 2.5 The latest published HDT was published in 2023. The test shows that Pendle has delivered 245% against its required need over the relevant 3-year period. As such no further actions are required in connection with the HDT. The 2025 HDT is still awaited at the time of writing.

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 947 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 2025**. 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 or any made Neighbourhood Plan, where there is clear evidence of delivery within 5 years;
- A windfall allowance of 70 dwellings per year is applied from year 4 of the trajectory onwards to account of the supply of housing which regularly and reliably come forward from unallocated sites but do not yet benefit from planning consent or a planning application. The rate applied reflects the ten-year average for the borough as evidenced in [Appendix B](#) and as agreed at the examination of the Pendle Local Plan.

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 C](#).
- 3.7 Table 3.1 provides a summary of the housing land supply position in Pendle between 1st April 2025 and 31st March 2030. The full position is set out in Appendix A.

Table 3.1: Anticipated Net Delivery over the Next Five Years

Year	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Number of anticipated dwellings (net)	196	200	179	212	160	947
Housing Requirement	178	178	178	178	178	890
Difference	18	22	1	34	-18	57

- 3.8 If measured against the mandatory housing target of 334 dpa (plus a 5% buffer), there would be a 803-dwelling deficit in supply to the number of dwellings required over this five-year period.

Analysis

- 3.9 The five-year supply was subject to scrutiny during the examination of the Local Plan. The data used for this discussion reflected a 1st April 2024 base date and projected this position forwards by 2-years to cover the period 1st April 2026 to 31st March 2031. This assessment set out in this report uses more recently available data and covers the period 1st April 2025 to 31st March 2030.
- 3.10 There is limited difference between the supply position set out in this report and that assessed through the Local Plan examination. Should commitments come forward as anticipated (see as set out Appendix A), the Council will maintain a 5-year land supply (incorporating a 20% buffer) into the medium term.
- 3.11 The five-year housing land supply position of the Council is not without its sensitivities, with delivery reliant on several major sites which make an important contribution to the housing land supply. The Council should focus its resources to ensure the timely delivery of sites included within the housing trajectory in order to maximise projected housing delivery.

4. Summary

- 4.1 Sections 3 and 4 have set out the housing demand and supply positions in Pendle for the period 1st April 2025 to 31st March 2030. This section brings this information together, to confirm the housing land supply position of the authority, as of 1st April 2025.
- 4.2 Section 3 confirms that the housing requirement for the period 1st April 2025 to 31st March 2030 is 890 dwellings. This equates to an average of 178 net new dwellings per annum (when rounded).
- 4.3 Section 4 confirms a deliverable supply of 947 net new dwellings between 1st April 2025 and 31st March 2030.
- 4.4 The Council can therefore demonstrate a housing land supply position equivalent to 5.32 years, which is in excess of the minimum five-years required by national planning policy.
- 4.5 For clarity Table 4.1 sets out this calculation in full.

Table 4.1: Pendle Five-year Housing Land Position 1st April 2025

Elements in Calculation	Source of Data / Calculation	Figure
A. Five-year Requirement Baseline Position	Pendle Local Plan Fourth Edition	148
B. Buffer (Uplift)	+ 20% (rounded) (per annum)	178
C. Total Housing Need over 5 years	B x 5	890
D. Deliverable Supply	In house monitoring (Appendix A)	947
E. Housing Land Supply (years)	Row D/ Row B	5.32

- 4.6 The Council would be unable to demonstrate a five-year supply if this position was calculated using the revised standard methodology as the starting point.

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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	Check	Comments/Evidence	
							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	2039/40				
19/0952/REM 13/15/0327P	BD065	Land at Trough Laithe Farm (Phase 1) Land at Trough Laithe Farm (Phase 2)	Barrowford	500	100	400	40	40	40	40	40	40	40	40	40	40	0	0	0	0	0	0	0	TRUE	Site under construction. Northstone developing phase 1. Peel confirm that phase 2 will be built out by a different developer and have confirmed developer interest. The trajectory reflects information provided by the development (May 2025) but also takes into account housing delivery recorded to date.
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	0	TRUE	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. The Site is allocated for housing in the Pendle Local Plan Fourth Edition and is controlled by a site promoter.
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	9	20	20	20	20	20	0	0	0	0	0	0	0	0	TRUE	Council owned site being brought forward in partnership with Barnfield. Delivery funding secured. Work continues to bring the site forward for development. Currently investigating ground condition constraints on the development site.	
22/0722/FUL	P237	Barnsey Shed, Long Ing Lane	Barnoldswick	128	0	128	0	12	24	24	24	24	20	0	0	0	0	0	0	0	0	0	TRUE	The site is under construction. Seddon Homes housebuilder and will adopt a build rate of 2 dwellings per month. Site allocated for housing in the Pendle Local Plan.	
24/0247/VAR	BD090	Land at Oaklands	Barrowford	75	0	75	15	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Trajectory based on information provided by the developer (McDermott Homes). The site is under construction. First completions anticipated in 2025/26.	
	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	TRUE	Cross Construction have secured the site. They plan to develop the site for housing in line with the site's housing allocation status. No evidence to support delivery in the short term though the site may come forward sooner and at a faster rate of delivery.	
13/10/0294P	BR029	Lab Lane Mill	Brierfield	55	39	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	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	TRUE	Site stalled. Little prospect of construction commencing again.	
22/0848/FUL	EY090	Spring Mill, Stoney Bank Road	Earby	53	30	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Site being developed by Barnfield. The site is in the final stages of construction.	
	P052	Former Railway Sidings	Brierfield	50	0	50	0	0	0	0	0	0	0	0	0	10	10	10	10	10	0	0	TRUE	Allocated for housing in the Local Plan. Site remains in active commercial use. Site unlikely to come forward in the short or medium term.	
22/0577/FUL	P064 EY096	Brook Shed	Earby	50	19	31	20	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	The site is under construction and is being developed by Gleeson Homes. Full delivery anticipated within the next 5 years. Site allocated for housing in the Local Plan.	
22/0453/FUL	P067	Land South of Colne Water	Colne	48	0	48	0	8	20	20	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	The site is under construction and is being developed by McDermott Homes with extensive ground works currently being undertaken. Trajectory based on information provided by the developer. Site allocated for housing in the Local Plan.	
	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	TRUE	Clearance site in Council ownership. The Council's Regeneration Team is working on proposals to bring the site forward for development likely through a joint vehicle. The site is allocated for housing in the Local Plan. Delivery assumed in the medium term due to availability and limited on site constraints.	

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	Check	Comments/Evidence	
							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	2039/40				
23/0131/FUL	BR093	Land and buildings at south of Hill Street	Brierfield	8	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Development of bungalows under way. Anticipated to be completed in 2024/25.
CNDP6/9		Thomas Street	Colne	8	0	8	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0	TRUE	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	TRUE	Full planning consent for the development of 7 dwellings. Some conditions discharged. Site clearance has taken place. The site is fenced off.
18/0897/FUL	BK132	Gisburn Street Works, 48-52 Gisburn Street	Barnoldswick	7	4	3	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	TRUE	Construction work started but stalled. Unclear when development at the site will recommence.
16/0303/FUL	BK116	St Andrews Methodist Church, Mosley Street	Barnoldswick	6	0	6	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	TRUE	Legal issues to be addressed before development can proceed.
21/0553/FUL	NN212	Former Allotments To The East Of Further Clough Head Bamford Street	Nelson	6	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Full planning application approved for 6 dwellings. Site is under construction and nearing completion. Full delivery expected in 2024/25.
22/0350/FUL	TN081	Land adjacent to 37 Hollin Hall	Trawden	6	0	6	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	The site has planning permission and is allocated within the Trawden Forest Neighbourhood Plan. Recent discharge of conditions applications. Site owned by small scale housebuilder with recent record of delivery locally. Site in desirable and well sought after location. Site is under construction.
19/0750/FUL	TN053	Land at Green Meadow	Trawden	6	2	4	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Two dwellings completed. A revised proposal for 4 further dwellings approved. Delivery assumed within the next 5-years.
24/0232/FUL	BD034	Park Hill Farm, Gisburn Road	Barrowford	5	0	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Site is under construction.
23/0478/AGD	BK161	East of Cook Car Farm, Gisburn Road	Barnoldswick	5	0	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	TRUE	Prior notification of conversion of agricultural building to form 5 dwellings. No sign of construction having commenced. Proposal not considered deliverable in the short term.
24/0389/CEA	BY017	Barley House Farm, Barley Lane	Barley	5	0	5	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	TRUE	Site commenced construction but has stalled. Certificate confirming a lawful start was issued in September 2024. No further indication of the site's deliverability. Delivery in the longer term is assumed.
17/0040/FUL	RY014	Land adjacent to S1 Reedley Road	Brierfield	5	0	5	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	TRUE	Site commenced construction but has stalled. Delivery in the long term is assumed.
23/0690/AGD	CE329	Pike Edge Farm	Colne	5	0	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	TRUE	Prior notification of conversion of agricultural building to form 5 dwellings. No sign of construction having commenced. Proposal not considered deliverable in the short term.
24/0884/FUL	FO052	Land at former Garden Centre, Skipton New Road	Foulridge	5	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Site is under construction.
24/0533/FUL	LE030	Land South of Keighley Road	Laneshaw Bridge	5	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Recent detailed consent in area with strong demand for housing with completions delivered in the wider settlement.
22/0047/TDC	BR	Land to the north of Rockwood, Halifax Road	Brierfield	4	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Technical detail consent approved for 4 dwellings (22/0047/TDC). Site under construction.
23/0173/PIP	FE029	Land to North East of Pollard Row	Fence	4	0	4	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	TRUE	Allowed on appeal. Not Technical Details Application received. Limited evidence that the site is deliverable in the short term.
24/0294/TDC	NN206	27 Highgate	Nelson	4	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Planning in Principle Approved. Technical details consent currently pending (for 4 dwellings). Delivery assumed in medium term.
23/0236/FUL	NN	2 Russell Street	Nelson	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0512/FUL	NN224	61 - 63 Every Street	Nelson	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
22/0547/FUL	BK152	Wellhouse Road Garage	Barnoldswick	3	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0136/FUL	BK166	Liddells Bakery	Barnoldswick	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0472/FUL	BK155	43 Park Avenue	Barnoldswick	3	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with permission in principles for 2 dwellings. Proposal for 3 dwellings permitted in November 2024 (see app 24/0472/FUL). Site under construction.
23/0820/FUL	CE236	Shaygate Farm, Skipton Old Road	Colne	3	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
23/0176/FUL	CE	Land West of Garfield	Colne	3	1	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0275/AGD	CE	Knarrrs Hill Farm, Warley Wise Lane	Colne	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
23/0135/FUL	FE	Spencer House Farm, 262 Wheatley Lane Road	Fence	3	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Under construction

