

Local Development Framework for Pendle

Evidence Base



Housing Land Monitoring Report



2006 / 2007



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HOUSING LAND MONITORING REPORT 2006/07

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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 2006 to the 31st March 2007 (the 2006-07 monitoring period).
- 1.2 It forms an important part of the evidence base for the new Pendle Local Development Framework (LDF). The Pendle 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 the Borough that have been granted planning permission for development of new housing that have either not yet started or remain incomplete. Together 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 developments of new housing that were *completed* within the 2006–2007 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 Regional Spatial Strategy (RSS). This includes historical completions data obtained from previous surveys.
- 1.5 Site plans of all the available and completed sites listed in this report are available in the form of Appendices 3 and 4. However, due to the volume of sites and therefore size of the document they are not attached to this report and an additional charge of £15 will be made on request.

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 The information contained in this report will inform the Issues and Options Consultation (Regulation 25) for the Core Strategy and Land Use Allocations DPDs which is taking place between June and November 2007.
- 2.3 Monitoring helps to maintain an adequate supply of housing land in the Borough. The JLSP (adopted in March 2005) and the Regional Spatial Strategy (RPG13) (currently under review) set the Borough an annual target for the provision of new dwellings. 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.

- 2.4 In addition, and of particular interest to Pendle Borough at this time, annual monitoring can help to inform of 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 produced through the recording, querying and reporting of the Housing Land Availability database. This is a Microsoft Access database allowing the continuous updating of records for housing sites in the Borough. This survey is the fourth report to be produced using this system.
- 3.2 The monitoring requirements of the Regional Planning body (North West Regional Assembly (NWRA)), Lancashire County Council (LCC), and indicators contained in the Pendle Annual Monitoring Report (AMR), have all guided the development of the housing monitoring database.
- 3.3 Each site granted planning permission for new housing within the 2006-07 monitoring period has been logged as a new record within 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 active site in the database. One of the following status options is assigned to each site.
- **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 list of the rolling stock of current permissions. All completed sites are fully 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 2007)

- 4.1 The updated Housing Land Availability Schedule at 31st March 2007 is found in Appendix 1 of this report. The schedule highlights the current position with regard to 'available' housing land in the Borough of Pendle. Housing land refers to land which exists with 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 monitoring database. This field is included within the report as a unique site identifier and to enable quick referral back to the database record and any further relevant information.
 - **Site Name and Address** - site name and address taken from the planning application form.
 - **App. No.** – Pendle Borough Council planning application reference number.
 - **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 complete on this 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 2006/07 monitoring period. This is the figure used to calculate the total housing completions figure for 2006/07, 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 this 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 in relation to the proportion of units completed on the site 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 required information to LCC and the NWRA. The listing of each of the categories is presented in Table 4a below. The second additional data field simply shows the **expiry date** of the planning permission. Where a site remains listed on the availability schedule and the expiry date has been exceeded, this will be due to planning regulations that permit a permission to stay open as long as work has been started.

Table 4A – Category of Development

Category	Description
Windfall – Outline Permission	Sites where <i>outline</i> planning permission has been granted on land not allocated in the local plan for housing purposes.
Windfall – Full Permission	Sites where <i>full</i> planning permission has been granted on land not allocated in the local plan for housing purposes.
Windfall – Reserved Matters	Sites where planning permission for <i>reserved matters</i> has been granted on land not allocated in the local plan for housing purposes.
Windfall – Amended Scheme	Sites where planning permission for an <i>amended scheme</i> has been granted on land not allocated in the local plan for housing purposes.
Allocated – Outline Permission	Sites where <i>outline</i> planning permission has been granted on land allocated for housing purposes either in the current or previous adopted local plan.
Allocated – Full Permission	Sites where <i>full</i> planning permission has been granted on land allocated for housing purposes either in the current or 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 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 2006 – 31ST MARCH 2007)

- 5.1 All new completions within the 2006-07 monitoring period are listed in Appendix 2. This shows the key 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 in the 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** – type of land housing has been developed on, either Greenfield, Whiteland, Brownfield (PDA) or in the case of Barn Conversions PDB. These are explained further in paragraph 6.19.
- 5.3 The list of sites within the Completions schedule in Appendix 2 is again listed and grouped alphabetically by settlement. The results of the updated housing completions figures can be found in Section 6 of this report.

