

Local Development Framework for Pendle

Evidence Base



Housing Land Monitoring Report



2007 / 2008



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HOUSING LAND MONITORING REPORT 2007/08

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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 2007 to the 31st March 2008 (the 2007/08 monitoring period).
- 1.2 It forms an important part of the evidence base for the new Pendle Local Development Framework (LDF). The LDF is the emerging portfolio of planning policy documents that will outline the spatial planning strategy for the Borough of Pendle.
- 1.3 This report lists all sites within Pendle that have been granted planning permission for housing that have either not yet 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 2007/2008 monitoring period. The completion figures are assessed in accordance with the requirements of the Council to provide new housing in line with the Joint Lancashire Structure Plan (JLSP) and, the newly adopted North West Regional Spatial Strategy (RSS). This includes historical completions data obtained from previous surveys.
- 1.5 Site plans for all available and completed sites listed in this report are contained in Appendices 6 and 7 to this report. However, due to the number of sites, and the size of the document, they are not attached to the report. Paper copies are available on request for an additional charge of £15.

2.0 BACKGROUND

- 2.1 The Companion Guide to PPS12 Local Development Frameworks states that 'review, monitoring and survey work are crucial to the successful delivery of local development frameworks, as they will help authorities to develop comprehensive evidence bases for plan making'.
- 2.2 Monitoring helps to maintain an adequate supply of housing land in the Borough. The JLSP (adopted in March 2005) set the Borough's annual target for the provision of new dwellings up until publication of the new RSS on the 30th September 2008. The new housing requirements for Pendle are now set out in RSS Policy L4: Regional Housing Provision. Monitoring progress against these targets is essential in order to inform any land requirements for new housing and to successfully manage the release of this land.
- 2.3 In addition, and of particular interest to Pendle Council at this time, annual monitoring can help to highlight any oversupply, or exceeding of

the annual build rates required, in the Borough. Policy 17 of the Replacement Pendle Local Plan (2001-2016) states that the continuation of the housing moratorium in Pendle is assessed on the basis of this monitoring report.

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 in the Borough. This survey is the fifth report to be produced using this system.
- 3.2 The monitoring requirements of the regional planning body 4NW (formerly the North West Regional Assembly), and Lancashire County Council (LCC), together with indicators contained in the Pendle 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 2007/08 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 that 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 2008)

- 4.1 The updated Housing Land Availability Schedule at 31st March 2008 is found in Appendix 1 of this report. The schedule highlights the current position with regard to 'available' housing land in Pendle. Housing land refers to land which exists and has 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 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.
 - **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 2007/08 monitoring period. This is the figure used to calculate the total housing completions figure for 2007/08, when added to the completed sites figure 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 unit remains 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.
- 4.3 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.
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.

- 4.4 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 2007 – 31ST MARCH 2008)

5.1 All newly completed sites within the 2007/08 monitoring period are listed in Appendix 2. These, together with the completions 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 4.2. These are:

- **Density (dph)** – the density of the housing development measured in the number of dwellings per hectare.
- **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 6.19.

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 **830 units with planning permission**. This can be broken down into 789 units that have not been started, and 41 units that are currently under construction. A total area of **23.50 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 6 (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 construct.	Total available	
Barley	1	0	1	0.07
Barnoldswick	64	2	66	1.62
Barrowford	52	0	52	1.06
Blacko	6	0	6	0.20
Bracewell	1	0	1	0.13
Brierfield	123	1	124	1.84
Colne	203	9	212	3.83
Earby	14	3	17	0.58
Fence	5	0	5	0.23
Foulridge	2	0	2	0.09
Higham	26	7	33	0.66
Kelbrook	7	0	7	0.23
Laneshawbridge	3	1	4	0.15
Nelson	203	2	205	4.44
Newchurch	2	0	2	0.18
Reedley	49	0	49	6.00
Salterforth	7	0	7	0.27
Trawden	21	16	37	1.92
TOTALS	789	41	830	23.50

ANNUAL AVAILABILITY AND UNIT LOSSES

- 6.3 During the 2007/08 monitoring period a total of **124 new units (net) were approved**, comprising 127 gross new units minus 3 unit losses. Unit losses arise either through;
- 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.
- 6.4 The figure of 124 new units (net) is considerably higher than the figure of 42 new units (net) recorded in the 2006/07 monitoring report. Over 75% of the new units approved during 2007/08 arise from only four new development sites. These include two new sites (new build of 49 dwellings at Lucas Sports Ground in Reedley (RY012) and the conversion of Shackleton Hall in Colne to 14 dwellings (CE104)), as well as two existing sites where the overall number of units on each site (Green Works (CE087) and Simpsons Garage Site (CE088), both in Colne) has been increased. Other new dwellings arise through the conversion of existing buildings to four units or less.

EXPIRIES

- 6.5 As part of the annual monitoring process it is important to identify the permissions where the expiry date has now been exceeded and where the permission has not been started. These permissions cannot be taken up and should be removed from the Housing Land Availability Schedule. During the 2007/08 monitoring period a total of 80 units have been removed from the schedule due to the permission expiring. These are listed in Appendix 3.

HOUSING MARKET RENEWAL CLEARANCE AND REPLACEMENT

- 6.6 Policy L4 of the new RSS states that the housing provision figures set out by a local authority should be net of any clearance or replacement. Paragraph 7.19 of the RSS 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, the situation with regards to Housing Market Renewal (HMR) clearance replacement schemes is monitored separately in this report. Although it is still important to monitor the situation with regard to HMR progress, the schemes referred to in this section have not been included in the availability/completions schedules.

- 6.8 As part of the HMR programme there are a number of sites in Pendle where there are proposals for clearance and replacement schemes. Some schemes are being progressed through development briefs and planning applications and some through a more comprehensive process of Area Action Plans.
- 6.9 To date a total of **202** dwellings are likely to be cleared at sites in Colne, Brierfield and Nelson, to be replaced by a total of **179 new** dwellings (Table 6B). Outline planning permissions have been granted for proposals in Colne and Nelson, with two schemes in Brierfield having been granted permission on reserved matters. In Colne the proposal is for 34 dwellings to be cleared, to be replaced by only 6 units. In Nelson, as part of the Whitefield regeneration scheme, 32 units will be lost, however the creation of an additional 72 units will mean a net increase of 40 dwellings.
- 6.10 The two schemes with full planning permission in Brierfield (through the approval of reserved matters) will lead to the replacement of 136 existing dwellings with 101 new dwellings.
- 6.11 In Nelson the clearance of further dwellings is being progressed through the Bradley Area Action Plan (AAP), however indications are that replacement will be on a like for like basis, and no specific figures are presently available. The AAP has recently undergone consultation at the Preferred Options stage and is expected to be adopted in 2010.
- 6.12 In total this gives a net figure of **-23** dwellings across the Borough. Table 6B provides a summary of the current HMR clearance replacement schemes which are planned in Pendle, and further details of the sites are listed in Appendix 4. Site plans are contained in Appendix 8.