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	Check	Comments/Evidence			
							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	2039/40						
24/0534/PIP	FO053	Land to the North West of Meadow Close, Skipton Old Rd	Foulridge	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Permission in Principle for 3 dwellings.
22/0044/FUL	KK011	Dotcliffe Yard	Kelbrook	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Site under construction.
22/0331/FUL	NN204	96-98 Scotland Road	Nelson	3	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
23/0042/RTD	NN209	33 Carr Road	Nelson	3	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0526/FUL	NN226	Site of Former Spiritual Church	Nelson	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
21/0218/REM	SH025	Land to the West of Birtwistle Court	Salterforth	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0451/FUL	TN083	Peter Laithe Farm	Trawden	3	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
23/0685/FUL	BK159	7-9 Newtown	Barnoldswick	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
13/15/0549P	BR028	Land adjacent to 170 Colne Road	Brierfield	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
13/13/0012P	BR049	Higher Reedley Road	Brierfield	2	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
23/0815/FUL	BR075	Land adjacent to 71 Mansfield Crescent	Brierfield	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with outline planning permission. Allocated in emerging Local Plan for Self-Build.
22/0519/FUL	BR096	61-63 Colne Road	Brierfield	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
13/12/0162P	CE131	3 Greenfield Road	Colne	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	FALSE	Small site with planning permission.
24/0013/FUL	CE	Heyroyd Farm, Skipton Old Road	Colne	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0533/AGD	CE	Bridge House Farm, Keighley Road	Colne	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0326/FUL	FO	Land to the north of 6 Parkinson Steet	Foulridge	2	0	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
21/0915/FUL	LE027	Bridge House, Keighley Road	Laneshaw Bridge	2	0	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
19/0017/OUT	NN	Land to the south east of Bamford Street	Nelson	2	0	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission. Part of larger allocation for self-build homes identified through the emerging Local Plan (see Site P311).
22/0266/REM	NN202	Land to south west of 50 Wickworth Street	Nelson	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission, allocated for self build in emerging Local Plan
22/0501/FUL	NN211	Sheffield Farm, Sheffield Lane	Nelson	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
23/0582/FUL	NN217	80-82 Leeds Road	Nelson	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0078/FUL	NN220	Garage Site, Barkerhouse Road	Nelson	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
23/0115/PIP	NN	Land east of 7 Edge End Avenue	Nelson	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with permission in principle.
24/0444/FUL	NN223	8 Manchester Road	Nelson	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0568/FUL	NN225	43 Princess Street	Nelson	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
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	0	0	0	TRUE	Small site with planning permission.
23/0680/FUL	BD	Land to the North of 34 Pasture Lane	Barrowford	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	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	0	0	0	TRUE	Small site with planning permission.

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	Check	Comments/Evidence	
							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	2039/40				
21/0117/FUL	EY088	41 Victoria Road	Earby	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	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	0	TRUE	Small site with planning permission.
23/0573/PIP	EY091	Highfield Road	Earby	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0859/PIP	EY095	Land to south east of 26 to 28 Barnwood Road	Earby	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
23/0826/FUL	EY	8 Victoria Road	Earby	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0368/FUL	EY	14A Cemetery Road	Earby	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
23/0149/FUL	FO	Whitehouse Farm, Noyna View	Foulridge	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0208/FUL	FO	Brook View Farm, Skipton New Road	Foulridge	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0272/OUT	FO	Land and Buildings to the North West of Parkinson Street	Foulridge	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0203/FUL	HG	16 Higham Hall Road	Higham	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
22/0483/FUL	LE028	Knarrrs Hill Farm, Warley Wise Lane	Laneshaw Bridge	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with 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	0	TRUE	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	0	TRUE	Small site with planning permission.
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	0	TRUE	Small site with planning permission.
23/0751/CUO	NN219	27 Carr Road	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0452/FUL	NN227	17 Highgate 10A	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
25/0028/FUL	NN229	Manchester Road	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
23/0143/FUL	NN	125 Manchester Road	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
23/0380/FUL	NN	Land to the south east of Bamford Street	Nelson	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	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	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0249/FUL	NN	Castle Street	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0696/FUL	NN	209 Leeds Road	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
24/0745/FUL	NN	31 Elizabeth Street	Nelson	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
23/0197/FUL	RO	Land at Sunnyside Farm	Roughlee	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
19/0430/FUL	TN078	17 White Lee Avenue	Trawden	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	Small site with planning permission.
24/0338/FUL	TN082	Slack Laithe Farm	Trawden	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TRUE	
Windfall Allowance				-	-	-	0	0	0	70	70	70	70	70	70	70	70	70	70	70	70	70	0-15 year Totals		
Year Total							196	200	179	212	160	281	245	180	174	145	181	155	115	87	80		Totals		
Five Year Total							947					1,025					618					2,590			
Requirement (NPPF 24)							350	350	350	350	350	333	333	333	333	333	316	316	316	316	316	316	316	4995	
Difference							-154	-150	-171	-138	-190	-52	-88	-153	-159	-188	-135	-161	-201	-229	-236	-236	-2169		
Requirement (LP4)							178	178	178	178	178	148	148	148	148	148	118	118	118	118	118	118	118	2220	
Difference							18	22	1	34	-18	133	97	32	26	-3	63	37	-3	-31	-38	-38	408		

Appendix B: Windfall Allowance Evidence

- B.1 See attached spreadsheet
- B.2 This evidence was prepared as part of the examination of the Pendle Local Plan Fourth Edition and was accepted in justifying the 70 dwelling per annum windfall allowance now applied.

10-year Summary

2015/14	2016/15	2017/16	2018/17	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Average
18	43	106	48	88	50	139	124	16	37	66.9

2014/15

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
BD032	Vale Weavers Ltd	Caldervale	Barrowford	13/13/0123P	Full: Erection of 9 No. dwellings with access off Lower Clough Street.	14	9
CE137	4A Keighley Road	Keighley Road	Colne	13/13/0052P	Full: Change of use from care home to 6 no. apartments	6	6
BD056	Car Park Between Lower Clough Street and Joseph St	Lower Clough Street	Barrowford	13/14/0373P	Full: Erection of six dwelling houses (Amended scheme).	6	3
							18

2015/16

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
BD056	Car Park Between Lower Clough Street and Joseph St	Lower Clough Street	Barrowford	13/14/0373P	Full: Erection of six dwelling houses (Amended scheme).	6	3

BK085	Railway Hotel	Newtown	Barnoldswick	13/15/0100P	13/15/0100P Full: Change of use of retail at ground floor to one one-bed flat and 13/11/0393P Full: External alterations to front elevation to create shop frontages; replacement windows to front, side and rear elevations; form new window and door openings	5	5
CE088	Simpsons Garage Site	Knotts Lane	Colne	13/13/0585P	Full: Erection of five dwellinghouses (Height to ridge 7.5m) in one block. (Note: part of the site is still being developed under 13/04/0979P).	39	15
BK098	Land bounded by George Street and Applegarth	Skipton Road	Barnoldswick	13/14/0172P	Full: Major: Erection of thirty dwellings (11 houses, 15 flats and 2 bungalows), formation of highways access from Skipton Road with associated estate roads and landscaping. (Amended Scheme) (Note: Permission only granted for 28 dwellings).	15	13
NN102	Former Pendle View School	Walton Lane	Nelson	13/12/0012P	Full: Major: Demolition of existing building and erection of 13 No. two storey dwellings and formation of access road off Town House Road	13	7

2016/17

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
CE178	Workshop adjacent to 8 Clarence Street	Clarence Street	Colne	16/0475/FUL	Full: Erection of 6 dwelling houses.	6	4
FE017	Spring Mill	Wheatley Lane Road	Fence	16/0390/REM	Reserved Matters: Major: Conversion of part of mill building to 3 No. houses and erection of 19 No. houses with associated works (Appearance, Landscaping and Scale). Full: Major: Variation of Condition: Removal of Conditions 3 (Open space), 25 (Affordable	22	12
SH018	Silentnight Holdings Plc	Earby Road	Salterforth	13/11/0597P	Full: (Major): Demolish existing buildings and erect 49 dwellinghouses with associated access roads, car parking, open space, landscaping and all other associated works.	49	26

BK098	Land bounded by George Street and Applegarth	Skipton Road	Barnoldswick	13/14/0172P	Full: Major: Erection of thirty dwellings (11 houses, 15 flats and 2 bungalows), formation of highways access from Skipton Road with associated estate roads and landscaping. (Amended Scheme) (Note: Permission only granted for 28 dwellings).	28	15
BY007	Filter House	Barley Green	Barley	13/09/0483P	Full: Conversion of former water board filter house to 7 dwellings, with parking and landscaping and demolition of the rear extension.	7	7
NN102	Former Pendle View School	Walton Lane	Nelson	13/12/0012P	Full: Major: Demolition of existing building and erection of 13 No. two storey dwellings and formation of access road off Town House Road	13	6
NN125	Land bounded by Colbran Street, Edgar Street	Elder Street	Nelson	13/14/0528P	Full: Major: Erection of 23 No. 2, 3 & 4 bed dwellinghouses with access road and landscaping.	23	23
NN136	5a Barkerhouse Road	Barkerhouse Road	Nelson	13/15/0176P	Full: Conversion of retail premises to seven one bed apartments with external alterations.	7	7
NN138	The Bull	89 Scotland Road	Nelson	13/15/0268P	Full: Change of use to four retail units and six 1 and 2 bed flats and installation of shop fronts.	6	6

