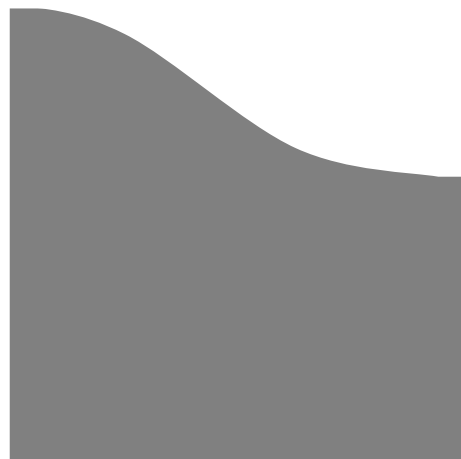


Local Development Framework for Pendle

Evidence Base



Housing Land Monitoring Report



2008 / 2009



Adopted: 27th August 2009
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PENDLE HOUSING LAND MONITORING REPORT 2008-09

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1.0 Introduction

- 1.1 This report presents the results of the monitoring of housing land in Pendle for the period 1st April 2008 to 31st March 2009 (the 2008-09 monitoring period).
- 1.2 It forms an important part of the evidence base for the Pendle Local Development Framework (LDF). The LDF is a series of planning policy documents that will outline the spatial planning strategy for Pendle and eventually replace the Local Plan.
- 1.3 This report lists all sites in Pendle that have been granted planning permission for housing, which have either not yet been started or remain incomplete. These sites represent the amount of **available** housing land within the Borough i.e. land that is currently available for development for housing purposes.
- 1.4 The report also lists all new housing developments that were **completed** within the 2008-09 monitoring period. Together with historical completions data from previous surveys these figures are assessed against the requirement for Pendle Council to provide new housing in line with the figures identified in the North West Regional Spatial Strategy (RSS).
- 1.5 Site plans for all available and completed sites listed in this report are contained in Appendices 4 and 5. However, due to the number of sites, and the size of the document, these appendices are not attached to the report. Paper copies are available on request for an additional charge of £15.

2.0 Background

- 2.1 Local Development Framework Monitoring: A Good Practice Guide (CLG, March 2005) states that 'survey, monitoring and review are crucial to the successful delivery of local development frameworks. A systematic and dynamic monitoring system will help authorities understand the wider social, environmental and economic issues affecting their areas and the key drivers of spatial change' (para 3.1).
- 2.2 Monitoring helps to maintain an adequate supply of housing land in the Borough. The housing requirements for Pendle are set out in RSS Policy L4: Regional Housing Provision. Monitoring progress against these targets will identify any requirement for new housing land and help to successfully manage the release of this land.
- 2.3 Policy 17 of the Replacement Pendle Local Plan (2001-2016) makes reference to the annual Housing Land Monitoring Report (HLMR) as the findings are used to determine whether:
 - a policy of restraint should be enforced i.e. when the HLMR shows the Borough is in a position of oversupply only the stated exceptions to the policy are allowed; or
 - whether the restraint policy should be relaxed i.e. when the HLMR shows the Borough is in a position of undersupply new housing land can be brought forward provided it is in line with the sequential approach. The over/under supply position is considered in more detail in Section 7: Analysis.

3.0 Methodology

- 3.1 The Housing Land Monitoring Report is based on information held in the Housing Land Availability database. This Microsoft Access database allows for the continuous

updating of records for housing sites throughout Pendle. This survey is the sixth report to be produced using this system.

- 3.2 The monitoring requirements of the regional planning body 4NW, and Lancashire County Council (LCC), together with indicators contained in Pendle's Annual Monitoring Report (AMR), have all guided the development of the Housing Land Availability database.
- 3.3 Each site granted planning permission for new housing within the 2008-09 monitoring period has been logged as a new record in the database. Preliminary information obtained from the planning application files, along with details such as site area and site density – based on a Geographic Information System (GIS) plot of each site – are then added.
- 3.4 Site visits are undertaken as soon as possible after the 1st April each year, in order to assess the status of each site on the database. One of the following status options is assigned to each site to indicate its current status.
 - **Available** – no work has been started, or work remains incomplete;
 - **Complete** – the planning permission granted has been finished;
 - **Lapsed / Expired** – no work has been started and the expiration date for the permission has been exceeded.
- 3.5 All new sites approved during this monitoring period, along with those sites from previous surveys which remain 'available', are assessed. In this way the survey maintains an accurate (rolling) record of the current stock of permissions. All completed sites are listed in the report. This allows an annual assessment of progress against land provision targets to be made.

4.0 Housing Land Availability Schedule (31st March 2009)

- 4.1 The updated Housing Land Availability Schedule at 31st March 2009 forms Appendix 1 to this report. The schedule highlights the position with regard to housing land currently available in Pendle. In this context housing land refers to land which has a 'live' planning permission for the development of new dwellings; this will include any proposals for holiday-lets where conditions restricting occupancy do not exist as part of the planning permission.
- 4.2 A dwelling is defined as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address. (RSS and LDF Core Output Indicators – Update 2/2008, CLG, 2008).
- 4.3 Appendix 1 lists all available sites, along with the key information required for the reporting and analysis of housing data at local, county and regional levels. The available sites are listed and grouped alphabetically by settlement; the following fields are included:

- **Site Ref.** – site reference number taken from the Housing Land Availability database. This field is included in the report as a unique site identifier, to enable quick referral back to the database record and any other relevant information.
- **Site Name and Address** – site name and address taken from the planning application form.
- **App. No.** – the planning application reference number assigned by Pendle Borough Council. This can be used with the online planning archive to view details of the application: (<http://bopdoccip.pendle.gov.uk/PlanApp/jsp/searchPlan.jsp>).
- **Permission** – description of work to be undertaken, as detailed on the decision notice.
- **Total No. of Units** – the total number of new dwelling units, taken from the decision notice.
- **Total Com.** – the total number of new dwelling units completed on the site since planning permission was granted. This may include completions from previous monitoring periods.
- **Total New Com.** – the total number of new dwelling units completed within the 2008-09 monitoring period. This is the figure used to calculate the total housing completions figure for 2008-09, when added to the completed sites figure as detailed in Appendix 2.
- **Not Start.** – the total number of dwelling units granted planning permission where construction work has not yet started.
- **Under Const.** – the total number of dwelling units granted planning permission where construction work has begun, but the units remain incomplete.
- **Total Avail.** – the total number of dwelling units on the site classified as ‘available’ i.e. the total number of units not started and/or under construction.
- **Area Avail. (ha)** – the total area, in hectares, left available on the site with planning permission for new housing. If the site is partially complete then a proportion of the total site area, relative to the total number of units completed is used.

- 4.4 Two additional data fields are provided for each site, both of which are in the bottom right hand corner of each site listing. The first identifies the **category of development**. This data is collected in order to report information to LCC and 4NW. The listing of each of the categories is presented in Table 4a below. The second simply shows the **expiry date** of the planning permission. Where a site remains listed on the availability schedule, but the expiry date has been exceeded, this reflects the fact that planning regulations permit a permission to stay open provided that work has been started.

Table 4A – Category of development

Category	Description
Windfall : Outline permission	Sites where outline planning permission has been granted on land not allocated in the Local Plan for housing purposes.
Windfall : Full permission	Sites where full planning permission has been granted on land not allocated in the Local Plan for housing purposes.
Windfall : Reserved Matters	Sites where planning permission for reserved matters has been granted on land not allocated in the Local Plan for housing purposes.
Windfall : Amended scheme	Sites where planning permission for an amended scheme has been granted on land not allocated in the Local Plan for housing purposes.

Category	Description
Allocated : Outline permission	Sites where outline planning permission has been granted on land allocated for housing purposes either in the current or a previous adopted Local Plan.
Allocated : Full permission	Sites where full planning permission has been granted on land allocated for housing purposes either in the current or a previous adopted Local Plan.
Changes of use / Conversion	Sites where planning permission has been granted to either change the use of a building for residential use, or convert a building from a previous use to housing with the exceptions of sub-divisions of existing dwellings and agricultural barn conversions.
Conversion of existing dwelling (sub-division)	Sites where planning permission has been granted to create additional dwelling(s) from an existing dwelling (e.g. subdivision of a house to flats).
Barn conversions	Sites where planning permission has been granted to convert an agricultural barn to residential use.

- 4.5 An analysis of the findings from the updated Housing Land Availability Schedule can be found in Section 6 of this report.