Table 6B – Clearance and replacement summary

Location	Application Ref.	Number of dwellings		
		To be lost	To be created	Net (new)
CE094 Bright Street / Mason Street COLNE	Outline: 13/05/0831P	34	6	- 28
BR039 Land off Clitheroe Road BRIERFIELD	Reserved Matters: 13/07/0910P	101	85	- 16
BR038 Land at King Street BRIERFIELD	Reserved Matters: 13/07/0911P	35	16	- 19
NN061 Whitefield NELSON	Outline: 13/07/0289P	32	72	40
TOTALS		202	179	- 23

COMPLETIONS SCHEDULE

- 6.13 The Completions Schedule (Appendix 2) demonstrates that there have been a total of 131 completions from sites with planning permission completed. However, the Housing Land Availability Schedule (Appendix 1) also demonstrates 75 completions from sites that still have planning permission active, i.e. from sites still deemed to be available. Therefore a total of **206 gross new dwellings** have been completed during this monitoring period.
- 6.14 Table 6C below provides a further breakdown by settlement of housing completions across the Borough and summarises Appendices 1 and 2. Site plans of all the completed sites are provided in Appendix 7.

Table 6C – Completions summary

Settlement	New Complete Units		Total
	Appendix 1	Appendix 2	
Barley	0	0	0
Barnoldswick	23	20	43
Barrowford	0	4	4
Blacko	0	1	1
Bracewell	0	0	0
Brierfield	0	4	4
Colne	18	32	50
Earby	9	34	43
Fence	0	0	0
Foulridge	0	10	10
Higham	0	1	1
Kelbrook	0	0	0
Laneshawbridge	0	0	0
Nelson	18	9	27
Newchurch	0	1	1
Reedley	0	0	0
Roughlee	0	0	0
Salterforth	0	1	1
Trawden	7	14	21
TOTALS	75	131	206

COMPLETIONS - LOSSES OF DWELLINGS

- 6.15 Annual monitoring of new housing, employment, retail and leisure completions reveals that a total of **4 residential units have been lost** through development; one unit lost through residential development (13/08/0013P); one unit lost through retail development (13/07/0416P – see Retail and Leisure Land Monitoring Report 2007/08) and two units

lost through employment development (13/07/0578P and 13/03/0604P – see Employment Land Monitoring Report 2007/08).

- 6.16 The loss of four units means that a total of **202 net new dwellings have been completed** during this monitoring period.

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. Pendle had been set a specific target of 75% of new dwellings to be built on previously developed land (PDL) through the JLSP. The newly published RSS reduces this to 65%. 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 206 gross new dwellings completed in this monitoring period, 167 are classified as being on brownfield land. This demonstrates an **81.1%** build rate on previously developed land. This can be compared to previous figures of 70.8%, 74.2% and 68.0% from the 2006/07, 2005/06 and 2004/05 monitoring periods respectively.
- 6.20 The current rate of PDL development in Pendle is therefore higher than the target level set in the JLSP. It is also considerably higher than the new target in the RSS, which has fully replaced the JLSP during the 2008/09 monitoring period.

Table 6D – Previously developed land

	Green field	White land	Brownfield (PDA)	Barn Conversion (PDB)	Total
No. of units	10	16	167	13	206
% of total	4.9%	7.8%	81.1%	6.3%	100%

COMPLETIONS – HOUSING DENSITIES

- 6.21 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 JLSP aimed to see current developments achieving a minimum of 30 dwellings per hectare, rising to 50 dwellings per hectare at sites with good public transport. RSS does not contain specific policies or content on housing density.
- 6.22 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.
- 6.23 The average density for all fully completed sites in this monitoring survey is **60.3 dwellings per hectare** (dph), well above the minimum requirement in the JLSP and RSS. This compares to figures of 44.6dph, 51.3dph and 44.0dph from the 2006/07, 2005/06 and 2004/05 monitoring periods respectively.
- 6.24 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. The list of permitted exceptions under Policy 17 of the Pendle Replacement Local Plan (2001-2016) allows conversions to no more than 5 residential units within a settlement boundary.
- 6.25 The average density of new build housing only (i.e. excluding all forms of conversion) is **33.5 dwellings per hectare**.

COMPLETIONS – HOUSING TYPES

- 6.26 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.
- 6.27 Of the 206 gross new completions, **36% were flats or maisonettes** (75 units) and **64% were houses or bungalows** (131 units). This compares to figures of 10%, 19% and 28% flats or maisonettes completed in the 2006/07, 2005/06 and 2004/05 monitoring periods respectively. The rate of flat building has increased significantly during 2007/08 than in previous years, and now represents more than 1 in 3 of all new dwelling units.

COMPLETIONS – AFFORDABLE HOUSING

- 6.28 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).
- 6.29 The joint 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 demonstrates that there is an overall need to provide 148 affordable housing units per annum in Pendle (Table 23.3).
- 6.30 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. Additional viability work is currently underway to assess spatial requirements at the local level, which will be taken forward through the LDF.
- 6.31 As targets for provision are introduced through local planning policy 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, although none have been completed.
- 6.32 In last year's report it was stated that a single affordable housing unit was granted planning permission in the 2006/07 monitoring period under the affordable housing exception of Policy 17 of the Replacement Local Plan (2001-2016). In this monitoring period, it has been completed leading to **1 affordable housing completion**. No further permissions have been granted for affordable schemes within the borough.
- 6.33 Although one unit has been provided this is clearly far from meeting the requirement for 148 per annum, as set out in the SHMA above. Future affordable housing targets will have to be set through the Local Development Framework to ensure that greater progress is made towards meeting the identified need.