2017/18

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
CE140	Providence Independent Methodist Church	Albert Road	Colne	13/15/0339P	Full: Demolition of timber structure to rear and conversion of church to nine residential units use toilet block as storage insert rooflights and additional windows to East and West elevations and reinstate basement window to eastern and western elevations.	9	9
CE178	Former Workshop Adjacent to 48 Clarence Street		Colne	16/0475/FUL	Full: Erection of 6 dwelling houses	6	2
FE016	Former Harpers Inn	Harpers Lane	Fence	13/13/0172P	Demolition of existing public house and erection of 6 two storey dwellings	6	6
FE017	Spring Mill	Wheatley Lane Road	Fence	16/0390/REM	Conversion of part of mill building to 3 No. houses and erection of 19 No. houses with associated works (Appearance, Landscaping and Scale).	22	10

SH018	Silentnight Holdings Plc	Earby Road	Salterforth	13/11/0597P	Full: (Major): Demolish existing buildings and erect 49 dwellinghouses with associated access roads, car parking, open space, landscaping and all other associated works.	49	16
TN054	The Sun INN	Back Colne Road	Trawden	13/13/0486P		5	5
							48

2018/19

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
SH018	Silentnight Holdings Plc	Earby Road	Salterforth	13/11/0597P	Full: (Major): Demolish existing buildings and erect 49 dwellinghouses with associated access roads, car parking, open space, landscaping and all other associated works.	49	7
NN163	Land to South of The Limes	Barkerhouse Road	Nelson	18/0205/FUL	Full: Erection of a three storey apartment block with 8 self-contained apartments and new access off The Limes.	8	8
EY069	Wardle Storeys Office Building	School Lane	Earby	13/14/0339N	Permitted Development Notification: Proposed change of use from offices (B1a) to 8 one bedroom apartments with parking.	8	8

NN122	14-18 Scotland Road, 13-17 Leeds Road	Scotland Road	Nelson	13/13/0543P	Full: Major: Conversion to form eleven flats at first floor (10 x 1 bed and 1 x 2 bed) and external alterations to shop frontages.	11	11
CE181	Allotment Land to the North of Argyle Street	Argyle Street	Colne	16/0672/FUL	Full: Major: Erection of 11 No. 1 bed apartments for supported Living.	11	11
NN127	6-18 Scotland Road and 7-17 Leeds Road	Scotland Road	Nelson	13/14/0183P	Full: Demolition of 11 Leeds Road, conversion and extension at 7-9 Leeds Road to form 9 flats and external alterations to 9-17 Leeds Road and 6-18 Scotland Road including access ramp and new shop fronts.	12	12
CE078	Oak Mill	Skipton Road	Colne	16/0650/FUL	Full: Major: Erection of 32 dwellings with associated works including parking, highways and landscaping.	32	13
EY066	Wardle Storeys Office Building, 1 School Lane	School Lane	Earby	17/0204/OTD	Permitted Development Notification: Proposed change of use from office B1(a) to 18 self-contained apartments over three floors.	18	18

2019/20

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
BK045	Land at Kirkstall Drive	Kirkstall Drive	Barnoldswick	13/05/0105P	Erection of 6 two-storey houses in three blocks	6	2
BK121	Barnoldswick CE Primary School	York Street	Barnoldswick	17/0203/FUL	Full: Major: Conversion of former (D1) school to 11 apartments (C3) and parking.	11	11
BR072	30 Higher Reedley Road		Brierfield	19/0578/FUL	Full: Major: Conversion of former Public House into 10 No. one bed flats, car parking and access; Outline: Erection of two buildings to accommodate 12 No. two bed flats with car parking, access and associated works (Access, Layout, Scale & Appearance only	22	10
CE078	Oak Mill	Skipton Road	Colne	16/0650/FUL	Full: Major: Erection of 32 dwellings with associated works including parking, highways and landscaping.	32	13
FO029	Land North of 2 Sycamore Rise	Sycamore Rise	Foulridge	16/0675/FUL	Full: Erection of seven dwellings and associated access road.	7	4

NN103	Marsden Hall Farm	Walton Lane	Nelson	13/14/0458P	Full: Major: Demolition of barn and green houses; erection of 8 no. dwellings; alterations to Marsden Park Cottage; part demolition and erection of two storey side extension to Farm Cottage; and alterations to perimeter wall.	10	10
							50

2021/20

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
BD077	213-215 Gisburn Road		Barrowford	19/0622/FUL	Full: Change of use from vehicle garage and 1 residential dwelling to 6 No. 1 bed residential units and associated external alterations.	6	6
BK110	B Preston Joinery Works	Bank Street	Barnoldswick	13/15/0468P	Full: Erection of 5 dwellings with associated curtilages, landscaping and parking area to side.	5	5
BK124	Masonic Hall	Vicarage Road	Barnoldswick	17/0524/FUL	Full: Erection of 7 dwelling houses.	7	7
BR048	Land off May Street Close	May Street Close	Brierfield	18/0793/FUL	Full: Major: Erection of 17 No. dwelling houses and associated works.	17	17

BR072	30 Higher Reedley Road		Brierfield	19/0578/FUL	Full: Major: Conversion of former Public House into 10 No. one bed flats, car parking and access; Outline: Erection of two buildings to accommodate 12 No. two bed flats with car parking, access and associated works (Access, Layout, Scale & Appearance only).	22	12
CE078	Oak Mill	Skipton Road	Colne	16/0650/FUL	Full: Major: Erection of 32 dwellings with associated works including parking, highways and landscaping.	32	6
BR020	Land off Heather Close	Heather Close	Brierfield	19/0279/FUL	Full: Erection of 7 detached dwelling houses.	7	7
FO029	Land North of 2 Sycamore Rise	Sycamore Rise	Foulridge	16/0675/FUL	Full: Erection of seven dwellings and associated access road.	7	3
NN048	Land to North of Great Marsden Hotel	Barkerhouse Road	Nelson	19/0601/FUL	Major: (Reserved Matters) erect 20 houses - semi-detached and townhouses	20	20
NN154	68-70 Manchester Road	Manchester Road	Nelson	16/0813/FUL	Full: Conversion of HMO to 8 self-contained flats and insertion of two window openings to first and second floors at side.	8	8

BK055	Westfield Mill	Carr Road	Barnoldswick	13/04/0590P	Erect 53 dwellings on site of mill.	53	5	
BK090	Land to the rear of the Greyhound Inn	Manchester Road	Barnoldswick	19/0760/FUL	Full: Erection of No. 9 two storey dwelling houses.	9	3	
BR068	Northlight	Glen Way	Brierfield	17/0459/FUL	Full: Major: Conversion of mill building to 52 residential apartments (C3) to third floor, part of 2nd and 1st floors, ground floor offices (B1a and A2) and flexible use of 1st, 2nd and 3rd floor of cafe (A3) and drinking establishment (A4).	52	40	
								139

2021/22

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
BK090	Land to the rear of the Greyhound Inn	Manchester Road	Barnoldswick	19/0760/FUL	Full: Erection of No. 9 two storey dwelling houses.	9	6
BR068	Northlight (1)	Glen Way	Brierfield	20/0842/FUL	Full: Major: Conversion of mill building to 46 residential apartments (Use Class C3(a)) and ground floor to Business Units (Use Class B1(a) (3161.25sq.m.)/exhibition space (8356.69 sq.m.) (Sui Generis) and external alterations including replacement windows, doors and roof, altered vehicular access and parking.	46	45
CE142	Land off Haverholt Close	Haverholt Close	Colne	13/16/0028P	Full: Erection of six bungalows (Re-Submission). (13/16/0028P)	11	5
CE187	Colne Health Centre Pharmacy	Richmond Court, Market Street	Colne	17/0589/FUL	Full: Major: Demolition of health centre (Use Class D1) and construction of mixed use building comprising 4 No. retail units (Use Class A1) and 11 No. 2 and 1 bed apartments (Use Class C3).	12	12

CE198	Colne Commercial Centre	Exchange Street	Colne	21/0241/OTD	Prior Notification (Office Use Class B1(a) to Dwellinghouse (Use Class C3): Change of use of offices into 11 flats (Upper Half).	27	11
CE203	45 Market Street		Colne	19/0051/FUL	Full: Change of use of first, second and third floors to provide 5x apartments (Use Class C3), replacement of upper floor windows to three elevations and installation of security shutter to re	5	5
CE205	Dolphin House	13-15 Burnley Road	Colne	19/0092/FUL	Full: Change of use from electronics workshop (Use Class B1C) to house in multiple occupation (10 roomed HMO) at first floor with external alterations.	10	10
CE219	Linden Business Centre	Linden Road	Colne	20/0518/OTD	Prior Notification Office Use Class (B1(a) to Dwellinghouses Use Class (C3): Conversion of B1 offices to 20 flats. retain 21 parking spaces, retain office to ground floor and theatre store to first floor.	20	20

NH008	Spen Brook Mill	Spen Brook Road	Newchurch-in-Pendle	13/15/0080P	<p>13/13/0531P: Full: Major: Demolition of industrial buildings, conversion of Spenbrook Mill to 10 No. residential units and erection of 18 No. residential units with associated landscaping, access, car parking and associated works.</p> <p>13/15/0080P: Full: Major: Variation of Conditions 3, 4, 5, 6, 7, 12, 13, 15, 16, 17, 21, 22, 25, 26 and 27 of Planning Permission 13/13/0531P.</p>	28	10
							124