5.0 Housing Land Completions Schedule (1st April 2008 – 31st March 2009)

- 5.1 All newly completed sites within the 2008-09 monitoring period are listed in Appendix 2. These, together with the completions listed in Appendix 1, provide the information required for the reporting and analysis of data at local, county and regional levels. These sites were classed as complete following the site visits described in paragraph 3.4.
- 5.2 In Appendix 2 there are three additional fields to those included in the Housing Land Availability Schedule, explained in paragraph 4.3. These are:
- **Density (dph)** – the density of the housing development measured in the number of dwellings per hectare (dph).
 - **Dwelling type** – the type of housing developed on the site, either House/Bungalow, Flat/Maisonette or a Combination of the two.
 - **Classification** – the type of land that has been developed on; Greenfield, White Land, Brownfield (PDA) or Barn conversions (PDB). These are explained further in paragraph 6.17.
- 5.3 The list of sites within the completions schedule (Appendix 2) is again listed and grouped alphabetically by settlement. The results and analysis of the updated housing completion figures can be found in Section 6 of this report.

6.0 Results

Availability Schedule

- 6.1 The monitoring of housing land is undertaken in order to ensure that Pendle maintains an adequate supply of development land for new housing. The Housing Land Availability Schedule (Appendix 1) demonstrates that there are currently a total of **930 net units with planning permission**. This can be broken down into 869 units that have not been started, and 61 units that are currently under construction. A total area of **33.51 hectares** is classed as 'available' for housing.
- 6.2 Table 6A summarises the breakdown of available housing land figures by settlement, provided in Appendix 1. Site plans for all available sites are contained in Appendix 4 (paper copies are available to purchase at a cost of £15).

Table 6A – Availability summary

Settlement	Number of units			Area available (hectares)
	Not started	Under construction	Total available	
Barley	1	1	1	0.07
Barnoldswick	55	10	65	1.55
Barrowford	26	10	36	0.46
Blacko	5	1	6	0.29
Bracewell	0	0	0	0
Brierfield	163	4	167	3.31
Colne	257	10	267	10.7
Earby	11	3	14	0.49
Fence	5	0	5	0.23
Foulridge	0	2	2	0.09
Higham	26	7	33	0.66
Kelbrook	3	1	4	0.21
Laneshawbridge	0	1	1	0.09
Nelson	221	10	231	7.76
Newchurch	2	0	2	0.18
Reedley	64	0	64	6.10
Roughlee	1	0	1	0.03
Salterforth	10	0	10	0.22
Trawden	19	2	21	1.07
TOTALS	869	61	930	33.51

Annual Availability and Unit Losses

- 6.3 During the 2008-09 monitoring period a total of **110 net new dwellings** were approved, comprising 116 new dwellings and 6 losses. The loss of dwellings can be the result of:

- A site gaining full permission in this monitoring period at a lower density than predicted at the outline stage;
- A resubmission of a proposal that reduces the number of units which were agreed in the original submission; or
- New approvals for a loss of residential units through development.

The 6 losses from this year are due to reserved matters permissions being at a lower density than the outline (KK011 – from 5 to 3 dwellings) and a resubmission reducing the number of dwellings (CE080 – from 49 to 45 dwellings).

- 6.4 The figure of 110 net new dwellings is similar to the figure of 124 net new dwellings recorded in the 2007-08 monitoring report. Over half the new dwellings approved in 2008-09 are on one development site, that of Nelson and Colne College, Barrowford Road, Colne (CE071). This scheme has a full planning permission for 56 dwellings. The reserved matters permission on the former Lucas Sports Ground site (RY012) included an additional 14 dwellings, when compared to the outline permission. Other new dwellings arise through the conversion of existing buildings to five residential units or less.

Expiries

- 6.5 As part of the annual monitoring process it is important to identify those planning permissions where the expiry date has now passed and the permission has not been implemented. These permissions can no longer be taken-up and must be removed from the Housing Land Availability Schedule. During the 2008-09 monitoring period a total of 32 units have been removed from the schedule due to expiry of the planning permission. These are listed in Appendix 3.

Clearance and Replacement

- 6.6 Policy L4 of the North West Regional Strategy (RSS) states that the housing provision figures set out by a local planning authority should be net of any clearance or replacement. Paragraph 7.19 clarifies that 'net of clearance replacement' ... "is to say they are net dwelling gains or the increase over and above the replacement of any dwellings lost through conversion to non residential use or demolition".
- 6.7 To comply with this requirement, schemes which include proposals for the loss of dwellings either through clearance/demolition or conversion to alternative uses have been included on the availability and completions schedules in this year's monitoring report. This is to ensure that the recorded number of available and completed dwellings takes account of unit losses.
- 6.8 In previous monitoring reports HMR clearance and replacement schemes have been considered separately, however, this did not accurately portray how many dwellings were available overall in the Borough and therefore these schemes have been included in the schedules this year.
- 6.9 As part of the HMR programme there are a number of sites in Pendle where there are proposals for clearance and replacement. Some schemes are being progressed

through development briefs and planning applications and some through a more comprehensive process of Area Action Plans.

- 6.10 In order to assist the transparent reporting of housing numbers it is important to provide a summary of the HMR schemes to help show how they impact on the housing numbers.
- 6.11 To date a total of **132 dwellings** have been cleared at sites in Brierfield, Nelson and Colne. A further 78 dwellings are scheduled for demolition bringing the total number of cleared dwellings to 210. Table 6B indicates that planning permission has been granted to create 173 new dwellings on some of these cleared sites.
- 6.12 Overall the clearance and replacement schemes will result in a loss of 37 dwellings once all the replacement dwellings have been developed. This loss needs to be factored into the housing supply figures.

Table 6B – Clearance and replacement summary

Location	Application Ref.	Number of dwellings				
		Clearance			Replacement ¹	Net (new)
		Total	To date	Balance		
Bright Street COLNE	(Outline planning permission 13/05/0831P has expired)	34	34	0	0	-34
BR039 Land off Clitheroe Road BRIERFIELD	Reserved Matters: 13/07/0910P	101	90	11	85	- 16
BR038 Land at King Street BRIERFIELD	Reserved Matters: 13/07/0911P	35	0	35	16	- 19
NN061 Whitefield NELSON	Outline: 13/07/0289P	32	0	32	72	40
Beech Street NELSON	-	6	6	0	0	-6
Leeds Road NELSON	-	2	2	0	0	-2
TOTALS		210	132	78	173	-37

¹ Sites with planning permission and proposals.

Completions Schedule

- 6.13 The Housing Land Availability Schedule (Appendix 1) shows that, largely as a result of clearance associated with the Housing Market Renewal (HMR) programme in Brierfield, Nelson and Colne, a total of **minus 70 net completions** have been recorded on sites where the planning permission is still active i.e. on sites that are still deemed to be available. The Completions Schedule (Appendix 2) shows that there have been a total of **24 net completions** on sites where the planning permission has been fully implemented.

- 6.14 As a result a total of **minus 46 net dwellings** has been recorded for this monitoring period. Table 6C shows that this figure is made up of **97 gross new dwellings completed** (Column 2 + Column 4) combined with **143 dwelling losses** (Column 3 + Column 5) as a result of clearance, conversion or change of use.
- 6.15 Table 6C provides a further breakdown of housing completions and losses by settlement and summarises the figures included in Appendices 1 and 2. (Please note that some of the losses are not recorded in Appendix 1 and 2 as they are taken from the Employment and Retail Land Monitoring Reports). Site plans of all the completed sites are provided in Appendix 5.

Table 6C – Completions summary

Settlement	Completion of dwellings in 2008-09						
	Appendix 1		Appendix 2		Totals		
	New	Losses	New	Losses	Gross New	Gross Losses	Net gain / loss
Barley	0	0	0	0	0	0	0
Barnoldswick	4	0	4	0	8	0	8
Barrowford	0	0	10	0	10	0	10
Blacko	1	0	0	0	1	0	1
Bracewell	0	0	2	0	2	0	2
Brierfield	0	-90	6	0	6	-90	-84
Colne	0	0	5	-37	5	-37	-32
Earby	0	0	5	0	5	0	5
Fence	0	0	2	0	2	0	2
Foulridge	0	0	0	0	0	0	0
Higham	0	0	2	0	2	0	2
Kelbrook	0	0	1	0	1	0	1
Laneshawbridge	0	0	4	0	4	0	4
Nelson	2	0	21	-16	23	-16	9
Newchurch	0	0	0	0	0	0	0
Reedley	0	0	0	0	0	0	0
Roughlee	0	0	0	0	0	0	0
Salterforth	1	0	1	0	2	0	2
Trawden	12	0	14	0	26	0	26
TOTALS	20	-90	77	-53	97	143	-46

Completions – Losses of Dwellings

- 6.16 Annual monitoring of new housing, employment, retail and leisure completions reveals that **11 dwellings** have been lost through development; seven through residential development (13/06/0205P); one through conversion to an osteopathic clinic (13/08/0074P); one through conversion to a hairdressers (13/07/0672P); one through conversion to a beauty salon (13/08/0428P); and 1 through conversion to an office (13/07/0664P). **132 dwellings** have been demolished as part of HMR projects – 90 dwellings as part of the Brierfield Canal Corridor project, Clitheroe Road, Brierfield (13/07/0910P), 34 dwellings as part of the Church Fields project, Bright Street, Colne, and 8 dwellings in the Bradley Area Action Plan area on Leeds Road and Beech Street. It is important that losses are recorded and factored into the housing supply figures.