6.0 RESULTS

6.1 AVAILABILITY SCHEDULE

6.2 The monitoring of housing land is undertaken to ensure that Pendle maintains an adequate supply of development land for new housing. The Availability Schedule (Appendix 1) demonstrates that there is currently a total of **872 units with planning permission**. This can be broken down into 707 units that have not been started, 165 units that are currently under construction. A total area of **29.74 hectares** is classed as 'available' for housing.

6.3 A breakdown of available housing land figures by settlement is provided in Appendix 1, however Table 6A below summarises these figures.

Table 6A – Availability Summary

Settlement	Number of Units			Area Available (hectares)
	Not Started	Under Construct.	Total Available	
Barley	1	0	1	0.07
Barnoldswick	82	20	102	2.25
Barrowford	47	6	53	1.48
Blacko	5	0	5	0.16
Bracewell	1	0	1	0.13
Brierfield	70	1	71	1.9
Colne	192	57	249	11
Earby	35	21	56	1.48
Fence	7	0	7	0.30
Foulridge	3	8	11	0.46
Higham	0	34	34	0.73
Kelbrook	5	1	6	0.18
Laneshawbridge	4	0	4	0.15
Nelson	194	8	202	6.24
Newchurch	3	0	3	0.2
Salterforth	8	0	8	0.29
Trawden	50	9	59	2.74
TOTALS	707	165	872	29.74

6.4 ANNUAL AVAILABILITY AND UNIT LOSSES

6.5 During the 2006/07 monitoring period a total of **42 new net units** were approved. This includes 55 gross units minus 13 unit losses. Unit losses arise when sites gain full permission in this monitoring period at a lower density than predicted at the outline stage, or where the resubmission of a proposal reduces the number of units which were agreed in the original submission. Unit losses can also occur where conversions result in the

reduction of units, for example, where two flats are converted into one house.

6.6 EXPIRIES

- 6.7 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 now be taken up and they should be removed from the availability schedule. During the 2006/07 monitoring period a total of 46 units have been removed from the availability schedule due to the permission expiring.

6.8 HOUSING MARKET RENEWAL CLEARANCE AND REPLACEMENT

- 6.9 Policy 13 of the Joint Lancashire Structure Plan and Policy L4 of the draft North West Regional Spatial Strategy state that the maximum housing provision figures should exclude any clearance replacement. This is explained and emphasised further in the RSS Panel report which comments on the emerging RSS. The Panel recommended that a definition should be included in the RSS to clarify that 'net of clearance replacement' signifies that the housing provision figures represent the required increase in the number of dwellings, over and above the replacement of any dwellings demolished.
- 6.10 Although this Housing Land Monitoring report is primarily concerned with monitoring the progress of completions and new permissions against the housing requirement figures, it is still important to monitor the situation with regards to clearance replacement schemes. The figures from this monitoring must be considered as a separate entity after having regard to the statements in the JLSP and the submitted draft RSS. Therefore the figures outlined below have not been included in the availability schedule.
- 6.11 As part of the Housing Market Renewal 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.
- 6.12 To date a total **305** dwellings are likely to be cleared at sites in Colne, Brierfield and Nelson. Outline planning permission has been granted for proposals in Colne and Brierfield. In Colne the proposal is for 34 dwellings to be cleared with up to 8 dwellings being replaced. In Brierfield the proposal is for a total of 136 dwellings to be cleared on two sites. The proposal does not specifically prescribe how many dwellings will be replaced; however, the initial estimates from work on the development schemes for these sites indicate that 77 dwellings will be replaced.
- 6.13 In Nelson the clearance of 135 dwellings is being progressed through the Bradley Area Action Plan. This AAP is currently at the Preferred Options

stage in its development so the clearance figures must be approached with some caution until the final AAP is adopted, however they do provide an indication of the Council's intended demolition programme. The AAP suggests that replacement of the cleared dwellings will be on a like for like basis and an additional 40 affordable units may be developed. It should be noted that any additional units above the like for like replacement would be counted in the availability schedule as these would contribute to meeting the overall provision.