2022/23

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
NH008	Spen Brook Mill	Spen Brook Road	Newchurch-in-Pendle	13/15/0080P	13/13/0531P: Full: Major: Demolition of industrial buildings, conversion of Spenbrook Mill to 10 No. residential units and erection of 18 No. residential units with associated landscaping, access, car parking and associated works. 13/15/0080P: Full: Major: Variation of Conditions 3, 4, 5, 6, 7, 12, 13, 15, 16, 17, 21, 22, 25, 26 and 27 of Planning Permission 13/13/0531P.	28	16
							16

2023/24

Site Reference	Site Name	Street	Town	Application Number	Development	Capacity	New Complete
BR095	Powerhouse Gymnasium	Powerhouse Gymnasium	Brierfield	20/0641/FUL **	Full: Major: Retain gym to ground floor and change of use of first and second floor to 10 apartments. ** Application approved on appeal 21/0010/AP/REFUSE	10	10

FO042	The Vicarage	Skipton Road	Foulridge	21/0184/REM	Reserved Matters: Erection of 9 dwellings (Appearance, Layout, Scale and Landscaping) of Outline Permission 17/0736/OUT	9	5
FO055	Croft Mill	Lowther Lane	Foulridge	22/0473/FUL	Full: Major: Demolition of existing buildings and erection of 17 residential dwellings with associated access, car parking and landscaping.	17	17
BD072	Trough Laithe Farm	Wheatley Lane Road	Barrowford	21/0404/REM	Reserved Matters: Erection of 5 No. dwelling houses (Landscaping, Appearance and Scale) of Outline Permission 18/0389/OUT. *****SEE BD065*****	5	5
							37

Windfalls 4 dwellings or less 10-year Summary

14/15	15/16	16/17	17/18	19/18	19/20	20/21	21/22	22/23	23/24	Average
38	30	30	39	32	29	55	38	48	29	36.8

2014/15

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD057	Barrowford Civic Hall	Maud Street	Barrowford	13/13/0072P	Demolition of civic hall, and erection of 3 terraced dwelling houses.	3
BK079	Foster Arms Hotel	Gisburn Road	Barnoldswick	13/14/0059P	Erect 4 dwellings, parking and stone boundary wall	4
BK084	Westwood	Hawthorne Drive	Barnoldswick	13/13/0460P	Erection of a detached house and garage	1
BK086	Former Chapel to rear of 22-26 Walmsgate		Barnoldswick	13/12/0014P	Change of use of former chapel to a dwelling	1
BK089	6 Banks Hill	Banks Hill	Barnoldswick	13/12/0246P	Erection of detached bungalow with integral garage	1
BK093	11 Rainhall Rd and 2 York Street		Barnoldswick	13/13/0134P	Subdivision of existing first floor flat and retail storage area to form a flat and two storey dwelling and erection of 2 two storey dwellings	3
BK104	26 Church Street		Barnoldswick	13/14/0403N	Change of use from office to dwelling	1
CE139	4b Keighley Road		Colne	13/13/0081P	subdivision of existing bungalow to create 2 dwellings	1
CE141	4 Lord Street		Colne	13/13/0279P	Change of use of a church to four self contained flats	4
CE146	55 Albert Road		Colne	13/13/0549P	Change of use of first floor from treatment room/consultants office to a two bedroom flat	1

CE155	55 Albert Road		Colne	13/14/0126P	Change of use of ground floor from A2 to one bedroom flat	1
CE156	Woodlyn	Barrowford Road	Colne	13/14/0306P	Change of use from children's home (C2) to a single dwelling house (C3)	1
CE157	300 Burnley Road		Colne	13/14/0532P	Change of use from tanning studio to shop at ground floor with flat at first floor and second floor	1
CE158	19 Burnley Road		Colne	13/14/0431N	Change of use of office to flat at first floor	1
EY056	Central Working Mens Club	Aspen Lane	Earby	13/13/0154P	Conversion of existing building into two dwellings	2
FE015	532 Wheatley Lane Road		Fence	13/13/0091P	Demolish former office/store building and erection of 3 dwellings	3
FO028	Moss House	Moss House Road	Foulridge	13/12/0181P	Conversion of barn to single dwelling	1
FO031	Warehouse Lane		Foulridge	13/14/0047P	Convert former boat house to a single dwelling house	1
NN101	Doughty Farm	Back Lane	Nelson	13/10/0641P	Erection of agricultural workers dwelling	1
NN121	2 Cross Street		Nelson	13/13/0521P	Change of use of building from B1 to C3	1
NN126	1-3 Regent Street & 61 Bankhouse Road		Nelson	13/14/0168P	Change of use of 2 vacant shops to 2 dwellings	2
TN049	Corner of Skipton Rd/Dean Street		Trawden	13/12/0190P	Erection of 2 dwellings	2
TN051	New Nichol House Farm	Colne Road	Trawden	13/13/0148P	Conversion of garage and outbuilding to separate dwelling house.	1
						38

2015/16

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD053	19-21 Bankhouse Street		Barrowford	13/11/0521P	Full: Change of use from 2 apartments to 4 apartments, erection of attached dwelling and formation of 5 off street parking spaces.	3
BK106	64 Esp Lane		Barnoldswick	13/15/0120P	Full: Removal of Condition 4 of Planning Permission 13/09/0016P requiring building to be used solely as an annexe.	1
BK107	23 Church Street		Barnoldswick	13/15/0239P	Full: Installation of replacement shopfront at ground floor and subdivision of existing flat at first and second floors to two self-contained flats with staircase to rear elevation.	1
BR049	Lane Ends Inn	Higher Reedley Road	Brierfield	13/13/0012P	Full: Demolition of the former public house and erection of two detached dwellings (Amended scheme).	1
BY010	Croft Barn	Barley New Road	Barley	13/15/0266P	Full: Subdivision of one dwelling to two dwellings and erection of a single storey side extension and external alterations.	1
CE115	Land Rear of 6 Claremont Street		Colne	13/09/0308P	Full: Erection of a two storey dwellinghouse (amended scheme).	1

CE126	2-4 Walton Street		Colne	13/11/0588P	Full: Change of use of working mens club to form four dwellings and external alterations including insertion of window openings in all elevations, alterations to existing window and door openings and alterations to existing canopy and access ramp.	4
CE145	18 Dockray Street		Colne	13/13/0565P	Full: Conversion of upper floors to create a single dwelling (C3) including external alterations.	1
CE149	Land rear of 21-25 Keighley Rd		Colne	13/14/0103P	Full: Demolition of existing garage and erection of single dwelling (Ridge height 5.4m) with vehicular access and off-street parking provision to Granville Street.	1
CE153	The Old Forge,	6 Raglan Street	Colne	13/15/0045P	Full: Convert shop to No. 2 self contained flats, insert window opening at first floor front (North) elevation and insert two window openings in ground floor gable (West) elevation and replace existing timber windows with UPVC.	2
CE167	212 Keighley Road		Colne	13/15/0274P	Full: Change of use of an office to a dwelling house.	1
CE171	4 Stanley Street		Colne	13/16/0002P	Full: Sub-division of existing building (use class D1) to create dwelling (C3) separate unit within use class D1	1
EY063	Waddington Street Garage	Waddington Street	Earby	13/13/0222P	Full: Erection of a detached dwelling house (Eaves height 4.9m, ridge height 7.1m) (Re-Submission).	1

EY071	13 New Road		Earby	13/15/0471P	Full: Change of use from retail (A1) to residential (C3); alterations to frontage to remove shop front to insert domestic windows and door.	1
EY073	1 Colne Road		Earby	13/15/0528P	Full: Change of use of dwelling (C3) to retail showroom (A1) and 2no self contained flats and alterations to shop front.	1
FO030	Hullet Hall Barn	County Brook Lane	Foulridge	13/13/0336P	Full: Conversion of barn into dwelling house (C3).	1
FO036	Long Hill Farm	Hill Top	Foulridge	13/15/0018P	Full: Change of use of detached single storey building to a dwelling house with associated curtilage and parking area.	1
HM014	9 Rake Top Avenue		Higham	13/14/0221P	Full: Erection of one detached dwelling house with access off Kiln Hill.	1
NN115	9 Napier Street		Nelson	13/13/0116P	Full: Convert single dwelling house into two one bed flats.	1
NN131	61 Rhoda Street		Nelson	13/15/0028P	Full: Conversion of dwelling house into No. 2 self contained flats.	1
RE006	Middlewood Farm	Blacko Bar Road	Roughlee	13/14/0344P	Full: Change of use from one dwelling to form two dwellings and external alterations.	1

SH015	The Old Barn	Old Lane	Salterforth	13/12/0183P	Full: Change of use of barn to a dwelling, erection of two storey side extension, alterations to existing window and door openings and insertion of new window openings in front and rear elevation, erection of detached outbuilding and formation of new acce	1
TN056	Midge Hole	Hollin Hall	Trawden	13/14/0042P	Full: Conversion and extension of former agricultural building to create a single dwelling and erection of detached garage.	1
TN059	Former Office Building	Keighley Road	Trawden	13/14/0427P	Full: Change of use from offices (B1) in to three apartments including external alterations to windows, doors and walls and associated parking spaces.	1
						30

2016/17

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD062	Higher Ridge Farm	Pasture Lane	Barrowford	13/14/0476P	Full: Conversion of barn and shippon to create single dwelling, creation of parking area and change of use of adjacent land to form residential curtilage.	1
BD064	28 Barnoldswick Road		Barrowford	13/15/0390P	Full: Erection of one 3 bed dwellinghouse & create a modified access; retain existing garage block for new dwelling (Re-Submission).	1