Completions – Previously Developed Land

- 6.17 As part of the government's aim to use land more effectively it is important to monitor the amount of new housing being provided on previously developed land. The following definitions are used to categorise each site:
- a greenfield site is one which has never been developed;
 - a brownfield site (or previously developed land) is one that is, or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (Annex B, PPS3);
 - white land is land inside of a settlement boundary that contains no annotation on an Ordnance Survey map.
- 6.18 The government sets the national target for development on brownfield land at 60% in PPS3. The RSS sets Pendle a target of 65%. Previously developed land (PDL) includes the re-use or conversion of buildings, excluding barn conversions (as they are agricultural buildings), and applies as an average figure for all new completions during the relevant period (RSS period 2003-2021).
- 6.19 Table 6D shows the percentage split between greenfield and brownfield. Of the 97 gross new dwellings completed in this monitoring period, 80 are classified as being on brownfield land. This demonstrates an **82.4%** build rate on previously developed land. This can be compared to previous figures of 81.1%, 70.8%, and 74.2% from the 2007/08, 2006/07 and 2005/06 monitoring periods respectively.
- 6.20 The current rate of PDL development in Pendle is therefore higher than the target level set in the RSS.

Table 6D – Previously developed land

	Greenfield	White land	Brownfield (PDA)	Barn Conversion (PDB)	Total
No. of units	3	2	80	12	97
% of total	3.1%	2.1%	82.4%	12.4	100%

- 6.21 Analysis of past trends indicates that so far since the start of the RSS plan period (2003) 73% of all new housing developments in Pendle have been on previously developed land.

Completions – Housing Densities

- 6.22 National planning policy guidance (PPS3) encourages housing developments which make more efficient use of land, setting 30 dwellings per hectare as 'a national indicative minimum' (paragraph 47). The RSS does not contain policies or requirements that specifically relate to housing density.
- 6.23 By ensuring that the indicative minimum densities are achieved in new developments, prior to any local densities being set through the Pendle Local Development Framework, the take-up of land will be minimised and pressures on greenfield development will be reduced.
- 6.24 The average density for all fully completed sites in this monitoring survey is **68.8 dwellings per hectare** (dph), well above the minimum requirement in PPS3. This

compares to figures of 60.3dph, 44.6dph and 51.3dph from the 2007-08, 2006-07 and 2005-06 monitoring periods respectively.

- 6.25 The significant increase in average density may be explained by a higher level of conversions than in previous years. By their nature of re-using existing buildings, they are typically at a much higher density than new build housing. The greater number of conversions is most likely a result of the housing moratorium which has been in effect since October 2004, severely restricting the granting of new residential planning permission apart from those that meet one of the seven stated exceptions. The list of permitted exceptions under Policy 17 of the Pendle Replacement Local Plan (2001-2016) allows the conversion of existing buildings to no more than five residential units within a settlement boundary.
- 6.26 The average density of new build housing only (i.e. excluding all forms of conversion) is **39.8 dwellings per hectare** which is still above the 30dph national indicative minimum density.

Completions – Housing Types

- 6.27 A mix of different housing types and sizes is important to help establish socially inclusive communities and to keep the local housing market buoyant. In this Housing Land Monitoring Report only two different categories of dwelling are identified; Houses/Bungalows and Flats/Maisonettes.
- 6.28 Of the 97 gross new completions, **26% were flats or maisonettes** (25 dwellings) and **74% were houses or bungalows** (72 dwellings). This compares to figures of 36%, 10% and 19% for flats or maisonettes completed in the 2007-08, 2006-07 and 2005-06 monitoring periods respectively. This shows that the rate of flat building has decreased slightly during 2008-09, when compared to the previous year, and now represents 1 in 4 of all new dwelling units completed.

Completions – Affordable Housing

- 6.29 The provision of affordable housing is a growing issue across the country. PPS3 requires Regional Spatial Strategies to set affordable housing targets for the region and each Housing Market Area. At present there is insufficient evidence to allow the North West RSS to set these targets. However, PPS3 also requires local authorities to set an overall target for the amount of affordable housing to be provided in each of their areas. This target should be derived from information contained in an up to date Strategic Housing Market Assessment (SHMA).
- 6.30 The Strategic Housing Market Assessment for Burnley and Pendle was adopted by Pendle Council on 22nd May 2008 and highlights the specific local need for affordable housing. The SHMA concludes that (subject to viability considerations) an affordable housing target in the order of 45% on developments of 15 or more dwellings would be justified.
- 6.31 This target is based on a balanced housing market assessment which indicates that Pendle should provide 275 dwellings per annum, of which 148 should be affordable. The 275 target is nearly a third higher than the RSS annual requirement for Pendle. However, the SHMA considers that this higher target is required if a sufficient amount of affordable is to be delivered.
- 6.32 Additional viability work has been undertaken to assess whether the affordable housing target identified in the SHMA is a realistic target in economic terms. The

study concluded that only certain rural sites would be viable if an element of affordable housing was required and this would be at a lower target of between 10-20%. The study indicated that in the current economic circumstances it would not be viable to require an affordable housing target of 45% on any site.

- 6.33 However, the provision of affordable housing is a key issue that needs to be addressed. The Local Development Framework will need to include policies which set targets for the provision of affordable housing and take account of the economic viability of sites.
- 6.34 As targets for provision are introduced in the LDF it will become increasingly important to monitor the number of affordable housing schemes in the borough. As part of the annual housing land monitoring process, schemes for affordable housing have previously been monitored, and since the start of the RSS plan period (2003) only one affordable dwelling has been completed.
- 6.35 During the 2008/09 no further permissions were granted for affordable schemes within the borough. The lack of affordable schemes coming forward shows poor performance against the local targets identified in the Strategic Housing Market Assessment. It also highlights the need for an affordable housing policy in order to ensure that affordable housing requirements are achieved.

7.0 Analysis

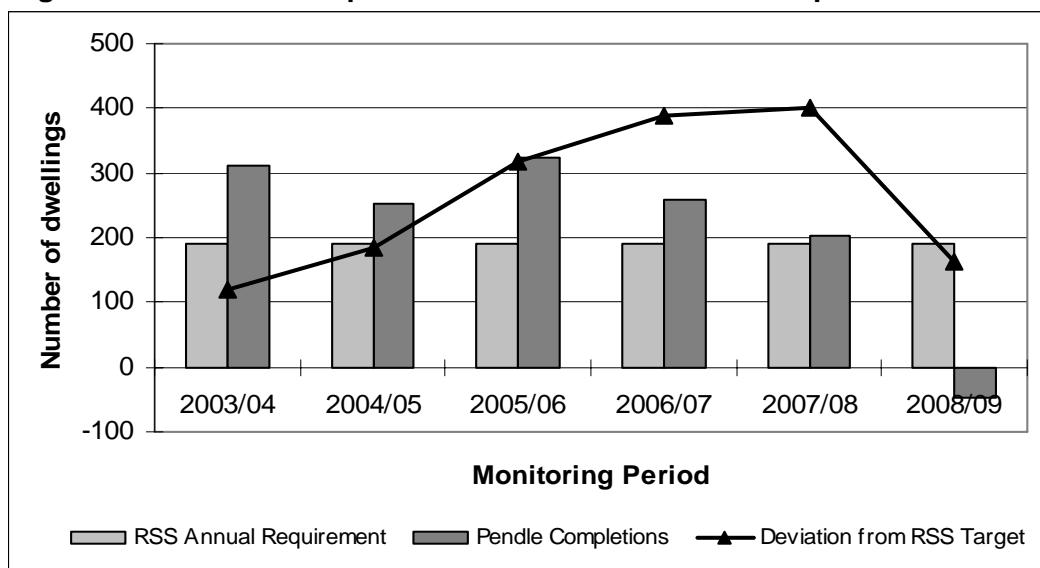
Replacement Pendle Local Plan (2001-2016): Policy 17 position