- 6.14 In total this gives a net figure of **-85** dwellings across the Borough. Table 6B provides a summary of the current clearance replacement schemes which are planned in Pendle.

Table 6B – Clearance and Replacement Summary

Location	Number of dwellings to be cleared	Number of dwellings to be replaced	Net number of dwellings
Bright Street / Mason Street COLNE	34	Up to 8	-26
Land off Clitheroe Road BRIERFIELD	101	77	-59
Land at King Street BRIERFIELD	35		
Bradley Area Action Plan NELSON	135	Up to 135	0
TOTALS	305	220	-85

6.15 COMPLETIONS SCHEDULE

- 6.16 The Completions Schedule (Appendix 2) demonstrates that there have been a total of 159 completions from sites with planning permission completed, however the Availability Schedule (Appendix 1) also demonstrates 101 completions from sites that still have planning permission active, i.e. from sites still deemed available. Therefore a total of **260 new dwellings** have been completed during this monitoring period.
- 6.17 Table 6C below gives a further breakdown by settlement of completions across the Borough and summarises Appendices 1 and 2.

Table 6C – Completions Summary

Settlement	New Complete Units		Total
	Appendix 1	Appendix 2	
Barley	0	1	1
Barnoldswick	6	14	20
Barrowford	3	8	11
Blacko	0	1	1
Bracewell	0	0	0
Brierfield	0	6	6
Colne	1	28	29
Earby	62	20	82
Fence	0	1	1
Foulridge	0	6	6
Higham	0	1	1
Kelbrook	0	17	17
Laneshawbridge	0	24	24
Nelson	22	27	49
Newchurch	0	0	0
Roughlee	0	0	0
Salterforth	0	0	0
Trawden	7	5	12
TOTALS	101	159	260

6.18 COMPLETIONS – PREVIOUSLY DEVELOPED LAND

- 6.19 As part of the government's aim to use land more effectively it is important to monitor the amount of new housing being developed 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); whiteland is land inside of a settlement boundary that contains no annotation on an Ordnance Survey map.

- 6.20 The government sets the national target for development on brownfield land at 60% in PPS3. Pendle has been set a specific target of 75% of new dwellings to be built on previously developed land (PDL). PDL includes the re-use or conversion of buildings, excluding barn conversions (as they are agricultural buildings). The target is set through the JLSP as the average figure for all new completions between 2001 and 2016.
- 6.21 The targets for Pendle are likely to change in the future once the new North West RSS is adopted. The submitted draft RSS sets Pendle a higher target of at least 80% for new completions between 2003 and 2021. However, the RSS Panel Report indicates that there is a lack of evidence to show that this target is achievable and recommends a lower target of 65%. The Panel Report also indicates that local authorities have the opportunity to set their own higher targets in their Local Development Frameworks.
- 6.22 Table 6D shows the percentage split between greenfield and brownfield. Of the 260 new dwellings completed in this monitoring period, 184 are classified as brownfield land. This demonstrates a **70.8%** build rate on previously developed land. This can be compared to previous figures of 74.2% from the 2005/06 monitoring period and 68% from the 2004/05 monitoring period. This indicates that there has been a small decrease in the number of dwellings being completed on PDL during this monitoring period.
- 6.23 The current rate of PDL development in Pendle is lower than the target level set in the JLSP and higher rates would be required in the future to meet the overall average target. However, measuring the performance against the recommended regional target, Pendle is currently exceeding the target by 5%.