BK096	Croft Gate Barn	Bracewell	Barnoldswick	13/13/0545P	Full: Conversion of a barn to a single dwelling house with associated domestic curtilage and parking (Re-Submission).	1
BK097	Stock Cottage Barn	Bracewell	Barnoldswick	13/15/0494P	Full: Conversion of a barn to a single dwelling house with alterations to window openings, insertion of 3 No. velux windows, associated domestic curtilage and parking.	1
BK105	D&H Precast Products	Fernbank Avenue	Barnoldswick	14/14/0542P	Full: Erection of single dwelling and detached outbuilding to be used in conjunction with existing business.	1
BK118	The Stables, Higher Barnsay Farm	Rainhall Crescent	Barnoldswick	17/0029/VAR	Full: Variation of Condition: Removal of Condition 2 of Planning Permission 13/04/0243P (Holiday occupancy) to allow permanent occupancy as a dwelling.	1
BK120	Land off Skipton Road		Barnoldswick	13/14/0555P	Full: Erection of single detached bungalow with associated curtilage and off street parking area.	1
BR055	19 Weatherhill Crescent		Brierfield	13/13/0184P	Full: Change of use of detached garage to a separate dwelling and external alterations to replace the garage door with a window	1
CE151	Langroyd House	Langroyd Road	Colne	13/14/0388P	Full: Sub-division of existing property to create two dwellings, erection of first floor extension to side, conservatories to front, external alterations to divide curtilage and create parking areas.	1

CE152	Cloud Edge	Red Lane	Colne	13/15/0060P	Full: Sub-Division of existing property to create two dwellings, formation of new vehicular access, erection of extensions to front and side and one dormer window to rear roof slope.	1
CE154	10-14 Market Place		Colne	13/14/0057P	Full: Change of use of former social club to a two bedroom flat.	1
CE165	2 & 3 Victoria Court	Back Albert Road	Colne	13/15/0294P	Full: Change of use from vacant former storage building to single dwelling with curtilage, including associated external alterations, erection of detached garage and erection of new boundary fence and gates.	1
CE169	Blue Slate Farm	Smithy Lane	Colne	13/15/0456P	Full: Conversion of a single dwelling house into two dwelling houses.	1
EY060	Field Barn	Coolham Lane	Earby	13/12/0462P	Full: Conversion of barn to dwellinghouse and formation of access	1
EY067	66 Kenilworth Drive		Earby	13/14/0500P	Full: Demolition of existing outbuilding and erection of new detached dwelling with associated curtilage, driveway and creation of new vehicular access.	1
EY075	23 Albion Road		Earby	16/0591/FUL	Full: Sub-divide property to create self-contained flat at ground floor	1
FE014	Harpers House	Harpers Lane	Fence	13/11/0486P	Full: Erection of detached dwelling house.	1
FO021	Noyna End Farm	Moss Houses Road	Foulridge	13/05/0479P	Remove lean-to's, attach two storey extension to barn and convert to dwelling	1

FO037	Long Hill Farm	Hill Top	Foulridge	16/0523/FUL	Full: Change of use from garage, workshop and store to a dwelling, (resubmission) including external alterations and erection of raised decking	1
NN089	Land to front of 243 Barkerhouse Road		Nelson	13/14/0345P	Full: Erection of four dwellings (Two pairs of semi-detached).	4
NN130	30 Scotland Road		Nelson	13/14/0332P	Full: Conversion of first floor from storage into 2no. flats and erection of a staircase at the rear	2
SH014	Fanny Grey Hotel	High Lane	Salterforth	13/13/0092P	Full: Subdivision of a dwelling to form two dwellings, erection of a two storey side extension and single storey side extension and formation of a new vehicular access.	1
SH016	Whitemoor Pumping Station	High Lane	Salterforth	13/15/0585P	Full: Conversion, partial demolition and extension of existing buildings to create 3 dwellings and creation of new vehicle access.	3
TN060	Lower Draught Gates Farm	Burnley Road	Trawden	13/15/0401P	Full: Conversion of barn to dwellinghouse with associated external alterations.	1
						30

2017/18

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD054	Barn to rear of 231 Gisburn Road	Gisburn Road	Barrowford	13/12/0313P	Full: Conversion of former workshop to form a two bedroom dwellinghouse with associated residential garden and parking.	1
BD066	4-6 Gladstone Terrace	Gisburn Road	Barrowford	17/0115/FUL	Full: Insert replacement shopfront and convert first floor into two 2-bed apartments.	2
BK095	Land adjacent to 4 Applegarth	Applegarth	Barnoldswick	13/15/0095P	Full: Erection of four bed detached house with access of Hawthorne Drive and place caravan on site for temporary use.	1
BK119	Land adjacent to 9 Lockfield Drive	Lockfield Drive	Barnoldswick	13/14/0268P	Full: Erection of single, detached dwelling house, including formation of associated curtilage and parking area.	1
BR045	West View Acres	Kibble Grove	Brierfield	17/0660/FUL	Full: Erection of four bedroom detached bungalow with roof dormers to rear (Resubmission).	1
BR064	Former 6 to 8 Ross Street	Ross Street	Brierfield	13/16/0081P	Full: Conversion of a single dwelling into two separate dwellinghouses.	1
CE162	121 Albert Road	Albert Road	Colne	16/0326/FUL	Full: Erect two storey extension to rear; create 1 bed flat at first floor and alterations to shopfront (re-submission)	1

CE166	Veterinary Surgery	18-20 Albert Road	Colne	13/15/0193P	Full: Change of use to veterinary surgery (D1), external alterations to shop front and insert rear doorway (No. 20).	1
CE170	Land adjacent to 100 Greenfield Road	Greenfield Road	Colne	13/16/0079P	Full: Demolition of existing outbuilding and erection of detached bungalow and garage (Re-Submission).	1
CE172	50 Shaw Street	Shaw Street	Colne	13/15/0551P	Full: Sub-division and change of use of existing building to create two dwellings with extension to front and associated external alterations.	2
CE174	Blue Bell Farm	Skipton Old Road	Colne	16/0288/FUL	Full: Change of use of day centre (D1) and respite care (C2) to dwelling house (C3)	1
CE175	Land adjacent 19 Briercliffe Avenue	Briercliffe Avenue	Colne	16/0324/FUL	Full: Erection of 3 dwelling houses.	3
CE179	37 North Valley Road	North Valley Road	Colne	16/0480/FUL	Full: Change of use from plumbers store (A1) to one bedroom flat (C3)	1
EY055	Booth Bridge Farm	Booth Bridge Lane Thornton in Craven	Earby	16/0279/FUL	Full: Conversion of barn to two 3 bedroom dwellings and erection of a detached double garage	2
FE020	Field No. 6700	Cuckstool Lane	Fence	13/15/0386N	Prior Approval Notification (Agricultural Building to Dwelling Class Qb): Change of use to dwelling with associated external works and alterations.	1
FE024	464 Wheatley Lane Road	Wheatley Lane Road	Fence	16/0730/FUL	Full: Erection of one detached three bed dwelling house (Re-Submission).	1

HM015	The Old Stables Brookfoot	Grove Street	Higham	16/0137/Ful	Full: Conversion of one dwelling into two seperate dwellings	1
HM016	Pendle Hall Farm	Grove Lane	Higham	16/0710/FUL	Full: Conversion and extension of barn to create single dwelling; demolition of detached outbuilding (re-submission)	1
KK019	Royds Farm	Harden Road	Kelbrook	13/15/0525P	Full: Partial demolition of attached barn, erection of attached garage, formation of driveway and erection of a detached dwelling house with detached garage.	1
KK020	Kitchen Farm, Skipton Old Road	Black Lane Ends	Kelbrook	13/15/0205P	Full: Change of use from single dwelling house to two dwelling houses with minor alterations and formation of parking area.	1
LE016	Land adjacent to Rye Flat Barn	School Lane	Laneshawbridge	16/0292/FUL	Full: Erection of two detached dwelling houses with garages and new access.	2
NN088	Shelfield Farm	Southfield Lane	Nelson	13/10/0199P	Full: Conversion of stable block/store to single 3 bed dwelling house.	1
NN132	53-55 Scotland Road	Scotland Road	Nelson	13/14/0450P	Full: Conversion of first and second floor into 3 no. flats and erection of external staircase to the rear	3
NN144	Whitford Smart, Victoria Works	149 Railway Street	Nelson	13/15/0465P	Full: Change of use of ground floor basement from plumbers merchants (A1) to after school club and create two 2 bed flats at first floor.	2
NN146	19-21 Carr Road	Carr Road	Nelson	13/16/0008P	Full: Change of use from offices to two dwellings and external alterations	2

NN147	13-15 Carr Road	Carr Road	Nelson	16/0384/FUL	Full: Conversion of offices (Use Class A2) into two dwellinghouses including external alterations.	2
SH012	Barn adjacent to Silent Night	Earby Road	Salterforth	16/0602/FUL	Full: Change of use of former restaurant to single dwelling with associated curtilage and parking.	1
TN064	Alderhurst Head Farm	Hollin Hall	Trawden	16/0522/FUL	Full: Sub-division of existing property to create separate dwelling (No external alterations).	1
						39

2018/19

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD047	Land adjacent to 32 Garnet Street		Barrowford	13/13/0211P	Extension of Time: Extend the time limit for Planning Permission 13/10/0424P - Erect 4 No. dwellings with ridge height of 8m and eaves height of 5.7m.	4
BD067	Agricultural Building East of Pasture Barn East	Pasture Lane	Barrowford	17/0128/FUL	Full: Erection of one 3-bed dwelling house.	1
BD074	55 Gisburn Road		Barrowford	18/0576/FUL	Full: Change of use from a shop (Use Class A1) to a dwelling house (Use Class C3).	1
BK088	14 Oak Terrace	Oak Terrace	Barnoldswick	13/12/0091P	Full: Erection of dwelling to side (Re-Submission).	1
BR070	59 Pennine Way		Brierfield	18/0380/FUL	Full: Erection of a single two-storey dwelling (Re-Submission).	1