- 7.1 A key part of the monitoring process is to assess the level of new housing completions and the outstanding permissions available, against the annual and total housing provision figures. In Pendle, this assessment has been responsible for the annual review of the housing moratorium that has been in place in the Borough since October 2004.
- 7.2 The housing moratorium restricts most new housing permissions from being granted, due to an oversupply of houses in the borough. Only applications qualifying under the exceptions listed in Policy 17 of the Replacement Pendle Local Plan (2001-2016) have been considered to meet planning policy over the last few years.
- 7.3 Currently, Policy 17 requires a stock of four years worth of planning permissions to be available in order to bring forward sufficient housing to meet the provision rate for a single year. This four-year figure is based on past completion rates. An annual assessment is made after each monitoring period to review the total stock of existing planning permissions against the adjusted annual housing requirement, taking into account any over or under supply. This is explained further below.
- 7.4 The housing requirements for Pendle are set out in the North West Regional Spatial Strategy (published 30th September 2008). This states that 3,420 dwellings should be provided in Pendle over the lifetime of the plan (2003-2021), which is equal to 190 dwellings per annum.
- 7.5 To date total completions in Pendle within the RSS monitoring period are 1,350 dwellings (2003-2008). This represents an oversupply of 400 dwellings over the required provision ($190 \times 4 = 760$ dwellings) at this point in time. The **net loss of 46 dwellings** during the 2008/09 monitoring period reduces this oversupply to 164 dwellings. Table 7A demonstrates past completion rates and the cumulative deviation from the RSS requirement since the start of the RSS monitoring period.

Table 7A – Annual completions and deviation from RSS requirement

Year	RSS annual requirement	Pendle (net) completions	Annual deviation	Cumulative deviation
2003/04	190	311	+ 121	121
2004/05	190	252	+ 62	183
2005/06	190	325	+ 135	318
2006/07	190	260	+ 70	388
2007/08	190	202	+ 12	400
2008/09	190	- 46	-236	164
Totals	1,140	1,304	+164	+ 164

- 7.6 Figure 7A demonstrates graphically the deviation of Pendle's completions from the RSS target. It shows that due to the large number of unit losses in this monitoring period (2008-09) and the smaller number of gross completions compared to other monitoring periods, the oversupply situation has reduced and the deviation from the RSS target has decreased. However, the graph shows that there is still a positive deviation of 164 dwellings from the RSS target i.e. Pendle is nearly one year ahead of its completions target.

Figure 7A – Annual completions & deviation from RSS requirement

- 7.7 Although the oversupply situation has reduced in 2008-09, Table 6A and Appendix 1, show that there are still a further 930 units with planning permission that may come forward to completion – “the current stock of permissions”. The adjusted annual requirement for Pendle up to 2021 is now **176 units per annum**, based on a residual requirement of 2,116 dwellings over the next 12 years (i.e. to 2021).
- 7.8 A stock of four-years worth of planning permissions is equal to 704 dwellings (176 x 4 i.e. the adjusted annual requirement times by four). The stock of 930 units with planning permission is, therefore, more than sufficient to meet the annual requirement.
- 7.9 Taking these figures into account it would suggest that the housing moratorium should continue, however, other material considerations now need to be taken into account and these are explained below:
- With the adoption of RSS housing figures that are ‘*not absolute targets and may be exceeded*’ (RSS Para 7.19), and the requirements for affordable housing delivery identified in the Strategic Housing Market Assessment there is a need to consider whether the restrictions of Policy 17 are helping to deliver new housing.
 - The downturn in the economy has had a serious impact on the house building industry and has led to the lower completion rates which have occurred this year compared to previous years. The Council’s Completions Projection Model now indicates that the stock of permissions required to deliver one years worth of supply has increased considerably. Even with the large stock of consents available it is unlikely that these will yield actual completions of the annual requirement of dwellings over the next monitoring period.
- 7.10 Taking account of all these factors a draft interim housing policy has now been prepared and has been approved by the Council’s Executive committee to be the subject of a period of public consultation. The draft policy indicates that the moratorium position should be relaxed based on the need to deliver new housing. It takes a number of factors into account, including the higher housing numbers set in the RSS, the current position with regards to completions, available stock and scheduled demolitions, the government’s driver to deliver more housing and the impacts the restrictive policy is having on the local economy. It advises that the four

year stock of consents as detailed in Policy 17 of the Local Plan should be increased to six years. This will help to ensure that there is still some management mechanism in place; adhering to the principles of plan, monitor and manage, but will also allow some new schemes to come forward which will aid delivery.

- 7.11 It is acknowledged that granting consent to new schemes will inevitably increase the oversupply of the stock of permissions, however, it is considered that in the current economic climate restricting those developers that want to build and can deliver new housing would have a detrimental impact on the local economy. Furthermore analysis of the stock of consents shows that there are permissions for 386 dwellings which are scheduled to expire if work is not started during the next monitoring period (2009-10). If some of these consents expire then this will reduce the stock and would allow for further permissions to be granted.
- 7.12 Based on the information above, the Table 7B summarises the new position with regards to the housing land supply.

Table 7B – Updated Housing Supply Position

Adjusted annual requirement	176
Six year supply (6 x 176)	1,056
Stock of available planning permissions	930
Residual requirement	126

- 7.13 The implication of this change in the housing supply position is that the moratorium can be relaxed and new residential permissions will be able to come forward. Point 17.1 and 17.2 of Policy 17 will now apply. If the Interim Housing Policy is adopted then prospective developers will need to comply with the criteria set out in the policy which includes demonstrating the deliverability of proposed schemes.

8.0 Conclusions

- 8.1 The monitoring of housing land in Pendle is measured against housing requirements set out in the North West RSS. The annual requirement for new housing provision in Pendle, as set out in the RSS, is for 190 dwellings per annum.
- 8.2 During the 2008/09 monitoring period 97 new dwellings (gross) have been built. Over the same period, as a result of demolitions and conversions, 143 dwellings have been lost. This gives a net figure of minus 46 dwellings.
- 8.3 Completions to date during the RSS period (2003-2021), total 1,304 dwellings, 164 more than is required by the RSS (i.e. 1,140 dwellings) at this point in time. The adjusted annual requirement over the remaining period of the RSS (2009 -2021) is, therefore, 176 dwellings per annum.
- 8.4 There are 930 dwellings with planning permission which are available. This exceeds the 704 dwellings required to meet the four times adjusted annual requirement in line with Policy 17 of the Replacement Pendle Local Plan (2001-2016). However, a number of changes have taken place since the adoption of the Local Plan in 2006. The draft interim housing policy provides an updated policy position with regards to the housing supply situation. The draft policy allows for six times the adjusted annual requirement in order to facilitate the delivery of new housing in difficult economic circumstances.

APPENDIX 1

AVAILABILITY SCHEDULE (31st March 2009)

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Barley

BY006	Foot House Gate Farm	13/04/0944	Repair and adaptation of redundant barn to form ancilliary residential accommodation	1	0	0	1	0	1	0.071
Barn Conversion Expires: 14/12/2009										