Table 6D – Previously Developed Land

	Green field	White land	Brownfield (PDA)	Barn Conversion (PDB)	Total
No of Units	65	0	184	11	260
% of Total	25	0	70.8	4.2	100

6.24 COMPLETIONS – HOUSING DENSITIES

- 6.25 National planning policy guidance encourages housing developments which make more efficient use of land. The JLSP aims to see current developments achieving a minimum of 30 dwellings per hectare, rising to 50 dwellings per hectare at sites with good public transport. By ensuring

this happens, land will be saved and pressures on greenfield development will therefore be reduced. The emerging RSS indicates that it is important to build housing at appropriate densities taking account of local circumstances. The RSS Panel Report recommends that residential development should not normally be less than 30 dwellings per hectare and that in urban areas should be at least 40 dwellings per hectare.

- 6.26 The average density for each of the fully completed sites in this monitoring survey is **44.6 dwellings per hectare**. This is compared to a figure of 51.3dph from the 2005/06 monitoring period and 44dph from the 2004/05 monitoring period. Although there has been a slight decrease in the density since the last monitoring period the figure is still within the target range of between 30 and 50 dwelling per hectare. Significant progress has therefore been made in recent years to achieve the JLSP target. The density figure is also above the 40dph target recommended in the RSS Panel Report.

6.27 COMPLETIONS – HOUSING TYPES

- 6.28 A mix of different housing types and sizes is important to establish socially inclusive communities and to keep the housing market buoyant. In this housing monitoring survey only two different categories are identified; Houses/Bungalows, Flats/Maisonettes.
- 6.29 Of the 260 new completions, **10% were flats or maisonettes** (25 units) **90% were houses or bungalows** (235 units). This compares to figures of 19% flats or maisonettes in the 2005/06 monitoring period and 28% in the 2004/05 monitoring period. The rate of flat building has continued to decrease over the last three years, and now only represents 1 in 10 of all new dwelling units.

6.30 COMPLETIONS – AFFORDABLE HOUSING

- 6.31 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 no 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 the Strategic Housing Market Assessment (HMA). In Pendle work on the HMA is currently being undertaken jointly with Burnley Borough Council. It is intended that a local affordable housing target will be brought forward in the emerging Local Development Framework (LDF).
- 6.32 In the interim period the Pendle Housing Needs Survey (2006 update) provides some information as to the level of affordable housing needed. It indicates that there is a shortfall of 223 affordable units per year. The report recommends that a target of 20% should be applied to the total of all suitable sites in order to meet this need.

- 6.33 It is important to monitor the number of affordable housing schemes to ensure that there is adequate provision to meet the needs of the local area. As part of this annual housing land monitoring process, schemes for affordable housing are now being recorded. In the 2006/07 monitoring period only **1 dwelling unit** was approved as an affordable home under the affordable housing exception of Policy 17 of the Replacement Local Plan. This provision of affordable units is far from meeting the requirement set out in the Housing Needs Survey.
- 6.34 Future affordable housing targets will be set through the new LDF, however, in the meantime monitoring will take place and be assessed against information in the Housing Needs Survey or the Housing Market Assessment.