CE188	Archway House	Knotts Lane	Colne	18/0046/FUL	Full: Retain use of former car sales premises (Use Class Sui Generis) to dwelling house (Use Class C3), erection of garage to side (East) and erection of single storey extensions to East and North elevation	1
EY062	2 School Lane	School Lane	Earby	13/13/0185P	Full: Erection of 3 two storey dwellings, demolition of garage and erection of a new double garage to the rear of The Crossings.	3
EY072	Booth Bridge Farm	Booth Bridge Lane Thornton in Craven	Earby	13/15/0574N	Prior Approval Notification (Agricultural Building to Dwelling - Class Qa and b): Change of use of agricultural building to single dwelling with associated external	1
EY074	Stone Garth 4a Mill Brow Road	Mill Brow Road	Earby	16/0120/FUL	Full: Conversion of detached garage/games room to one 3-bed dwelling house	1
FE021	Field No. 2075	Cuckstool Lane	Fence	13/16/0072P	Lawful Development Certificate (proposed): Change of use of an agricultural building to a dwelling as deemed to be granted under Class Q of the Town and Country Planning (General Permitted Development) Order 2015	1
FE022	Field No. 5659	West of Higher Old Laund Farm	Fence	13/15/0506N	Prior Approval Notification (Agricultural building to dwelling - Class Q(b)): External works and alterations to facilitate change of use to dwelling.	1

FE023	Raven Farm	Cuckstool Lane	Fence	17/0566/AGD	Prior Approval Notification: (Agricultural building to dwelling Class QA and QB) Change of Use of agricultural building to dwelling and external alterations.	1
NN133	11 Cross Street	Cross Street	Nelson	13/14/0277P	Full: Change of use from B1 Office to a dwelling house (C3).	1
RE008	Land adjacent Yate House	Ridge Lane	Roughlee	13/16/0027P	Full: Erection of a two storey detached dwelling with associated curtilage and new vehicular access from Ridge Lane (Re-Submission).	1
RY015	Land adjacent to 534 Colne Road	Colne Road	Reedley	13/13/0010P	Extension of Time: Extend time limit of Planning Permission 13/09/0489P for erection of a detached dwelling house.	1
SH019	Development land adjacent No.7 The Hayfields	Hayfields	Salterforth	19/0016/FUL	Full: Erection of one detached dwellinghouse (Re-Submission).	1
SH020	Hollin Bank Cottage	High Lane	Salterforth	16/0568/VAR	Full: Variation of Condition: Removal of Condition 2 (Holiday occupancy) of Planning Permission 13/07/0548P.	1
TN045	Hollin Hall Barn	Hollin Hall	Trawden	17/0323/FUL	Full: Erection of detached dwelling house.	1
TN050	Land adjacent to 60 Lanehouse	Lanehouse	Trawden	17/0285/FUL	Full: Erection of a detached dwelling.	1
TN058	Cemetery House	Colne Road	Trawden	13/14/0243P	Full: Conversion and extension of outbuilding to create single dwelling, including creation of parking area and ground mounted solar panels within curtilage.	1

TN059	Former Office Building, Pinetree Court	Keighley Road	Trawden	13/14/0427P	Full: Change of use from offices (B1) in to three apartments including external alterations to windows, doors and walls and associated parking spaces.	3
TN065	Parrock Farm	Lane Top	Trawden	17/0389/FUL	Full: Conversion of barn to dwelling	1
TN068	Land to West of 6 Foulds Road		Trawden	18/0135/FUL	Full: Erection of three dwelling houses (Two semi-detached and one detached).	3
						32

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

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
HMO18	Land off Barkerfield Close	Barkerfield Close	Higham	19/0476/FUL	Full: Erection of a pair of semi-detached dwellings (Re-Submission).	2
HMO19	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

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	Pior Approval Notification (Agricultural Building to Dwelling Class Q a and b): Change of use of an agricultural building and external alterations to form a single dwelling.	1

BR089	534 Colne Road		Brierfield	21/0216/FUL	Erection of a detached house (Amended scheme) with vehicular access.	1
BR094	16 Hillside View		Brierfield	21/0401/FUL	Sub-divide dwelling house into two dwellings.	1
CE163	28 West Street		Colne	13/15/0183P	Subdivision of a single dwelling house to two flats with external alterations including remodelled rear extension and erection of staircase to ground floor.	1
CE184	Glenroy Community Centre		Colne	17/0743/OTD	Permitted Development Notification: Proposed change of use from office B1(a) to 3 dwellings.	3
CE191	73-75 Langroyd Road		Colne	18/0198/FUL	Conversion of existing first floor flat into 2 No. flats	1
CE214	57 Parker Street		Colne	19/0860/FUL	Change of use of ground floor from hairdressers (Use Class A1) to residential (Use Class C3)	1
FE025	26 Pendle Fields		Fence	18/0877/FUL	Demolition of garage and erection of a two storey dwelling.	1
FE028	4 Forest Avenue		Fence	21/0822/FUL	Subdivide dwelling house into two separate dwelling houses (retrospective).	1
FO039	Causeway Top Farm		Foulridge	19/0111/FUL	Convert barn to dwelling house and erect extension to front elevation.	1
LE024	18-19 School Lane		Laneshaw Bridge	18/0319/FUL	Erection of two detached dwelling houses.	2

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

2022/23

Site Reference	Site Name	Street	Town	Application Number	Development	Total Complete
BD068	Land adjacent to 30 Dixon Street		Barrowford	17/0410/FUL	Full: Erection of one detached bungalow and two semi-detached dwellings, including private drives and gardens (Re-Submission).	1
BD081	Caspers Fold	Francis Avenue	Barrowford	21/0062/FUL	Full: Erection of detached two storey dwelling.	1
BK129	Ambulance Station	Brogden View	Barnoldswick	20/0825/FUL	Full: Erection of 4 No. detached dwelling houses.	4
BK137	6 Rainhall Road		Barnoldswick	20/0207/FUL	Full: Change of use from ground and first floor retail shop to part ground floor retail shop, part ground floor and first floor residential flat (Use Classes A1 and C3)	1
BK138	2A Park Road		Barnoldswick	20/0281/FUL	Full: Change of use of a retail shop (Use Class A1) to a mixed use of ground floor health clinic (D1), office (B1a) and retail shop and first floor flat (C3).	1
BK140	Land to the East of Higher Park House	Kelbrook Road	Barnoldswick	20/0367/FUL	Full: Erection of a detached dwelling.	1
BK142	Calf Hall Cottage	Calf Hall Lane	Barnoldswick	20/0516/FUL	Full: Demolition, rebuild and extension of former stable and hayloft to create a new dwelling.	1
BK146	Gordale	Manchester Road	Barnoldswick	22/0416/FUL	Full: Erection of detached three storey dwelling with detached double garage.	1

BK150	Craven House		Barnoldswick	21/0324/FUL	Full: Conversion of outbuildings to 2 No. 2 bedroom cottages.	1
BR079	37B Clitheroe Road		Brierfield	19/0688/FUL	Full: Conversion of storage premises (Use Class B8) to a dwelling house (Use Class C3) with parking for two vehicles.	1
BR087	27 Railway Street		Brierfield	20/0448/FUL	Full: Erection of three storey building to accommodate 3 flats.	3
CE182	40 Albert Road		Colne	16/0129/FUL	Full: Create A1 retail unit at ground floor and self contained flat over and installation of new shop front.	1
CE196	Land to South West of Greenfield Road		Colne	21/0692/FUL	Full: Erection of a detached dwelling house (Amended proposal).	1
CE209	Barnside Hall Farm	Keighley Road	Colne	19/0356/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations.	1
CE216	Safe Hands Green Start Nursery	Derby Street	Colne	20/0632/FUL	Full: Change of use from Childrens Day Nursery (Use Class D1) to single residential dwelling (Use Class C3).	1
CE223	Hainslack Barn Farm	Warley Wise Lane	Colne	21/0612/AGD	Prior Approval: Change of use of agricultural building to dwelling house (Use Class C3).	1
EY061	Land to rear of 2-4 Mill Brow Road	Mill Brow Road	Earby	13/12/0007P	Full: Erection of a detached dwelling (Eaves height 5.4m, ridge height 8m)	1
FE019	New Barn	Cuckstool Lane	Fence	17/0306/AGD	Prior Approval Notification (Class Q (a & b)): Change of use of agricultural barn to one dwelling and external alterations.	1

FO050	12-14 Abner Row		Foulridge	21/0013/FUL	Full: Change of use of electrical workshop (Use Class E(g)) to one dwelling house (Use Class C3) and external fenestration alterations.	1
FO054	8 Waller Hill		Foulridge	22/0761/FUL	Full: Erection of a new dwelling house and a parapet wall on the roof of the adjoining neighbour.	1
LE020	Barn to East of Hazel Grove Lodge	Warley Wise Lane	Laneshaw Bridge	20/0052/AGD	Prior Approval Notification (Agricultural Building to Dwelling Class Q a and b): Change of use of an agricultural building and external alterations to form a single dwelling.	1
LE022	Land to south side of Keighley Road	Keighley Road	Laneshaw Bridge	18/0003/FUL	Full: Erection of two detached 4 bed dwellinghouses with detached double garages and bin store with access off Keighley Road.	2
LE023	Land at Methodist Church	Keighley Road	Laneshaw Bridge	21/0358/REM	Erection of 4 dwellings	2
NH007	Lower Houses Farm	Haddings Lane	Newchurch-in-Pendle	13/05/0488P	Conversion of barn to two dwellings.	2
NH013	Land to the South West of Goldshaw Court	Well Head Road	Newchurch-in-Pendle	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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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
						29

Appendix C: Lead in Times and Housing Delivery Rate Evidence

C.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 are 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 would 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 housing 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. This commitment has remained under the Labour Government elected on 4 July 2024.