7.0 ANALYSIS

OVERSUPPLY AND THE HOUSING MORATORIUM

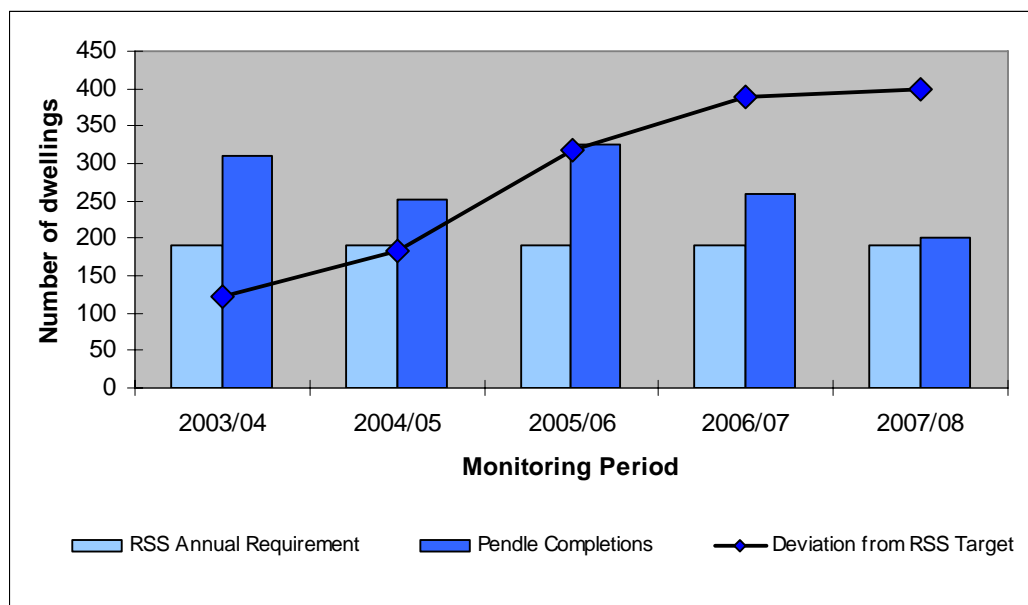
- 7.1 A key part of the monitoring process is to assess the level of new housing completions, and the outstanding permissions available, against the annual and total housing provision figures. In Pendle, this assessment has been responsible for the annual review of the housing moratorium that has been 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) are at present being considered to meet planning policy.
- 7.3 Under Policy 17, 4 years planning permissions are required to bring forward sufficient housing to meet a years provision rate (based upon past completion rates). Therefore an annual assessment is made following monitoring, reviewing the total stock of permissions against the adjusted annual housing requirement, and taking into account any over or under supply. This is explained further below.
- 7.4 The previous housing requirements for Pendle were set out in the JLSP; however these have now been replaced with new requirements in the RSS, published by 4NW on the 30th September 2008. The new housing requirement for Pendle is for 190 dwellings per annum or 3,420 dwellings over the lifetime of the RSS (2003-2021). The following discussion focuses around new RSS housing figures, however for information a final assessment against JLSP figures is also provided in Appendix 5.
- 7.5 Prior to this monitoring period, completions within the RSS period were 1148 dwellings (2003-2007), an oversupply of 388 units over the required provision at this point ($190 \times 4 = 760$ dwellings). The additional **202 net new dwellings** completed during this monitoring period (2007/08) marginally increase the oversupply by 12 units, to 400. Table 7A demonstrates completion rates and the cumulative deviation (oversupply) since the start of the RSS period.

Table 7A – Annual completions and deviation from RSS requirement

Year	RSS annual requirement	Pendle 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
Totals	950	1,350	+ 400	+ 400

- 7.6 Figure 7A demonstrates graphically the deviation of Pendle's completions from the JLSP target. It shows that the number of completions in this monitoring period (2007/08) is lower than the number completed in the previous two monitoring periods. With the moratorium restricting significant new permissions for housing from being approved, these figures suggest that the present situation of oversupply may have peaked.

Figure 7A – Annual completions & deviation from RSS requirement



- 7.7 As demonstrated in Table 6A and Appendix 1, there are still a further 830 units with planning permission that may come forward for completion; the current stock of permissions. The adjusted annual requirement for each year period up to 2021 is now **159 units per annum**, based on the residual requirement of 2070 dwellings required over the next 13 years (to 2021). A stock of four years planning permissions is therefore 636 dwellings (159 X 4). Therefore the stock of 830 units available with planning permission is more than sufficient to meet the annual requirement.
- 7.8 In light of these figures alone, the housing moratorium should be continued. However, other material considerations with regard to the moratorium are now necessary. With the adoption of RSS housing figures that are '*not absolute targets and may be exceeded*' (para 7.19 of RSS), and the requirements for affordable housing delivery identified in the Strategic Housing Market Assessment, further consideration of the moratorium will be necessary. The Council will publish an interim housing policy paper early in 2009 discussing these issues in more detail and recommending a way forward for managing housing supply in the borough.

DEMONSTRATING A FIVE YEAR SUPPLY OF LAND

- 7.9 PPS3 states that the government's objective is to ensure that the planning system delivers a flexible, responsive supply of land for housing. As part of this process PPS3 requires local authorities to ensure that there is a continuous five year supply of deliverable sites available for housing. It is therefore necessary that the Housing Land Monitoring report now demonstrates, on an annual basis, the five year supply of housing land.
- 7.10 Table 7B provides the calculation for determining the five year supply for Pendle based on the housing provision figures in the RSS. It identifies that the annual completion rate over the next five years is 190 dwellings per annum. This equates to a total of 950 units over the five year period between 1st April 2008 and 31st March 2013. However any over / under supply needs to be factored into this supply figure.
- 7.11 Table 7A demonstrated that since April 2003 there have been 400 additional units completed over and above Pendle's target for the period 2003-2008. Table 7C therefore shows that this reduces the five year supply requirement to 550 dwellings. Land for this number of dwellings needs to be identified to demonstrate that Pendle has a five year supply of deliverable sites.