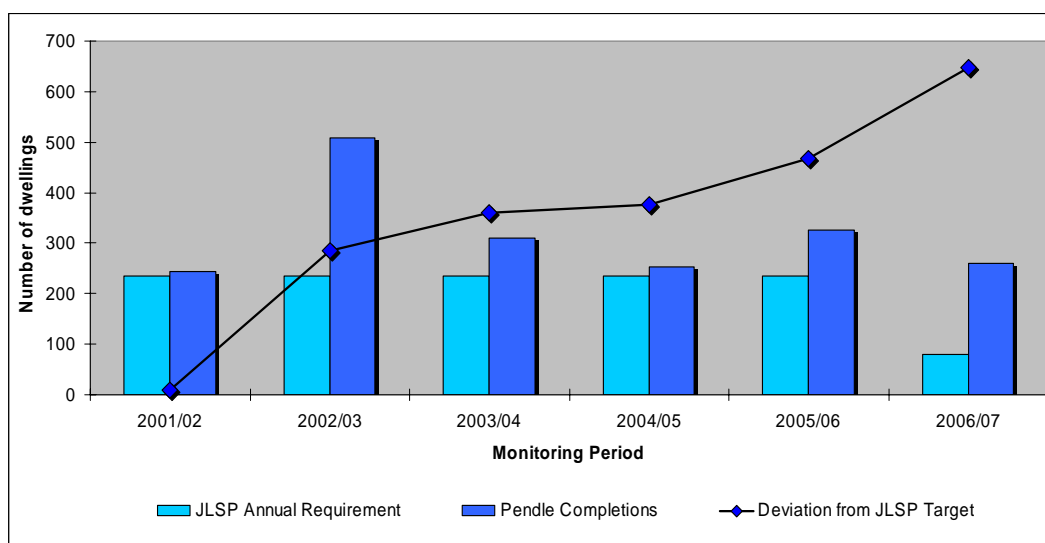
7.0 ANALYSIS

7.1 OVERSUPPLY AND THE HOUSING MORATORIUM

- 7.2 As part of the monitoring process it is important to assess the level of completions and permissions available against the annual and total housing provision figures set for Pendle.
- 7.3 The JLSP (2001-2016) has set Pendle a target of providing 1970 new dwellings over the life of the Plan. Completions within the Structure Plan period, prior to this monitoring survey, were already at 1642 dwellings, 467 units more than required up to the end of March 2006. A housing moratorium has been in effect since October 2004 as a result of the high completion rate and oversupply, restricting most new housing permissions from being granted. Only applications qualifying under the exceptions listed in Policy 17 of the Replacement Local Plan are at present being considered to meet planning policy.
- 7.4 The additional **260** dwellings completed during this monitoring period (2006/07) only serve to increase the oversupply situation. Table 7A demonstrates that there have now been a total of 1902 new dwellings completed since the start of the Structure Plan period, with the required annual provision and build rates stipulated in the JLSP only requiring 1255 new dwellings at this stage. Pendle is therefore now 647 dwellings ahead of its overall completions target. Figure 7A demonstrates graphically the deviation of Pendle's completions from the JLSP target. It also shows that the number of completions in this monitoring period (2006/07) is lower than the number completed in the last monitoring period (2005/06).

Table 7A – Annual Completions & Deviation from JLSP Requirement

Period	New Completions	JLSP Requirement	Cumulative Deviation
Apr 2001 – Jun 2001	63	-	-
Mid 2001 – Mid 2002	182	-	-
Apr 2001 – Mar 2002	-	235	+10
Mid 2002 – Oct 2002	380	-	-
Oct 2002 – Mar 2003	129	-	-
Apr 2002 – Mar 2003	-	235	+284
Apr 2003 – Mar 2004	311	235	+360
Apr 2004 – Mar 2005	252	235	+377
Apr 2005 – Mar 2006	325	235	+467
Apr 2006 – Mar 2007	260	80	+647
Total Completions	1902	1255	+647

Figure 7A – Annual Completions & Deviation from JLSP Requirement

- 7.5 In addition, as demonstrated in Table 6A and Appendix 1, there are still a further 872 units with planning permission that may come forward for completion; the current stock of permissions. With only another 68 dwellings required over the remaining Structure Plan period to 2016, Pendle has sufficient permissions to satisfy this requirement, with an additional **804 units of oversupply**.
- 7.6 Policy 17 of the Replacement Local Plan states that the moratorium will remain in place while the *'capacity of existing permissions is sufficient to satisfy the annualised requirement'*. The new requirement for each year period up to 2015/16 is now **7 units per annum**, based on the requirement for another 68 dwellings over 9 years. Policy 17 also states that *in order to bring forward sufficient land to meet the annual provision rate a stock of 4 years planning permissions are required* therefore the 872 units available with planning permission are more than sufficient.
- 7.7 Furthermore, the analysis of the likelihood of consents coming forward (the completions projection model used in the Pendle Local Plan Inquiry 2005) has been updated to take account of the new completion figures from the 2005/06 and 2006/07 monitoring periods. This analysis confirms that not all planning permissions will come forward to completion. It indicates that out of the existing stock of 872 units, 448 are likely to come forward to completion. This is still a sufficient number of planning permissions to meet the overall completion target.
- 7.8 Although in recent years completions have been coming forward at a faster rate, with more units being completed in the first couple of years of the approval, the analysis reaffirms the stance in Policy 17 that there still needs to be a 4 year supply of planning permissions to ensure that the annual completion rate is achieved.