Totals for Barley 1 0 0 1 0 1 0.07

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
Barnoldswick										
BK010	Coates Wharfe Skipton Road	13/07/0292	Full: Erect three 2 storey townhouses and four 2 storey apartments (all with bedroom in roof space) and group of four garages.	7	0	0	7	0	7	0.219
								Windfall - Full Permission Expires: 18/06/2010		
BK037	Hope Technology, Coates New (Hope) Mill Skipton Road	13/06/0771	The development proposed is demolition of existing mill and construction of 21 no. three storey townhouses with associated highway works. (NOTE: Demolition has happened but no	21	0	0	21	0	21	0.462
								Windfall - Reserved Matters Expires: 31/10/2009		
BK038	Manor House Farm Brogden Lane	13/03/0149	Barn to single dwelling	1	0	0	0	1	1	0.213
								Barn Conversion Expires: 09/05/2008		
BK040	Springs Farm Esp Lane	13/07/0504	Full: Conversion of existing barn to 3 bed dwelling	1	0	0	1	0	1	0.028
								Barn Conversion Expires: 24/08/2010		
BK041	13 Wellhouse Road Wellhouse Road	13/04/0933	Conversion of derelict shop to form ground floor flat	1	0	0	1	0	1	0.011
								Change of Use / Conversion Expires: 21/12/2009		
BK045	Land at Kirkstall Drive Kirkstall Drive	13/05/0105	Erection of 6 two-storey houses in three blocks	6	0	0	6	0	6	0.106
								Windfall - Reserved Matters Expires: 08/06/2010		
BK049	18-20 Church Street	13/04/0329	Form 1 no additional dwelling	1	0	0	1	0	1	0.008
								Change of Use / Conversion Expires: 22/06/2009		
BK055	Westfield Mill Carr Road	13/04/0590	Erect 53 dwellings on site of mill (NOTE incorrect counting in 07/08 amended in 08/09)	53	36	4	12	5	17	0.398
								Windfall - Full Permission Expires: 21/10/2009		
BK059	Mill Street Garage Mill St	13/05/0214	Change of use from garage to dwelling	1	0	0	0	1	1	0.044
								Change of Use / Conversion Expires: 12/05/2010		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
BK069	B Preston Joinery Works Bank Street	13/08/0467	Demolition of existing joiners workshop and erection of 3 no dwellings with off street parking	3	0	0	3	0	3	0.034
							Windfall - Full Permission Expires: 09/10/2011			
BK070	9 Church Street Church Street	13/08/0001	Full: Change of use above retail shop to form 2 flats	2	0	0	2	0	2	0.007
							Change of Use / Conversion Expires: 26/02/2011			
BK071	7-9 Bank Buildings Bank Buildings	13/08/0133	Change of use of bedsits (5) into four self contained apartments and external alterations	3	0	0	0	3	3	0.019
							Change of Use / Conversion Expires: 18/04/2011			
BK073	1 Brook Street	13/08/0706	Change of use from office to self-contained flat and alterations to the front elevation	1	0	0	1	0	1	0.004
							Change of Use / Conversion Expires: 30/01/2012			
Totals for Barnoldswick				101	36	4	55	10	65	1.55

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Barrowford

BD032	Vale Weavers Ltd Caldervale	13/07/0816	Reserved Matters: Major: Erect twelve town houses and one duplex apartment.	13	0	0	4	9	13	0.185
							Windfall - Full Permission Expires: 07/11/2010			
BD034	Park Hill Farm Gisburn Road	13/04/0818	Conversion of redundant barn to 2 dwellings	2	0	0	2	0	2	0.041
							Barn Conversion Expires: 10/01/2010			
BD038	Former Fountains Service Station Gisburn Road	13/03/0858	Erect 4 retail units at ground floor level, 19 residential units at 1st & 2nd floor level with covered parking to rear.	19	0	0	19	0	19	0.176
							Windfall - Full Permission Expires: 22/02/2010			
BD041	Former First Floor Members Club Sandy Lane	13/06/0212	Convert first floor to flat; erect garage; enclose forecourt.	1	0	0	1	0	1	0.021
							Change of Use / Conversion Expires: 17/05/2009			
BD043	319 Gisburn Road Gisburn Road	13/08/0254	(Re-submission) Conversion and extension of outbuilding to create a dwelling	1	0	0	0	1	1	0.04
							Change of Use / Conversion Expires: 26/06/2011			

Totals for Barrowford

36 0 0 26 10 36 0.46

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Blacko

BO010	Brownley Park Farm Gisburn Road	13/04/0511	Conversion of existing barn to dwelling	1	0	0	1	0	1	0.029
							Barn Conversion Expires: 04/10/2009			
BO012	Admergill Farm Gisburn Road	13/04/0176	Conversion of barn and cow shed to form 2 flats	2	1	1	0	1	1	0.006
							Barn Conversion Expires: 06/08/2009			
BO014	Heights House Farm Wheathead Lane	13/04/0634	Convert farm buildings to 2 dwellings (Please note previously stated as one additional dwellings but the application is actually for two new additional dwellings.)	2	0	0	2	0	2	0.207
							Change of Use / Conversion Expires: 30/09/2009			
BO017	Great Stone Edge Farm Gisburn Road	13/07/0194	Full: Alterations to detached barn and shippens to convert to No 2 detached dwellings.	2	0	0	2	0	2	0.047
							Barn Conversion Expires: 10/05/2010			

Totals for Blacko

7 1 1 5 1 6 0.29

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Brierfield

BR017	Land adjacent to 29 Moorside Avenue Moorside Avenue	13/06/0422	Erect bungalow	1	0	0	1	0	1	0.105
							Windfall - Reserved Matters Expires: 16/08/2009			
BR020	Rear of Marsden Cottage Higher Reedley Road	13/03/0119	Erect 7 detached houses	7	5	0	2	0	2	0.077
							Windfall - Full Permission Expires: 04/06/2008			
BR029	Lob Lane Mill Clitheroe Road	13/07/0573	Reserved Matters: Major: Convert canalside mill to 61 apartments; remove weaving shed and erect 38 houses (0.9 hect.)	99	0	0	99	0	99	0.993
							Change of Use / Conversion Expires: 12/12/2009			
BR037	Four Oaks The Crescent	13/04/0003	Convert former care home to 4 flats and erect 6 detached houses	10	0	0	6	4	10	0.409
							Windfall - Full Permission Expires: 18/03/2009			
BR038	Land between Holden Road and King Street King Street	13/07/0911	Reserved Matters: Major: Erect 10 detached houses at 2/3 storey split level and apartment block 6 units at 3 storeys at Holden Road.	-19	0	0	-19	0	-19	0.435
							Windfall - Full Permission Expires: 11/02/2010			
BR039	Land between Veevers Street & Canal Side Clitheroe Road	13/07/0910	Reserved Matters: Major: Erect 10 linked detached houses, 45 townhouses, apartment block 30 units at 3/4 storeys off Clitheroe Road	-16	0	-90	74	0	74	1.287
							Windfall - Full Permission Expires: 11/02/2010			

Totals for Brierfield

82 5 -90 163 4 167 3.31

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
Colne										
CE066	Land to North of Stonebridge Terrace	13/04/0241	Single detached dwelling	1	0	0	1	0	1	0.051
								Windfall - Full Permission Expires: 20/05/2009		
CE069	Land at North Street	13/07/0470	Full: Erection of two pairs of semi detached houses and garages.	2	0	0	2	0	2	0.059
								Windfall - Full Permission Expires: 16/08/2010		
CE071	Nelson & Colne College Barrowford Road	13/08/0401	Convert main building to 24 apartments and erect 32 dwelling houses to rear	56	0	0	56	0	56	7.125
								Windfall - Reserved Matters Expires: 14/10/2010		
CE073	Land at Keighley Road / Standroyd Road	13/04/0482	Erection of 28 townhouses	28	12	0	11	5	16	0.357
								Windfall - Full Permission Expires: 13/09/2009		
CE075	Temple Leathergoods 45 Shaw Street	13/04/0609	Change of use to form 4 no flats	4	0	0	4	0	4	0.02
								Change of Use / Conversion Expires: 20/09/2009		
CE078	Oak Mill Skipton Road	13/05/0964	Erection of 18 houses and 18 apartments (plots 17 and 18 conditioned out) and conversion of mill building to form 24 apartments (13/04/0747)	58	0	0	58	0	58	0.782
								Windfall - Reserved Matters Expires: 17/11/2009		
CE080	Standroyd Mill Cotton Tree Lane	13/08/0628	Major Full: convert 4 storey mill building to 8 flats and 6 townhouses and demolish office building and former weaving shed and erect 31 houses	45	0	0	45	0	45	1.094
								Change of Use / Conversion Expires: 09/01/2012		
CE087	Green Works Knotts Lane	13/07/0748	Major: Full: Erect twenty three-bed townhouses; six two-bed apartments and form access road off Shed Street.	29	0	0	29	0	29	0.285
								Windfall - Full Permission Expires: 18/02/2011		
CE088	Simpsons Garage Site Knotts Lane	13/07/0804	Full: Major: Erect two 3/4 storey apartment blocks to create 26 units (11 x 1 bed & 15 x 2 bed) with basement parking; form access road and estate road.	53	0	0	26	3	29	0.273
								Windfall - Full Permission Expires: 15/01/2011		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
CE090	The Old School House Skipton Old Road	13/08/0653	Erection of dwelling (Revision of Application 13/08/0008P)	1	0	0	0	1	1	0.096
							Windfall - Full Permission Expires: 11/05/2010			
CE097	Blue Bell Cottage Skipton Old Road	13/05/0180	Change of use of workshop and store two holiday lets	2	0	0	2	0	2	0.128
							Change of Use / Conversion Expires: 05/05/2010			
CE104	Shackleton Hall Church Street	13/07/0134	Major: Full: Convert to form 14 no. apartments on upper floors and refurbish shopfronts	14	0	0	14	0	14	0.077
							Change of Use / Conversion Expires: 27/06/2010			
CE105	Zion Joinery Works Exchange Street	13/07/0168	Full: Convert first floor to four two-bed apartments with office space at ground floor and basement parking area	4	0	0	4	0	4	0.06
							Change of Use / Conversion Expires: 04/05/2010			
CE106	Far Laithe Farm Coal Pit Lane	13/07/0593	Reserved Matters: Erection of two storey agricultural workers dwelling with attached double garage	1	0	0	1	0	1	0.117
							Windfall - Full Permission Expires: 25/09/2010			
CE107	1 Richmond Court Richmond Court	13/07/0352	Full: Convert first and second floors above shop to form two self-contained flats	2	0	0	2	0	2	0.013
							Change of Use / Conversion Expires: 05/07/2010			
CE114	Gadshill Favourdale Road	13/08/0454	Erect two storey extension to side and convert into two dwellings	1	0	0	1	0	1	0.12
							existing dwelling (Sub Division) Expires: 08/09/2011			
CE115	Land to rear of 6 Claremont Street	13/08/0462	Erect single two storey dwellinghouse at land to rear	1	0	0	1	0	1	0.027
							Windfall - Full Permission Expires: 08/09/2011			
CE116	Citizens Advice Bureau 2 Duke Street	13/09/0050	Change of use from office to dwelling	1	0	0	0	1	1	0.011
							Change of Use / Conversion Expires: 10/03/2012			