Table 7B - Five Year Supply Calculation

Annual Requirement (2008-2013)	=	190
5 year requirement (190 x 5)	=	950
Oversupply from dwellings already complete	=	+ 400
5 year supply (for 2008-2013 period)	=	550

- 7.12 Advice contained in PPS3 indicates that sites with planning permission should only be included in the five year supply calculation if they are considered to be developable and are likely to contribute to housing delivery at the point envisaged. Pendle has 830 dwellings with planning permission, however not all of these are likely to come forward. The Council's Completions Projection Model¹ (CPM) indicates that 324 of these units will be completed. Subtracting this figure from the five year supply requirement, land for 226 dwellings still needs to be identified.
- 7.13 The Council has undertaken a Strategic Housing Land Availability Assessment (SHLAA) which demonstrates the amount of land available for housing development over the next 15 years. The SHLAA indicates that over the next five years 928 dwellings could be provided on previously developed sites without planning permission. Pendle therefore has sufficient available sites to demonstrate a five year supply of land.

¹ Based upon past completion rates the CPM helps to predict how the present stock of planning permissions will come forward. The model was first developed before the Pendle Local Plan Inquiry in 2005, and was used to help prepare Policy 17 of the Replacement Pendle Local Plan (2001-2016).

8.0 CONCLUSIONS

- 8.1 The monitoring of housing land must now be measured against housing requirements set out in the North West RSS, which supersedes previous targets set out in the JLSP. The annual requirement for new houses in Pendle set out in RSS is for 190 dwellings per annum.
- 8.2 During the 2007/08 monitoring period a further 202 net new dwellings have been built. Completions to date during the RSS period (2003-2021) total 1350 dwellings, 400 more than is required at this point in time (950 dwellings). The adjusted annual requirement is therefore for 159 dwellings per annum over the remaining period of the RSS (2008-2021).
- 8.3 A further 830 units are demonstrated to be available at present, benefiting from unimplemented planning permissions. This exceeds the required 636 dwellings to meet the four times adjusted annual requirement in line with Policy 17 of the Replacement Pendle Local Plan (2001-2016). However the moratorium will be reviewed early in 2009 in light of other material considerations such as the publication of RSS and delivery of affordable housing requirements.
- 8.4 In terms of demonstrating a five year supply of housing land, Pendle has exceeded the required number of completions by 400 dwellings since the start of the RSS period. The anticipated completions from the present stock of permissions, plus sites identified in the Strategic Housing Land Availability Assessment (SHLAA), are sufficient to demonstrate a five year supply of available housing land in the borough.

APPENDIX 1

AVAILABILITY SCHEDULE (31st March 2008)

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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 2008)

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)
<i>Barnoldswick</i>										
BK002	Cavendish Street Cavendish Street	13/06/0643	Erect two detached houses (amended scheme).	43	42	1	0	1	1	0.044
								Allocated - Full Permission Expires: 23/11/2009		
BK005	22/24 Bank Street	13/03/0303	Erect 1 dwelling	1	0	0	1	0	1	0.005
								Windfall - Full Permission Expires: 23/06/2008		
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.	8	0	0	8	0	8	0.219
								Windfall - Full Permission Expires: 18/06/2010		
BK037	Hope Technology, Coates New (Hope) Mill Skipton Road	13/03/0794	Outline Residential	21	0	0	21	0	21	0.473
								Windfall - Outline Permission Expires: 07/01/2009		
BK038	Manor House Farm Brogden lane	13/03/0149	Barn to single dwelling	1	0	0	1	0	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		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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)
BK055	Westfield Mill Carr Road	13/04/0590	Erect 53 dwellings on site of mill	53	37	22	16	0	16	0.375
							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			
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	0	0	1	0	1	0.027
							existing dwelling (Sub Division) Expires: 01/07/2010			
BK064	Storage Unit Wellhouse Road	13/05/0832	Change of use of first floor to two flats	2	0	0	2	0	2	0.031
							Change of Use / Conversion Expires: 23/12/2008			
BK069	B Preston Joinery Works Bank Street	13/07/0877	Full: Convert joiners workshop into three dwelling houses.	3	0	0	3	0	3	0.034
							Windfall - Full Permission Expires: 22/01/2011			
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
							Windfall - Full Permission Expires: 26/02/2011			

Totals for Barnoldswick

145 79 23 64 2 66 1.62

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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

BD024	Lock up Garage Portland Street	13/08/0095	Erect 6 split level 3/2 storey houses (13/08/0095p - time condition variation)	6	0	0	6	0	6	0.187
							Windfall - Full Permission Expires: 24/08/2010			
BD028	Pendle Brook House Gisburn Road	13/03/0588	Outline Residential	9	0	0	9	0	9	0.268
							Windfall - Outline Permission Expires: 14/11/2008			
BD030	1 Carr Hall Gardens	13/04/0476	Change of use and extension of garage to form a flat	1	0	0	1	0	1	0.137
							Change of Use / Conversion Expires: 03/08/2009			
BD032	Vale Weavers Ltd Caldervale	13/07/0816	Reserved Matters: Major: Erect twelve town houses and one duplex apartment.	13	0	0	13	0	13	0.188
							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
							Windfall - Full Permission Expires: 17/05/2009			
BD043	319 Gisburn Road Gisburn Road	13/07/0708	Full: Convert and extend existing garage/outbuilding to form single dwelling.	1	0	0	1	0	1	0.04
							Change of Use / Conversion Expires: 13/11/2010			

Totals for Barrowford

52 0 0 52 0 52 1.06

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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	0	0	2	0	2	0.012
							Barn Conversion Expires: 06/08/2009			
BO014	Heights House Farm Wheathead Lane	13/07/0661	Full: Extension and alterations and extend house into attached barn; Erect garage and stable block; Extension to stable and convert to granny annexe; Erect double garage.	1	0	0	1	0	1	0.108
							Windfall - Full Permission Expires: 26/10/2010			
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

6 0 0 6 0 6 0.2

Bracewell

BL003	Land adjacent to New Cottages	13/05/0590	Full: Erect two storey detached house with basement garage (resubmission)	1	0	0	1	0	1	0.132
							Windfall - Full Permission Expires: 11/05/2011			