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 the housing sites in their area will realistically deliver in practice and how they can – in the words of the Minister of State for Housing – do “more, better, faster”.

On 13 September 2018 the national Planning Practice Guidance (PPG) on [housing and economic land availability assessment](#), was updated to state 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 once more 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:

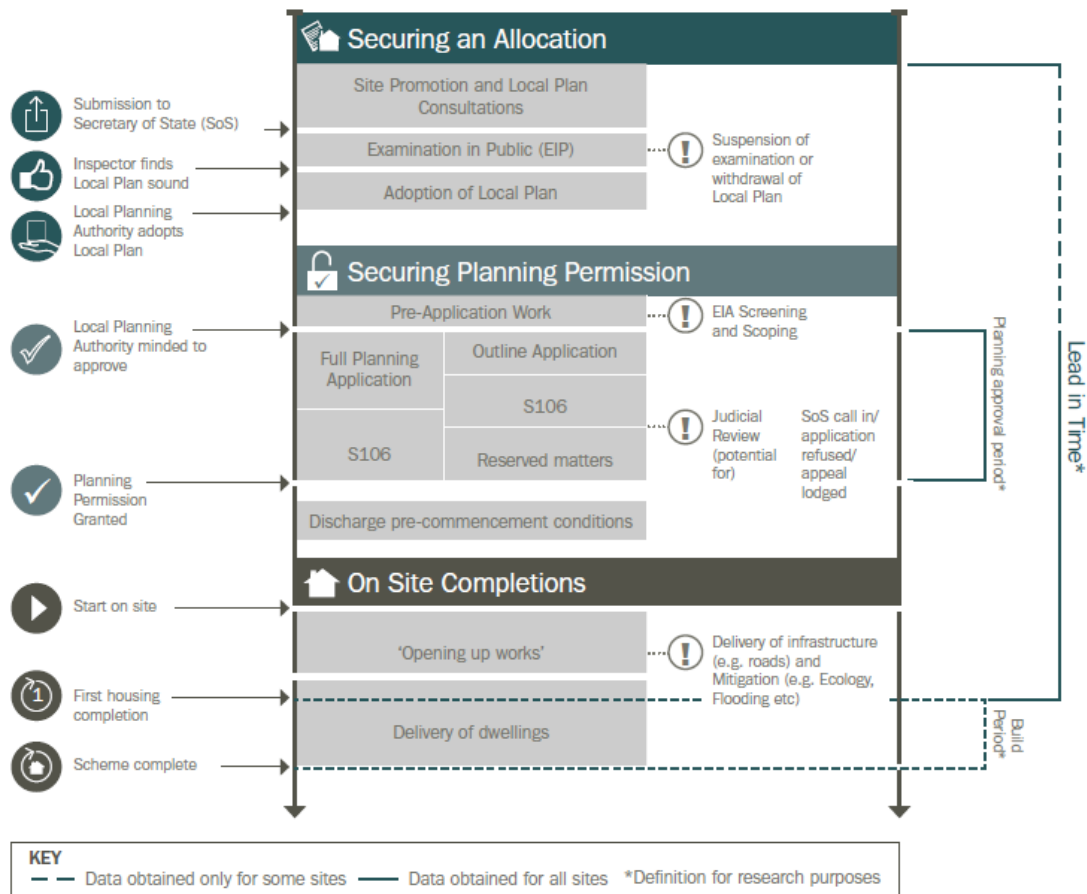
1. The assumptions that are made about how soon a site can start to provide new homes; and
2. The rate of development.

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 helps 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 must 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

The distinction between Greenfield and Brownfield sites is important. Evidence shows that in the vast majority of cases new homes built on large Greenfield sites come forward far more quickly than those on Brownfield sites.

Lead in time

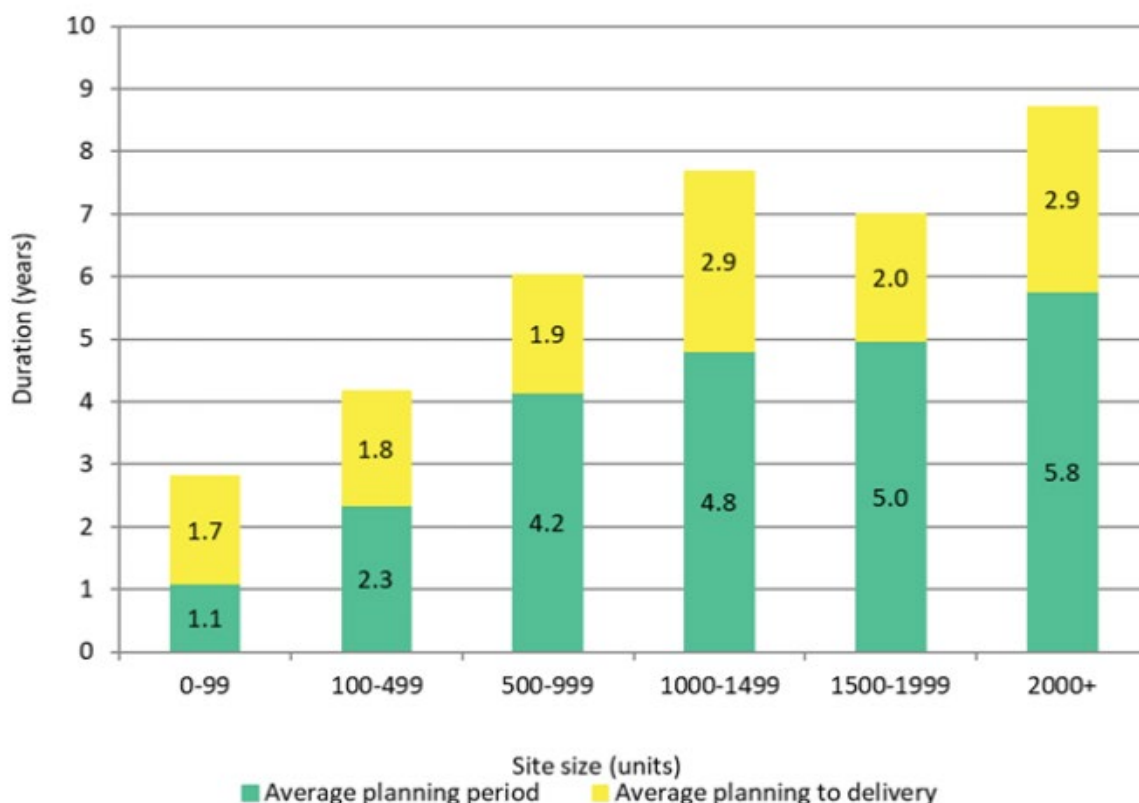
The majority of planning issues are typically addressed well before a planning application is submitted. This is particularly true where a site has been allocated for housing in the Local Plan. This helps to ensure that the planning application – once submitted – is determined more quickly.

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. Lichfields updated their report in 2020 and 2024.

Planning approval period

Both the planning approval period and the planning delivery period (i.e. the time taken to deliver the first unit after planning permission has been granted) increase with the size of the site. In 2016, the overall time taken to first delivery ranged 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 2016

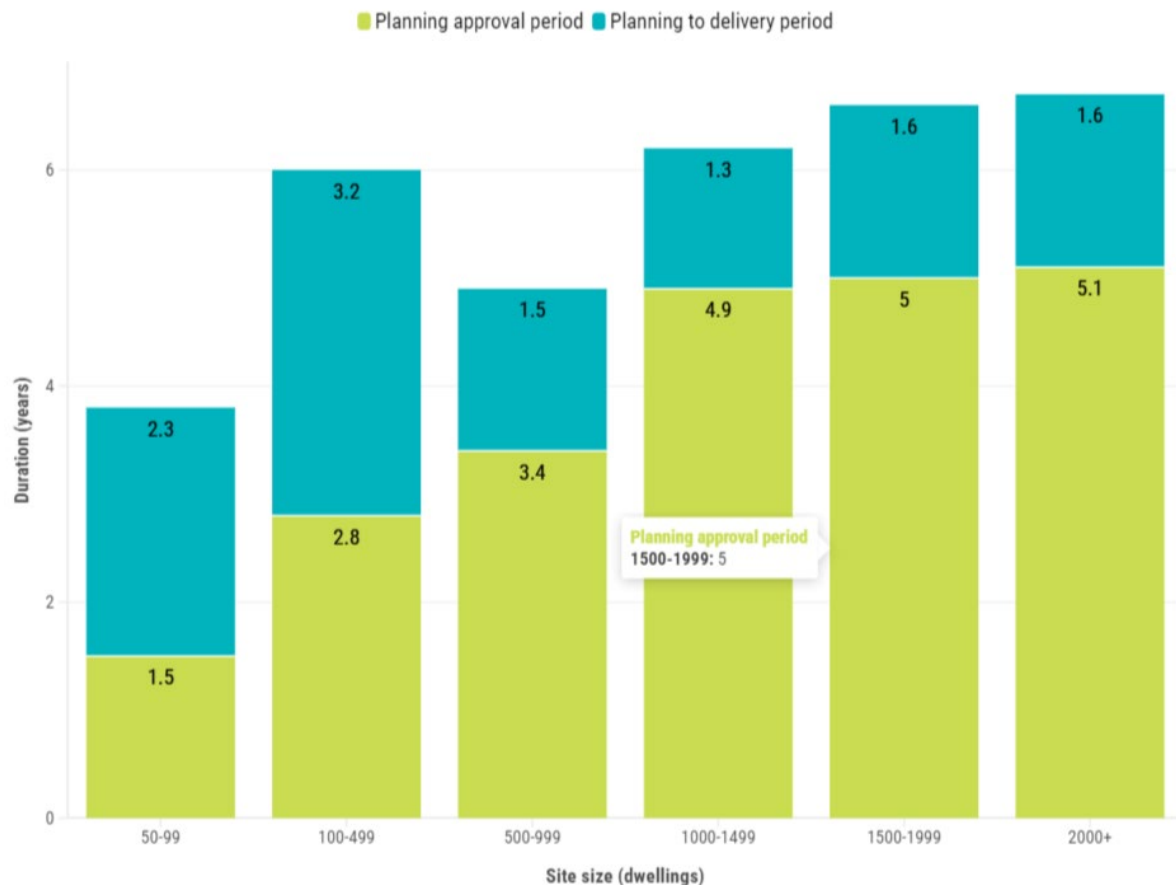


Source: Lichfields, October 2018

Lead in times and build out rates Pendle

In 2024, the time to delivery on sites delivering fewer than 100 units had increased to approximately four years. On the largest sites (i.e. those delivering over 1,000 units) it had reduced to between six and seven years (Figure 3).