Totals for Colne

303 12 0 257 10 267 10.7

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Foulridge

FO020	Noyna Bottom Farm Noyna Road	13/04/0663	Conversion of barn adjoining Noyna Bottom Farm to 1 dwelling	1	0	0	0	1	1	0.017
							Barn Conversion Expires: 07/10/2009			

FO021	Noyna End Farm Moss Houses Road	13/05/0479	Remove lean-to's, attach two storey extension to barn and convert to dwelling	1	0	0	0	1	1	0.069
							Barn Conversion Expires: 15/08/2010			

Totals for Foulridge 2 0 0 0 2 2 0.09

Higham

HM008	Winchester Furniture Clover Croft Mill Higham Hall Road	13/06/0116	Erect 15 units (apartments and houses) on mill site and 18 houses in three blocks on cleared land	33	0	0	26	7	33	0.662
							Windfall - Full Permission Expires: 12/05/2009			

Totals for Higham 33 0 0 26 7 33 0.66

Kelbrook

KK011	Dotcliffe Yard Dotcliffe Road	13/08/0678	Erection of three detached dwellings	3	0	0	3	0	3	0.152
							Windfall - Reserved Matters Expires: 06/03/2011			

KK014	Rear of 28 Main Street Main Street	13/07/0918	Full: Erection of detached dwelling and garage block	1	0	0	0	1	1	0.057
							Windfall - Full Permission Expires: 11/02/2011			

Totals for Kelbrook 4 0 0 3 1 4 0.21

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

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Laneshawbridge

LE008	Former Stable Spring Grove	13/02/0300	Barn conversion	1	0	0	0	1	1	0.095
							Barn Conversion Expires: 10/09/2007			

Totals for Laneshawbridge 1 0 0 0 1 1 0.09

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
Nelson										
NN016	Former Joinery Works Manchester Road	13/07/0495	Major: Reserved matters application for the construction of 27 houses and 25 apartments, closure of junction of Manchester Road and Kensington Street, access road and landscaping (also demolition of 5 terrace properties)	47	0	0	47	0	47	0.895
								Windfall - Reserved Matters Expires: 04/09/2009		
NN018	Land to rear of 13 Queensgate	13/04/0379	Erection of dormer bungalow and double garage	1	0	0	1	0	1	0.052
								Windfall - Full Permission Expires: 07/09/2009		
NN021	Fort Vale Engineering Ltd, Parkfield Works Brunswick Street	13/07/0740	Major: Reserved Matters: Erect 25 houses and 24 apartments	49	0	0	49	0	49	1.336
								Windfall - Full Permission Expires: 11/12/2009		
NN022	Land adj Fern Cottage Off Marsden Hall Road South	13/07/0274	Full: Erect 4 pairs of semi-detached houses (Re-Submission)	8	4	2	2	2	4	0.102
								Windfall - Reserved Matters Expires: 03/07/2010		
NN025	Russell Bros Ltd Waidshouse Road	13/07/0867	Reserved Matters: 8 houses (1 detached, 2 pair semi-detached, 2 link detached, 3 townhouses) on former builders yard	8	0	0	8	0	8	0.272
								Windfall - Full Permission Expires: 15/01/2010		
NN033	Land at Former Garage Site Marsden Hall Road	13/04/0925	Residential development of 31 units	31	0	0	31	0	31	0.494
								Windfall - Reserved Matters Expires: 25/02/2010		
NN046	Former Garage Site Bradley Road East	13/04/0959	New dwelling house	1	0	0	1	0	1	0.043
								Windfall - Full Permission Expires: 13/01/2010		
NN048	Land to rear of Great Marsden Hotel Barkerhouse Road	13/07/0808	Major: (Reserved Matters) erect 20 houses - semi-detached and townhouses	20	0	0	20	0	20	0.541
								Windfall - Full Permission Expires: 05/02/2010		
NN054	Land Adjacent 145 Chapel Street	13/06/0485	Convert garage / workshop to two dwellings	2	0	0	2	0	2	0.024
								Change of Use / Conversion Expires: 11/06/2009		

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
NN058	Lomeshaye Bridge Mill Bridge Mill Road	13/06/0814	Convert mill to use as 4 Apartments at third floor; 9 workspace units on first and second floor; cafe and meeting rooms at ground floor; erect canopy to front, sky lights to roof (Re-Submission)	4	0	0	0	4	4	0.054
							Change of Use / Conversion Expires: 07/03/2010			
NN061	Land Bounded by Canal Bank Macleod Street, Manchester Road and Stanlev Street	13/07/0289	Outline Major: Demolition 23 units, renovate & ext 139 dwellings, build 72 dwellings/flats. Landscaping & public open space. 756sqm retail/commercial (A1,A3,B1,B2). Construct heat & power plant/renewable energy technologies.	40	0	0	40	0	40	3.504
							Windfall - Outline Permission Expires: 20/08/2010			
NN062	45-47 Scotland Road Scotland Road	13/07/0617	Full: Create four flats on first and second floors (2 x 1 bedroom and 2 x 2 bedroom); Part demolition and creation of new openings to rear elevation, new and modified openings to side elevation	4	0	0	4	0	4	0.024
							Change of Use / Conversion Expires: 04/10/2010			
NN063	157-159 Leeds Road Leeds Road	13/07/0629	Full: Change of use of first floor from office (A2) to single flat (C3).	1	0	0	0	1	1	0.008
							Change of Use / Conversion Expires: 08/10/2010			
NN064	20-26 Albert Street Albert Street	13/07/0639	Full: Conversion of light industrial premises to form two residential units in Nos. 20 & 26 and light industry	2	0	0	2	0	2	0.03
							Change of Use / Conversion Expires: 08/10/2010			
NN065	El Tropicano Club Hibson Road	13/07/0725	Full: Use premises as private dwellinghouse	1	0	0	1	0	1	0.08
							Change of Use / Conversion Expires: 05/11/2010			
NN069	Land adj 3 Proctor Close Nelson Proctor Close	13/07/0717	Full: Erect two storey detached dwelling house (Amended Scheme)	1	0	0	0	1	1	0.051
							Windfall - Full Permission Expires: 08/11/2010			
NN070	33 Scotland Road	13/08/0336	Convert upper two floors into two self contained dwelling units	2	0	0	2	0	2	0.011
							Change of Use / Conversion Expires: 05/08/2011			
NN071	67 Larch Street	13/08/0388	Change of use from vacant club to 3 dwellings	3	0	0	3	0	3	0.032
							Change of Use / Conversion Expires: 22/08/2011			
NN072	Nelson Discount Furniture Cooper Street	13/08/0516	Convert retail showroom into 5 No dwelling houses	5	0	0	5	0	5	0.035
							Change of Use / Conversion Expires: 16/10/2011			