Totals for Bracewell

1 0 0 1 0 1 0.13

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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)
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		
BR028	Land Adjacent to 170 Colne Road Colne Road	13/03/0870	Erect 6 dwellings	6	0	0	6	0	6	0.109
								Windfall - Full Permission Expires: 18/03/2009		
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		
BR030	Land at 349 Kings Causeway	13/07/0807	Reserved Matters: Erection of detached dwelling with integral double garage.	1	0	0	1	0	1	0.063
								Windfall - Full Permission Expires: 17/12/2009		
BR033	Monkhey Farm Robinson Lane	13/07/0482	Full: Convert existing outbuilding into a dwelling (Re-Submission).	1	0	0	0	1	1	0.01
								Change of Use / Conversion Expires: 05/09/2010		
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	0	0	2	0	2	0.021
								Windfall - Full Permission Expires: 26/08/2010		
BR037	Four Oaks The Crescent	13/04/0003	Convert former care home to 4 flats and erect 6 detached houses	10	0	0	10	0	10	0.409
								Windfall - Full Permission Expires: 18/03/2009		
BR041	32 Guilford Street	13/06/0476	Convert house into two flats.	1	0	0	1	0	1	0.008
								existing dwelling (Sub Division) Expires: 31/08/2009		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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)
BR042 15	Clitheroe Road	13/06/0724	Form flat at first floor.	1	0	0	1	0	1	0.041
							Change of Use / Conversion Expires: 19/12/2009			

Totals for Brierfield

129 5 0 123 1 124 1.84

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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		
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	13/07/0835	Major: (Reserved Matters) convert 4 storey mill to 23 apartments; 2 storey mill office to 9 apartments; erect 3 and 4 storey building for 6 apartments and erect 8 three storey townhouses on site of warehouse (1.08 hect)	49	0	0	49	0	49	1.094
								Change of Use / Conversion Expires: 11/03/2010		
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.	26	0	0	26	0	26	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	24	18	26	3	29	0.273
								Windfall - Full Permission Expires: 15/01/2011		
CE090	High Clough Farm Skipton Old Road	13/08/0008	Full: Extend building to convert into one dwelling house.	1	0	0	1	0	1	0.06
								Change of Use / Conversion Expires: 19/02/2011		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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CE095 53	Keighley Road	13/05/0891	Change of use from workshop to granny flat	1	0	0	1	0	1	0.21
								Change of Use / Conversion Expires: 11/01/2009		
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		
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	0	0	1	0	1	0.007
								Change of Use / Conversion Expires: 07/11/2010		
CE110	The Cottage Heyroyd Skipton Road	13/07/0754	Full: Change of use to form single dwelling with associated external alterations.	1	0	0	0	1	1	0.225
								Change of Use / Conversion Expires: 30/11/2010		
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	0	0	1	0	1	0.005
								Windfall - Full Permission Expires: 10/03/2011		
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	0	0	-1	0	-1	0.01
								Windfall - Full Permission Expires: 26/03/2011		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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Totals for Colne

248 36 18 203 9 212 3.83

Earby

EY025	Old Coach House Victoria Street	13/03/0793	Coach House to dwelling	1	0	0	1	0	1	0.005
							Change of Use / Conversion Expires: 19/12/2008			

EY032	All Saints Church Skipton Road	13/07/0718	Reserved Matters: Erection of four detached dwellings with detached garages (Re-Submission).	4	0	0	4	0	4	0.326
							Windfall - Full Permission Expires: 15/11/2009			

EY038	Former WMC Stoney Bank Road	13/04/0860	Conversion of builders yard and building to 2 no dwellings with garages to rear	2	0	0	2	0	2	0.068
							Change of Use / Conversion Expires: 09/12/2009			

EY040	Land at Bawhead Road	13/05/0958	Erection of 56 dwellings	56	53	9	0	3	3	0.1
							Allocated - Full Permission Expires: 01/09/2009			

EY046	10 Skipton Road	13/05/0720	Formation of 2 bedroom flat at first floor with ground floor access	1	0	0	1	0	1	0.018
							Change of Use / Conversion Expires: 08/11/2008			

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	0	0	2	0	2	0.01
							Windfall - Full Permission Expires: 25/06/2010			

EY049	Office Block Wardle Storey North Side School Lane School Lane	13/07/0625	Full: convert offices into four duplex apartments with parking; external alterations to fenestration.	4	0	0	4	0	4	0.05
							Windfall - Full Permission Expires: 10/10/2010			

Totals for Earby

70 53 9 14 3 17 0.58

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Fence

FE008	Wheatley Court Wheatley Close	13/07/0031	Re-develop Care Home to form 5 bungalows.	5	0	0	5	0	5	0.231
							Change of Use / Conversion Expires: 09/03/2010			

Totals for Fence 5 0 0 5 0 5 0.23

Foulridge

FO020	Noyna Bottom Farm Noyna Road	13/04/0663	Conversion of barn adjoining Noyna Bottom Farm to 1 dwelling	1	0	0	1	0	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	1	0	1	0.069
							Barn Conversion Expires: 15/08/2010			

Totals for Foulridge 2 0 0 2 0 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	0.663
							Windfall - Full Permission Expires: 12/05/2009			

Totals for Higham 33 0 0 26 7 33 0.66

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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Kelbrook

KK011	Dotcliffe Yard Dotcliffe Road	13/04/0141	Outline Residential Development	5	0	0	5	0	5	0.152
							Windfall - Outline Permission Expires: 05/01/2009			
KK012	Land adj 51 Waterloo Road	13/07/0288	Full: Erection of two storey detached house.	1	0	0	1	0	1	0.026
							Windfall - Full Permission Expires: 18/06/2010			
KK014	Rear of 28 Main Street Main Street	13/07/0918	Full: Erection of detached dwelling and garage block.	1	0	0	1	0	1	0.057
							Windfall - Full Permission Expires: 11/02/2011			
<i>Totals for Kelbrook</i>				7	0	0	7	0	7	0.23

Laneshawbridge

LE008	Former Stable Spring Grove	13/02/0300	Barn conversion	1	0	0	0	1	1	0.112
							Barn Conversion Expires: 10/09/2007			
LE012	Upper Emmott House School Lane	13/04/0697	Conversion of existing buildings into 3 dwellings	3	0	0	3	0	3	0.037
							Change of Use / Conversion Expires: 30/11/2009			
<i>Totals for Laneshawbridge</i>				4	0	0	3	1	4	0.15

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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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		
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	16	16	2	0	2	0.058
								Allocated - Full Permission Expires: 06/03/2010		
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	2	2	4	2	6	0.153
								Windfall - Reserved Matters Expires: 03/07/2010		
NN025	Russell Bros Ltd Waidhouse 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		
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	0	0	10	7	17	0.282
								Windfall - Reserved Matters Expires: 28/06/2010		
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		
NN039	Regent Building 224 Leeds Road	13/03/0379	Erect 12 one bedroom flats	12	0	0	12	0	12	0.051
								Windfall - Full Permission Expires: 05/11/2008		