Figure 3: Average time from planning approval to delivery of first dwelling 2024



Source: Lichfields, October 2024

A site threshold of around 1,000 units is the point after which the *planning approval period* increases on average to approximately five years.

The length of the planning approval period is not affected by whether the land in question is a 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.

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.

Lead in times and build out rates Pendle

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.

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:

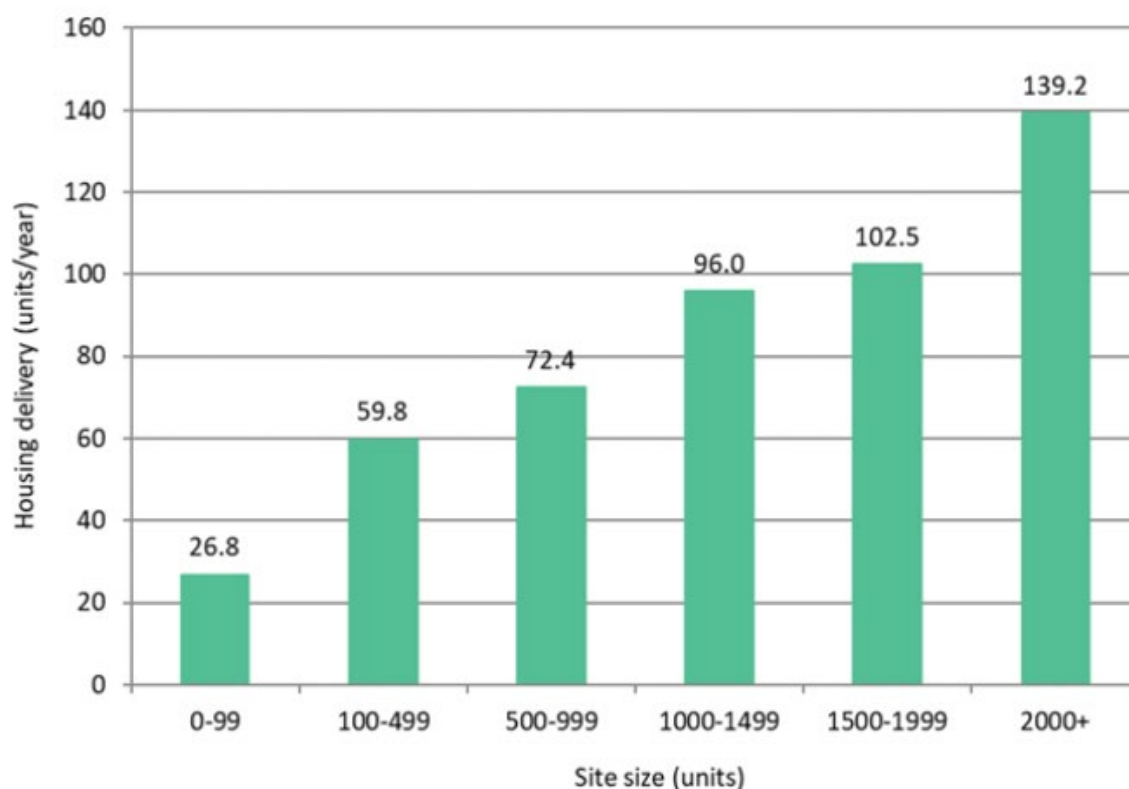
- the strength of the local housing market;
- the number of sales outlets expected to operate on the site (i.e. the number of different housebuilders/brands/products being delivered); or
- the tenure of housing being built – are the market homes for sale being supplemented by homes for rent, including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

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

Lead in times and build out rates Pendle

Figure 4: Average build out rates



Source: Lichfields, October 2024

The size of a site is one of the key factors determining the average build out rate (Figure 4). 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.

Lead in times and build out rates Pendle

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 5). 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 5: Typical delivery profile on large housing sites



Dark Green = Highest levels of delivery Dark Red = Lowest levels of delivery

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

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

Pendle Housing Market Area

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

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

Lead in times and build out rates Pendle

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.

Since the start of the current Local Plan period in 2011/20 a number of sites across Pendle, which are expected to deliver 20 or more units, have been granted planning permission (Table 2). Of these sites half are complete and half are expected to deliver new units beyond 2020/21. In total sites delivering 20 or more units have the potential to provide 1,804 new homes when complete.

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

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

Location of Site (including details of site promotor/developer) [1]	Housing Sub-market	Planning Application Number	Site Capacity (units)	Completions by Year															
				11 -	12 -	13 -	14 -	15 -	16 -	17 -	18 -	19 -	20 -	21 -	22 -	23 -	24 -	25 -	
Trough Laithe , Barrowford ¹³	4	19/0952/REM	239											★	-	23	45	13	19
Further Clough Head, Nelson ⁵	3	19/0740/REM	200											★	-	-	-	-	-
Deerwood Park , Knotts Lane, Colne ¹	7	13/15/0178P	182					★	18	24	53	31	28	17	10	■			
Bancroft View , Long Ing Lane, Barnoldswick ⁴	9	22/0722/FUL	128																★
<i>Former James Nelson's Sports Ground, Nelson ¹⁴</i>	2	19/0901/FUL	114									★	-	-	12	77	25	■	
Boulsworth View , Windermere Avenue, Colne ¹⁵	8	18/0865/REM	82								★	-	18	49	15	■			
Spring Meadows , Red Lane, Colne ³	8	17/0362/FUL	79								★	6	13	26	12	■			
<i>Jim Smart Way, Harrison Drive, Colne ⁵</i>	7	19/0801/FUL	79											★	31	42	■		
Oaklands , Church Street, Barrowford ¹⁵	4	22/0197/FUL	79													★	-	0	
The Hallows , Colne Road, Reedley ²	1	13/08/0558P	77	13	-	9	3	6	13	5	19	9	■						
Spinners View & Quaker Heights , Clitheroe Road, Brierfield ²	2	13/10/0294P	55	-	21	18	■												
Grenfell Gardens and The Locks , Barrowford Road, Colne ²	8	13/09/0110P	55	7	1	5	8	2	1	■									
Robinson Fold, Carr Road, Barnoldswick [1] ¹⁶	9	13/04/0590P	51	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-
Cotton Tree Lane, Colne ¹⁵	8	22/0453/FUL	50													★	-	0	
Bracewell Gardens, Earby	10	22/0577/FUL	50														★	19	
Southbeck , Salterforth ⁴	11	13/11/0597P	49	★	-	-	-	-	26	16	7	■							
<i>Valley Road, Barnoldswick ⁶</i>	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	■							
Meadow Way, Barnoldswick ¹⁸	9	23/0067/REM	34													★	-	2	
Birtwistle Close, Carry Lane , Colne ²	8	16/0139/FUL	33					★	-	12	-	6	15	■					

Location of Site (including details of site promotor/developer) [1]	Housing Sub-market	Planning Application Number	Site Capacity (units)	Completions by Year														
				11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Clovercroft , Higham ⁸	6	13/06/0116P	33	7	4	15	■											
Langroyd Place , Skipton Road, Colne ⁵	7	16/0650/FUL	32						★	-	13	13	6	■				
Kensington Forest , Long Ing Lane, Barnoldswick ⁹	9	16/0136/REM	31					★	-	-	22	9	■					
<i>Hope Mill</i> , Barnoldswick ¹⁰	9	13/14/0172P	28				★	13	15	■								
Standroyd Court , Keighley Road, Colne ²	7	13/04/0482P	28	2	6	3	■											
Spem Brook Village , Newchurch-in-Pendle ¹⁷	7	13/04/0482P	28				★	-	-	-	-	-	3	10	16	■		
<i>Colbran Street</i> , Nelson ¹¹	2	13/14/0528P	23				★	-	23	■								
Spring Mill , Wheatley Lane Road, Fence ¹²	6	16/0390/REM	22					★	12	10	■							
Average delivery per site				7	8	10	6	16	15	13	23	14	19	17	38	19	14	
Percentage of all delivery				24	46	56	13	65	64	48	59	54	39	42	67	16	10	

Notes

[1] Development at the former Westfield Mill site in Barnoldswick (Robinson Fold) stalled in 2008 with 36 homes built. Five further units were completed in 2020/21.

[2] Sites shown in *italics* will deliver 100% Affordable Housing

Key

★ Planning Permission Approved - Developer not on-site ■ Development complete

List of promoters / developers (Column 1)

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

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

¹⁵ McDermott Homes, ¹⁶ Orchard Holdings plc, ¹⁷ Cheshire Estates, ¹⁸ Tabley Homes

Lead in times and build out rates Pendle

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

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

Taking account of past performance, as summarised in the [Authority 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 have been allocated in the [Pendle Local Plan Fourth Edition](#), which was adopted in December 2025.

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

[Start to Finish: How quickly do large-scale housing sites deliver? \(Third Edition\)](#) (Lichfields, March 2024)

[Start to Finish: What factors affect the build-out rates of large-scale housing sites? \(Second Edition\)](#) (Lichfields, February 2020)

[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? \(First Edition\)](#) (Lichfields, November 2016)

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

Lead in times and build out rates Pendle

Addendum

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

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

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

Note:

[1] Not included in the figures above are:

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