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
NN058	Lomeshaye Bridge Mill Bridge Mill Road	13/06/0814	Convert mill to use as 4 Apartments at third floor; 9 workspace units on first and second floor; cafe and meeting rooms at ground floor; erect canopy to front, sky lights to roof (Re-Submission)	4	0	0	0	4	4	0.054
							Change of Use / Conversion Expires: 07/03/2010			
NN061	Land Bounded by Canal Bank Macleod Street, Manchester Road and Stanlev Street	13/07/0289	Outline Major: Demolition 23 units, renovate & ext 139 dwellings, build 72 dwellings/flats. Landscaping & public open space. 756sqm retail/commercial (A1,A3,B1,B2). Construct heat & power plant/renewable energy technologies.	40	0	0	40	0	40	3.504
							Windfall - Outline Permission Expires: 20/08/2010			
NN062	45-47 Scotland Road Scotland Road	13/07/0617	Full: Create four flats on first and second floors (2 x 1 bedroom and 2 x 2 bedroom); Part demolition and creation of new openings to rear elevation, new and modified openings to side elevation	4	0	0	4	0	4	0.024
							Change of Use / Conversion Expires: 04/10/2010			
NN063	157-159 Leeds Road Leeds Road	13/07/0629	Full: Change of use of first floor from office (A2) to single flat (C3).	1	0	0	0	1	1	0.008
							Change of Use / Conversion Expires: 08/10/2010			
NN064	20-26 Albert Street Albert Street	13/07/0639	Full: Conversion of light industrial premises to form two residential units in Nos. 20 & 26 and light industry	2	0	0	2	0	2	0.03
							Change of Use / Conversion Expires: 08/10/2010			
NN065	El Tropicano Club Hibson Road	13/07/0725	Full: Use premises as private dwellinghouse	1	0	0	1	0	1	0.08
							Change of Use / Conversion Expires: 05/11/2010			
NN069	Land adj 3 Proctor Close Nelson Proctor Close	13/07/0717	Full: Erect two storey detached dwelling house (Amended Scheme)	1	0	0	0	1	1	0.051
							Windfall - Full Permission Expires: 08/11/2010			
NN070	33 Scotland Road	13/08/0336	Convert upper two floors into two self contained dwelling units	2	0	0	2	0	2	0.011
							Change of Use / Conversion Expires: 05/08/2011			
NN071	67 Larch Street	13/08/0388	Change of use from vacant club to 3 dwellings	3	0	0	3	0	3	0.032
							Change of Use / Conversion Expires: 22/08/2011			
NN072	Nelson Discount Furniture Cooper Street	13/08/0516	Convert retail showroom into 5 No dwelling houses	5	0	0	5	0	5	0.035
							Change of Use / Conversion Expires: 16/10/2011			

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
NN073 15	Stott Street	13/08/0199	Conversion of vacant former storage building to single dwelling house (No alterations)	1	0	0	1	0	1	0.006
							Change of Use / Conversion Expires: 19/05/2011			
NN074 42	Albert Street	13/08/0615	Change of use from office to C3 dwelling (reg 4)	1	0	0	0	1	1	0.012
							Change of Use / Conversion Expires: 18/11/2011			
NN076 113-115	Barkerhouse Road	13/09/0003	Subdivide one dwelling into two dwellings	1	0	0	1	0	1	0.023
							existing dwelling (Sub Division) Expires: 26/02/2012			
NN077 113	Manchester Road	13/09/0007	Change of use from offices to dwellinghouse (C3)	1	0	0	1	0	1	0.128
							Change of Use / Conversion Expires: 16/02/2012			
NN078 81	Leeds Road	13/08/0471	Change of use of upper floor for residential	1	0	0	0	1	1	0.007
							Change of Use / Conversion Expires: 07/10/2012			

Totals for Nelson 235 4 2 221 10 231 7.76

Newchurch-in-Pendle

NH007 Lower Houses Farm	13/05/0488 Conversion of barn to two dwellings	2	0	0	2	0	2	0.179
Haddings Lane							Barn Conversion Expires: 05/08/2010	

Totals for Newchurch-in-Pendle 2 0 0 2 0 2 0.18

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Reedley

RY012	Lucas Sports Ground Colne Road	13/08/0558	Full: Major: Erect 49 houses, 6 apartments, 8 live/work units, G.P surgery (267m2), childrens nursery (278m2), office space (588m2), retail space (145m2), football pitch, cricket pitch and club house (250m2) with	63	0	0	63	0	63	5.96
				Windfall - Full Permission Expires: 04/02/2012						

RY013	532 Colne Road	13/08/0572	Erect two storey dwelling house	1	0	0	1	0	1	0.143
				Windfall - Full Permission Expires: 07/01/2012						

Totals for Reedley 64 0 0 64 0 64 6.10

Roughlee

RE005	Pendle Valley Farm	13/07/0349	To erect an agricultural workers dwelling in field No. 0026	1	0	0	1	0	1	0.029
				Windfall - Full Permission Expires: 23/04/2011						

Totals for Roughlee 1 0 0 1 0 1 0.03

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Salterforth

SH009	Lane Ends Farm Cross Lane	13/04/0592	Conversion of barn to form 2 dwellings	2	0	0	2	0	2	0.095
							Barn Conversion Expires: 16/09/2009			
SH010	Sykes Laithe Barn Earby Road	13/04/0664	Convert barn to dwelling	1	0	0	1	0	1	0.065
							Barn Conversion Expires: 07/10/2009			
SH011	Higher Green Hill Farm Barn Salterforth Lane	13/05/0363	Conversion of barn to three holiday cottages	3	1	1	2	0	2	0.058
							Barn Conversion Expires: 07/07/2010			
SH012	Former Silent Night Restaurant Earby Road	13/08/0139	Change of use of former industrial building to form 5 dwellings with additional openings	0	0	0	5	0	5	0
							Change of Use / Conversion Expires: 07/05/2011			

Totals for Salterforth

6 1 1 10 0 10 0.22

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Trawden

TN021	Empress Mill Hollin Hall	13/06/0519	Erect 15 dwellings (amended house types) plus conversion of mill to form town houses (13/05/0565P) (PLEASE NOTE that incorrect counting in 2006/07 and 2007/08 has lead to incorrect completions being recorded - the new	34	17	11	17	0	17	0.467
								Windfall - Amended Scheme Expires: 13/10/2009		
TN030	Herders Inn Lancashire Moor Road	13/04/0572	Conversion and extension of former PH to form 2 houses	2	0	1	1	0	1	0.184
								existing dwelling (Sub Division) Expires: 24/09/2009		
TN038	Great Thorn Edge Farm Wycoller Road	13/05/0359	Convert barn to two dwellings and demolition of farm buildings	2	0	0	0	2	2	0.086
								Barn Conversion Expires: 05/07/2010		
TN039	Oak House Farm Wycoller Road	13/05/0665	Extend farmhouse into barn and use barn and outbuilding as dwelling house	1	0	0	1	0	1	0.336
								Barn Conversion Expires: 17/10/2010		

Totals for Trawden 39 17 12 19 2 21 1.07

Totals for whole Borough

Total Number of Units	936
Total Number of Complete Units	76
Total Number of New Complete Units (2008-09) on sites still Available	-70
Number of Units Not Started	869
Number of Units Under Construction	61
Total Number of Units Available	930
Total Area Available (hectares)	33.5135

APPENDIX 2

COMPLETIONS SCHEDULE (1st April 2008 - 31st March 2009)

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2008 - 31st Mar 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

Barnoldswick

BK002	Cavendish Street Cavendish Street	13/06/0643	Erect two detached houses (amended scheme).	43	1	22.4	House/Bungalow PDA
BK062	Weavers Cottage, 8-10 Gillians Lane	13/05/0401	Change of use to two dwellings and erection of three storey domestic extension to side/front and single storey conservatory to rear	1	1	37.0	House/Bungalow PDA
BK064	Storage Unit Wellhouse Road	13/05/0832	Change of use of first floor to two flats	2	2	64.5	Flat/Masionnette PDA

Total for Barnoldswick

4

Barrowford

BD024	Lock up Garage Portland Street	13/08/0095	Erect 6 split level 3/2 storey houses (13/08/0095p - time condition variation)	6	6	32.1	House/Bungalow PDA
BD030	1 Carr Hall Gardens	13/04/0476	Change of use and extension of garage to form a flat	1	1	7.3	Flat/Masionnette PDA
BD044	1 Cromwell Terrace	13/08/0349	Convert upper floors into 2 no dwelling units	2	2	241.0	Flat/Masionnette PDA
BD045	8 Halstead Lane	13/08/0165	Change of use from 1No dwelling back to 2 No dwellings (No external alterartions)	1	1	172.4	House/Bungalow PDA