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)
NN040	Land at (formerly 20-22) Dunderdale Avenue Dunderdale Avenue	13/03/0688	Erect 2 dwellings	2	0	0	2	0	2	0.045
							Windfall - Full Permission Expires: 05/11/2008			
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	0.4
							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			
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	0	0	0	-7	-7	0.086
							existing dwelling (Sub Division) Expires: 07/06/2009			
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	4	0	4	0.054
							Change of Use / Conversion Expires: 07/03/2010			
NN060	74 Barkerhouse Road Barkerhouse Road	13/07/0256	Full: Alterations to convert shop to private dwelling.	1	0	0	1	0	1	0.007
							Change of Use / Conversion Expires: 06/06/2010			
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
							Windfall - Full Permission 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	1	0	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			

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)
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	1	0	1	0.051
							Windfall - Full Permission Expires: 08/11/2010			

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	

Reedley

RY012 Lucas Sports Ground	13/07/0332	Outline: Major: (Access and siting) For residential development; office development; G.P. surgery; children's nursery; live work units; re-construct cricket circle and pavillion; construct football pitch.	49	0	0	49	0	49	6
Colne Road						Windfall - Outline Permission Expires: 23/11/2010			

<i>Totals for Reedley</i>	49	0	0	49	0	49	6
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APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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)
Salterforth										
SH006	Higher Green Hill Farm Salterforth Lane	13/03/0437	Barn Conversion to single dwelling	1	0	0	1	0	1	0.024
										Barn Conversion Expires: 03/10/2008
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	0	0	3	0	3	0.087
										Barn Conversion Expires: 07/07/2010
<i>Totals for Salterforth</i>				7	0	0	7	0	7	0.27

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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)
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).	34	13	6	12	9	21	0.578
								Windfall - Amended Scheme Expires: 13/10/2009		
TN025	Chapel Cottage Wycoller Road	13/03/0389	Conversion to 1 dwelling and extension	1	0	0	1	0	1	0.021
								Change of Use / Conversion Expires: 23/04/2009		
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 bedsits.	5	0	0	0	5	5	0.081
								Windfall - Full Permission Expires: 10/08/2009		
TN030	Herders Inn Lancashire Moor Road	13/04/0572	Conversion and extension of former PH to form 2 houses	2	1	1	1	0	1	0.184
								existing dwelling (Sub Division) Expires: 24/09/2009		
TN036	Bough Gap Farm Keighley Road	13/05/0035	Convert barn to 3 dwellings and formation of new access road	3	0	0	3	0	3	0.541
								Barn Conversion Expires: 10/03/2010		
TN038	Great Thorn Edge Farm Wycoller Road	13/05/0359	Convert barn to two dwellings and demolition of farm buildings	2	0	0	2	0	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		
TN040	New Laith Farm Hollin Hall	13/05/0966	Convert barn to dwelling including external alterations	1	0	0	1	0	1	0.025
								Barn Conversion Expires: 13/02/2011		
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	0	0	0	2	2	0.067
								Barn Conversion Expires: 15/06/2009		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2008)

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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Totals for Trawden 51 14 7 21 16 37 1.92

Totals for whole Borough

<i>Total Number of Units</i>	1035
<i>Total Number of Complete Units</i>	205
<i>Total Number of New Complete Units (2007-08)</i>	75
<i>Number of Units Not Started</i>	789
<i>Number of Units Under Construction</i>	41
<i>Total Number of Units Available</i>	830
<i>Total Area Available (hectares)</i>	23.5052

APPENDIX 2

COMPLETIONS SCHEDULE (1st April 2007 - 31st March 2008)

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2007 - 31st Mar 2008)

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

Barnoldswick

BK032	The Corn Mill Cornmill Terrace	13/02/0488	Convert 2nd and 3rd floors into 2 self contained flats	2	1	87.0	Flat/Masionnette PDA
BK042	Former Bank Street Ambulance Station Bank Street / Hill Street	13/05/0917	Erect three storey building to form seven apartments (demolish former ambulance station building)	7	7	148.9	Flat/Masionnette PDA
BK058	Mayfair School of Dancing Cooperative Street	13/05/0145	Convert dance studio to 4 flats and one dwelling	5	5	192.3	Combination PDA
BK066	17 Church Street	13/06/0132	Create flat on second floor and extend spiral staircase in new position, to reach second floor.	1	1	135.1	Flat/Masionnette PDA
BK067	John Harley Furnishes 11-15 Church Street	13/07/0164	Convert upper floor shop display/storage area to four flats, includes formation of rear access stair and balcony, and convert existing rear garage to shop storage area.	4	4	222.2	Flat/Masionnette PDA
BK068	11 York Street York Street	13/07/0402	Full: Convert dwelling to two flats	2	2	333.3	Flat/Masionnette PDA

Total for Barnoldswick

20

Barrowford

BD031	Barrowford Joinery Mill Street	13/04/0539	Re-instating of 3 no cottages and formation of 2 no apartments	5	2	131.6	House/Bungalow PDA
BD033	5 Francis Avenue	13/04/0741	Erect 2no detached dwellings (demolish existing dwelling)	1	1	5.4	House/Bungalow PDA
BD039	Sandy Hall Farm Sandy Hall Lane	13/05/0355	Subdivision of existing house into two dwellings	1	1	9.4	House/Bungalow PDA

Total for Barrowford

4

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2007 - 31st Mar 2008)

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

Blacko

BO015	Tower Farm Gisburn Road	13/05/0809	Change of use and extension of outbuildings to create a separate dwelling house	1	1	71.4	House/Bungalow PDB
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Total for Blacko

1

Brierfield

BR032	Monkhey Farm Robinson Lane	13/04/0200	Conversion of existing barn into two dwellings	2	2	105.3	House/Bungalow PDB
BR036	Grafton Avenue Grafton Avenue	13/06/0737	Erect house (amended housetype)	3	1	24.6	House/Bungalow Greenfield
BR043	5-7 Bird Street Bird Street	13/07/0712	Full: Re-instate as two houses.	1	1	76.9	House/Bungalow PDA

Total for Brierfield

4

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2007 - 31st Mar 2008)