Total for Barrowford

10

Bracewell

BL003	Land adjacent to New Cottages	13/05/0590	Full: Erect two storey detached house with basement garage (resubmission)	1	1	7.6	House/Bungalow PDA
BL004	King Henrys Parlour	13/08/0362	Change of use of barn to single dwelling (re-submission)	1	1	9.3	House/Bungalow PDB

Total for Bracewell

2

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2008 - 31st Mar 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

Brierfield

BR030	Land at 349 Kings Causeway	13/07/0807	Reserved Matters: Erection of detached dwelling with integral double garage.	1	1	15.9	House/Bungalow PDA
BR033	Monkhey Farm Robinson Lane	13/08/0156	Convert existing outbuilding into dwelling	1	1	100.0	House/Bungalow PDA
BR034	160-162 Colne Road	13/05/0517	Demolition of and rebuild of three storey outrigger with repositioned windows, convert loft to flat (160A) and convert cellar to flat (160)	2	2	95.2	Flat/Masionnette PDA
BR041	32 Guilford Street	13/06/0476	Convert house into two flats	1	1	130.0	Flat/Masionnette PDA
BR042	15 Clitheroe Road	13/06/0724	Form flat at first floor	1	1	24.3	Flat/Masionnette PDA

Total for Brierfield

6

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2008 - 31st Mar 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

Colne

CE001C	Bright Street			-34	-34	0.0	
CE095	53 Keighley Road	13/05/0891	Change of use from workshop to granny flat	1	1	47.6	Flat/Masionnette PDA
CE109	17 New Market Street New Market Street	13/07/0696	Full: Erection of single storey extension to rear of shop and change of use of first floor from storage to self-contained flat	1	1	142.9	Flat/Masionnette PDA
CE110	The Cottage Heyroyd Skipton Old Road	13/07/0754	Full: Change of use to form single dwelling with associated external alterations	1	1	4.4	House/Bungalow PDA
CE111	11a Skelton Street Skelton Street	13/08/0026	Full: Conversion of 1st and 2nd floor to create single residential unit with new window and doorway to rear elevation	1	1	200.0	House/Bungalow PDA
CE112	123 Albert Road Albert Road	13/08/0074	LOSS OF DWELLING - Full: Change of use from dwellinghouse to osteopathic clinic at ground floor only.	-1	-1	-100.0	PDA
CE113	4 Land to rear Keighley Road	13/08/0092	Change of use from one bungalow to form two dormer bungalows	1	1	26.3	House/Bungalow PDA

Total for Colne

-30

Earby

EY040	Land at Bawhead Road	13/05/0958	Erection of 56 dwellings	56	3	29.8	House/Bungalow Greenfield
EY047	9 New Road New Road	13/07/0319	Full: Change of use of shop into two flats and carry out alterations (Re-Submission).	2	2	200.0	Flat/Masionnette PDA

Total for Earby

5

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2008 - 31st Mar 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

Fence

FE009 427	Wheatley Lane Road	13/08/0372	Change of use of first floor and second floors to dwelling with external alterations including construction of balcony to rear	1	1	142.9	Flat/Masionnette PDA
FE010	Old Barn Cottage Tunstill Fold	13/08/0661	Subdivision of single dwellinghouses and erection of conservatory	1	1	11.4	House/Bungalow PDA

Total for Fence

2

Higham

HM012 9 Wellhead	Sabden Road	13/08/0389	Convert property to 2 no semi-detached dwelling homes	1	1	18.9	House/Bungalow PDA
HM013	Former Storage Tanks Adj to 43 Higham Hall Road	13/08/0496	Conversion of single residential unit into two separate dwellings	1	1	13.5	House/Bungalow PDA

Total for Higham

2

Kelbrook

KK012	Land adj 51 Waterloo Road	13/07/0288	Full: Erection of two storey detached house	1	1	38.5	House/Bungalow PDA
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Total for Kelbrook

1

Laneshawbridge

LE012	Upper Emmott House School Lane	13/04/0697	Conversion of existing buildings into 3 dwellings	3	3	81.1	House/Bungalow PDA
LE015 23	Keighley Road	13/08/0123	Remove existing shopfront and replace with domestic frontage, and change use of ground floor shop to residential use	1	1	166.7	House/Bungalow PDA

Total for Laneshawbridge

4

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2008 - 31st Mar 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

Nelson

NE002C	186&188 Leeds Road			-2	-2	0.0	
NN001C	Beech Street			-6	-6	0.0	House/Bungalow
NN019	Land at Hallam Road Hallam Road	13/06/0854	Erect 4 pairs of 2 storey semi detached houses; 1 pair of 3 storey semi detached houses; 4 pairs of 3/4 storey semi detached houses	18	2	34.8	House/Bungalow White Land
NN032	Land at the Corner of Railway St & Waidhouse Rd Railway street	13/05/0296	Erection of 7 3-storey town houses and 10 2-bedroomed apartments with associated garaging and parking	17	17	60.3	Combination PDA
NN057	Forest House Cobden Street	13/06/0205	Use premises as a single private dwelling house and remove annexe at side and replace with two storey extension	-7	-7	-81.4	House/Bungalow PDA
NN060	74 Barkerhouse Road Barkerhouse Road	13/07/0256	Full: Alterations to convert shop to private dwelling	1	1	142.9	House/Bungalow PDA
NN075	127/129 Chapel House Road	13/08/0677	Subdivision of existing property to create two dwellings	1	1	66.7	House/Bungalow PDA

Total for Nelson

6

Salterforth

SH006	Higher Green Hill Farm Salterforth Lane	13/03/0437	Barn Conversion to single dwelling	1	1	41.7	House/Bungalow PDB
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Total for Salterforth

1

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2008 - 31st Mar 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

Trawden

TN025	Chapel Cottage Wycoller Road	13/03/0389	Conversion to 1 dwelling and extension	1	1	47.6	House/Bungalow PDA
TN027	Former Chelsea Bakery Church Street	13/04/0293	Conversion of main building and garage to 2 x 1 bedroom dwelling, 1 x 3 bedroom dwelling and 2 x 1 bed bed-sits	5	5	61.7	House/Bungalow PDA
TN036	Bough Gap Farm Keighley Road	13/05/0035	Convert barn to 3 dwellings and formation of new access road	3	3	5.5	House/Bungalow PDB
TN041	Winewall Farm Winewall	13/05/0644	Full: Convert barns to two dwellings and create new access track and parking area. Demolition of modern farm building	2	2	24.2	House/Bungalow PDB
TN043	White Lee Head Farm Lanehouse	13/08/0117	Change of use of barn into 3 dwellings with external alterations (Re-submission)	3	3	46.2	House/Bungalow PDB

Total for Trawden

14

Total net completions for whole Borough on sites fully completed**27**

APPENDIX 3

EXPIRIES
(1st April 2008 - 31st March 2009)

APPENDIX 3 - EXPIRIES (1st April 2008 - 31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Expiration Date	Dwelling Type
						Classification

Barnoldswick

BK005	22/24 Bank Street	13/03/0303	Erect 1 dwelling	1	23/06/2008	House/Bungalow PDA
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Total for Barnoldswick 1

Barrowford

BD028	Pendle Brook House Gisburn Road	13/03/0588	Outline Residential	9	14/11/2008	House/Bungalow PDA
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Total for Barrowford 9

Brierfield

BR028	Land Adjacent to 170 Colne Road Colne Road	13/03/0870	Erect 6 dwellings	6	18/03/2009	House/Bungalow PDA
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Total for Brierfield 6

Earby

EY025	Old Coach House Victoria Street	13/03/0793	Coach House to dwelling	1	19/12/2008	House/Bungalow PDA
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Total for Earby 1

Nelson

NN039	Regent Building 224 Leeds Road	13/03/0379	Erect 12 one bedroom flats	12	05/11/2008	Flat/Masionnette PDA
NN040	Land at (formerly 20-22) Dunderdale Avenue Dunderdale Avenue	13/03/0688	Erect 2 dwellings	2	05/11/2008	House/Bungalow Greenfield

Total for Nelson 14

APPENDIX 3 - EXPIRIES (1st April 2008 - 31st March 2009)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Expiration Date	Dwelling Type
						Classification

Trawden

TN040	New Laith Farm Hollin Hall	13/05/0966	Convert barn to dwelling including external alterations	1	13/02/2009	House/Bungalow PDB
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Total for Trawden 1

Total for whole Borough 32

Planning & Building Control Services
Planning Policy & Conservation
Town Hall
Market Street
Nelson
Lancashire
BB9 7LG

Tel:	01282 661723
Fax:	01282 699463
Email	ldf@pendle.gov.uk
Website	www.pendle.gov.uk/planning



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