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

Colne

CE057	59 Birtwhistle Avenue Birtwhistle Avenue	13/03/0809	Erect 1 dwelling	1	1	40.0	House/Bungalow PDA
CE067	Land adjacent to 32 Standroyd Road	13/05/0409	Erection of detached dwelling (amended housetype)	1	1	27.0	House/Bungalow PDA
CE076	The Works Colne Lane	13/05/0429	Re-build of existing 2, 3 and 4 storey buildings to form 16 apartments	16	16	108.1	Flat/Masionnette PDA
CE091	High Clough Farm Skipton Old Road	13/05/0191	Convert and alter attached barn to form two dwellings	1	1	10.5	House/Bungalow PDB
CE092	High Clough Farm Skipton Old Road	13/05/0192	Convert and alter detached barn to form one dwelling	1	1	5.6	House/Bungalow PDB
CE100	Craven Garage Keighley Road	13/06/0471	Erect three storey block of 12 apartments	12	12	141.2	Flat/Masionnette PDA

Total for Colne

32

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2007 - 31st Mar 2008)

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

Earby

EY031	15-17 Albion Street	13/04/0307	Conversion of warehouse and house to 6 flats	5	5	185.2	Flat/Masionnette PDA
EY033	Wardle Storey Plc, Grove Mill Grove Street	13/04/0555	36no residential dwellings and associated roads and landscaping	36	18	36.0	House/Bungalow PDA
EY034	D Wilkinson & Co, Riley Street Garage Riley Street	13/05/0969	Demolition of vehicle repair garage and erection of two storey block of eight two bedroom flats	8	8	64.0	House/Bungalow PDA
EY043	7 New Road	13/05/0379	Conversion of ground floor shop area to dwelling and convert part of 1st floor and loft into dwelling	2	2	222.2	House/Bungalow PDA
EY044	2 Lower Croft Street	13/07/0649	Convert storage unit into a single dwelling including rebuilding of gable, removal of chimney stack and installation of conservation type roof light in front of slope	1	1	250.0	House/Bungalow PDA

Total for Earby

34

Foulridge

FO022	Former Foulridge Tea Rooms & Resturant Canal House, Canal Warehouse, Warehouse Lane	13/06/0661	Convert tea rooms into one dwelling.	1	1	5.8	House/Bungalow PDA
FO023	J A Transport Station Road Garage Station Road	13/06/0807	Erection of 8 no apartments and associated parking (amended scheme).	8	8	40.0	Flat/Masionnette PDA
FO024	24 Warehouse Lane Warehouse Lane	13/07/0478	Full: Change of use of doctors surgery to dwelling	1	1	142.9	House/Bungalow PDA

Total for Foulridge

10

Higham

HM006	Former Storage Tanks Adjacent to 43 Higham Hall Road	13/07/0015	Erect house (split level) and garage.	1	1	14.3	House/Bungalow PDA
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Total for Higham

1

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2007 - 31st Mar 2008)

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

Nelson

NN015	Edge End Farm Edge End Lane	13/04/0889	Erection of 30 houses and extension to two existing houses	30	8	21.2	House/Bungalow PDA
NN055	Oakwood, 1 Jenny Street	13/06/0708	Erect Bungalow (Special need).	1	1	43.5	House/Bungalow PDA
NN066	6 & 6A Market Square Market Square	13/08/0013	LOSS OF A DWELLING - Full: Change of use from residential flat (6A) to Dental Storage and workshop, extending from 6 Market Square.	-1	-1	-200.0	 PDA
NN067	3-5 Forest Street Forest Street	13/07/0365	Use as a private dwelling	1	1	90.9	House/Bungalow PDA

Total for Nelson

9

Newchurch-In-Pendle

NH006	Tinedale Farm Spenbrook Road	13/02/0314	Conversion of agricultural building to 1 dwelling	1	1	50.0	House/Bungalow PDB
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Total for Newchurch-In-Pen

1

Salterforth

SH008	Woodend Farm (North) High Lane	13/04/0576	Conversion of barn, shippin and outshut to 1 dwelling	1	1	45.5	House/Bungalow PDA
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Total for Salterforth

1

APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2007 - 31st Mar 2008)

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

Trawden

TN014	Black Carr Garage Skipton Road	13/05/0688	Erect 4 three storey dwellings with garages	4	4	75.5	House/Bungalow PDA
TN026	Barn at Old Josephs Farm Colne Road	13/04/0031	Conversion of 2 barns to 2 dwellings	2	2	55.6	House/Bungalow PDB
TN028	Souteril Laithe Keighley Road	13/04/0387	Conversion of barn to 1 dwelling house	1	1	8.5	House/Bungalow PDB
TN031	Former Zion Church Lanehouse	13/06/0358	Convert former Chapel into two dwellings.	2	2	43.5	House/Bungalow PDA
TN034	Higher Oakenbank Farm Hollin Hall	13/05/0062	Conversion of existing barn to dwelling	1	1	8.3	House/Bungalow PDB
TN037	Slack Farm Wycoller Road	13/05/0114	Demolish modern agricultural buildings, conversion of traditional building to three dwellings and provision of associated car parking area	3	3	42.9	House/Bungalow PDB
TN042	20A Lanehouse Lanehouse	13/07/0276	Full: Extend living accomodation into shop to form dwelling and alteration to shop front (Re-Submission).	1	1	166.7	House/Bungalow PDA

Total for Trawden

14

Total for whole Borough

131

APPENDIX 3

EXPIRIES
(1st April 2007 - 31st March 2008)

APPENDIX 3 - EXPIRIES (1st April 2007 - 31st March 2008)

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

Barrowford

BD025	Land Adjacent to 32 Garnett Street Garnett Street	13/02/0627	Block of 5 flats	5	06/02/2008	Flat/Masionnette Greenfield
BD037	8 Linden Close	13/04/0413	Outline residential (demolish existing dwelling)	1	20/07/2007	House/Bungalow PDA

Total for Barrowford 6

Colne

CE071	Nelson & Colne College Barrowford Road	13/04/0429	Conversion of existing main college building to accommodate 29 apartments along with demolition and redevelopment of existing out buildings to form 33 new dwellings.	62	19/01/2008	House/Bungalow PDA
CE077	Land at Shaw Street / Sutherland Street	13/04/0706	Outline residential	1	18/10/2007	House/Bungalow PDA

Total for Colne 63

Fence

FE006	Spring Mill Garage Buildings Wheatley Lane Road	13/04/0660	Outline Residential development	2	07/10/2007	Unknown PDA
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Total for Fence 2

Nelson

NN017	Land Off Cobden Street	13/04/0211	Outline application for residential development	6	18/05/2007	Unknown PDA
NN026	126 Manchester Road Manchester Road	13/02/0020	Shop to Flat	1	10/06/2007	Flat/Masionnette PDA

Total for Nelson 7

APPENDIX 3 - EXPIRIES (1st April 2007 - 31st March 2008)

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

Trawden

TN022	Corner of Skipton Road / Dean Street Skipton Road	13/03/0021	Erect 2 dwellings	2	13/02/2008	House/Bungalow PDA
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Total for Trawden 2

Total for whole Borough 80

APPENDIX 4

**HMR SCHEMES
(31st March 2008)**

APPENDIX 4 - HMR Schemes (31st March 2008)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Under Const.	Total Avail.	Area Avail. (hect)	Site Status
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Brierfield

BR038	Land between Holden Road and King Street King Street	13/07/0911P	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	-19	0.435	Available
BR039	Land between Veevers Street & Canal Side Clitheroe Road	13/07/0910P	Reserved Matters: Major: Erect 10 linked detached houses, 45 townhouses, apartment block 30 units at 3/4 storeys off Clitheroe Road	-16	0	-16	1.287	Available

Totals for Brierfield

-35 0 -35 1.72

Colne

CE094	Land at Bright St, Mason St and Newmarket St	13/05/0831	Two blocks of three houses each with integral garages (plus 34 demolitions)	-28	0	-28	0.312	Available
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Totals for Colne

-28 0 -28 0.31

Nelson

NN061	Land Bounded by Canal Bank Macleod Street, Manchester Road and Stanley Street	13/07/0289P	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	40	3.504	Available
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Totals for Nelson

40 0 40 3.50

Totals for whole Borough

<i>Total Number of Units</i>	-23
<i>Number of Units Under Construction</i>	0
<i>Total Number of Units Available</i>	-23
<i>Total Area Available (hectares)</i>	5.5383

APPENDIX 5

ANALYSIS OF OVERSUPPLY AGAINST JLSP FIGURES (31st March 2008)

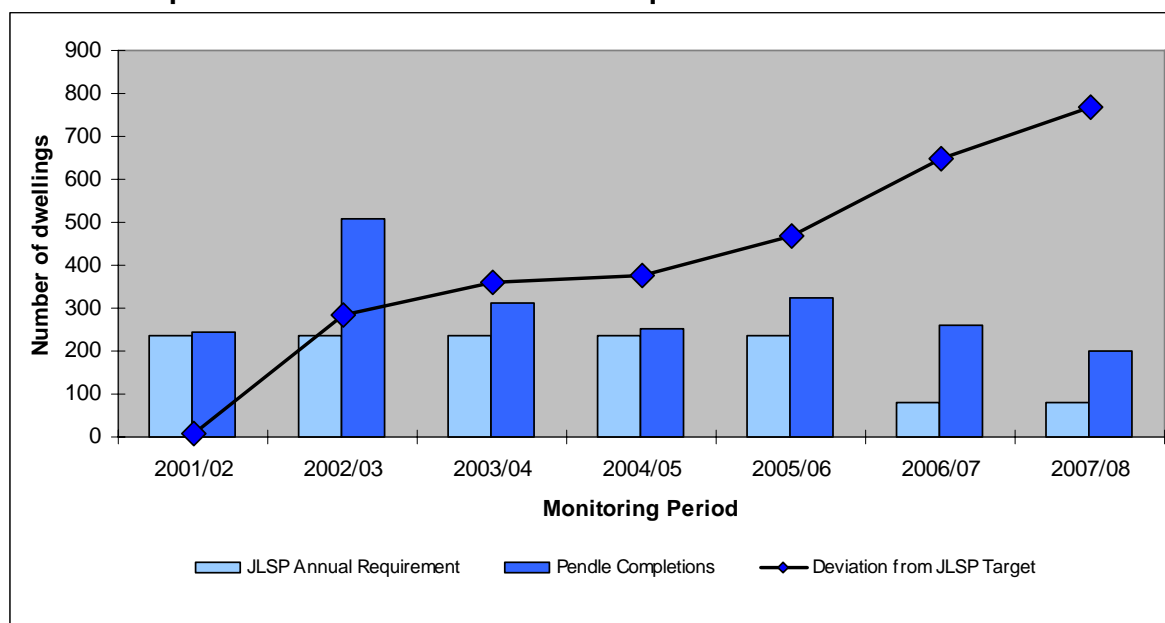
Prior to this monitoring period, completions within the JLSP period were 1902 dwellings (2001-2007), an oversupply of 647 units over the required provision at this point (1255 dwellings). The additional **202 net new dwellings** completed during this monitoring period (2007/08) further increase the oversupply as the JLSP requirement over the same period is for an additional 80 dwellings only. The table below demonstrates completion rates and the cumulative deviation (oversupply) since the start of the JLSP period.

Annual completions and deviation from JLSP requirement

Year	JLSP annual requirement	Pendle completions	Annual deviation	Cumulative deviation
Apr01/Jun01	-	63		
Mid01/Mid02	-	182	+10	+10
Apr01/Mar02	235	-		
Mid02/Oct02	-	380		
Oct02/Mar03	-	129		
Apr02/Mar03	235	-	+274	+284
2003/04	235	311	+76	+360
2004/05	235	252	+17	+377
2005/06	235	325	+90	+467
2006/07	80	260	+180	+647
2007/08	80	202	+122	+769
Totals	1,335	2,104		+769

The graph below demonstrates the deviation of Pendle's completions from the JLSP target since 2001. It shows that the number of completions in this monitoring period (2007/08) is lower than the number completed in the previous two monitoring periods, however the oversupply situation continues to worsen.

Annual completions & deviation from JLSP requirement



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اگر آپ اس دستاویز کو بڑے پرنٹ میں، آڈیو کیسٹ پر
یا اردو زبان میں لینا چاہیں تو براہ مہربانی ہمیں بتائیے، ہم
آپ کے لئے ایسا انتظام کرتے ہوئے خوشی محسوس کریں
گئے۔



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