7.9 DEMONSTRATING A FIVE YEAR SUPPLY OF LAND

- 7.10 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.
- 7.11 It is therefore necessary that the Housing Land Monitoring report now demonstrates, on an annual basis, the five year supply of housing land. Advice taken from Government Office for the North West (GONW) indicates that until the new RSS is adopted, authorities should use the housing provision figures in the existing RSS (RPG13) (which are translated down into the Joint Lancashire Structure Plan (JLSP)).
- 7.12 Table 7C provides the calculation for determining the five year supply for Pendle based on the housing provision figures in the JLSP. It identifies that the annual completion rate over the next five years is 80 dwelling per annum. This equates to a total of 400 units over the five year period between 1st April 2007 and 31st March 2012. However any over / under supply needs to be factored into this supply figure.
- 7.13 Further advice from GONW suggests that the over / under supply should be calculated from April 2002 (the starting point for the annual housing provision figures stated in the existing RSS (RPG13)). Table 7B indicates that since April 2002 there have been 637 additional units completed over and above Pendle's target for the period 2002-2007.
- 7.14 Taking this figure into account, Pendle has therefore already completed sufficient units to meet the five year supply of land for the 2007-2012 period with an additional 237 units.

Table 7B – Oversupply situation from April 2002

Year Period	JLSP Annual Requirement	Pendle Completions	Annual Deviation	Cumulative Deviation
2002/03	235	509	+274	+274
2003/04	235	311	+76	+350
2004/05	235	252	+17	+367
2005/06	235	325	+90	+457
2006/07	80	260	+180	+637
Totals	1020	1657	+637	+637

Table 7C - Five Year Supply Calculation

Annual Requirement (2007-2012)	=	80
5 year requirement (80 x 5)	=	400
Oversupply from dwellings already complete	=	+637
5 year supply (for 2007-2012 period)	=	-237

- 7.15 This excess of 237 units equates to a further 3 years worth of supply based on the annual provision rate of 80 dwellings per year. Therefore at present there is an 8 year supply of housing land already developed out.
- 7.16 Furthermore, it should be noted that there are still 872 units available with planning permission. This stock of available sites means that there is a sufficient supply of land available to meet the continuous five year supply target for a number of years, based on the annual requirement detailed in the JLSP.

8.0 CONCLUSIONS

- 8.1 The analysis of the figures shows that after taking account of the oversupply of completions and the current stock of available planning permissions, Pendle has sufficient land available to meet the housing requirements set at a national and strategic level.
- 8.2 In terms of both the policies in the Replacement Pendle Local Plan (2001-2016) and the PPS3 requirement to demonstrate a five year supply of land, there is more than sufficient land available and therefore there are no policy reasons to justify the removal of the moratorium status at this time.
- 8.3 The emerging RSS will present a change in the housing provision figures for Pendle with a likely increase in the annual provision rate. Both the housing land requirement figure and the five year supply figure will need to be recalculated to take account of this change but only once the RSS has been adopted.

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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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
		<p style="text-align: right;">Barn Conversion Expires: 14/12/2009</p>						

1 0 0 1 0 1 0.07

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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										
BK002	Cavendish Street Cavendish Street	13/06/0643	Erect two detached houses (amended scheme).	43	41	0	2	0	2	0.089
								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	13/04/0185	Outline application for 8 no dwellings	8	0	0	8	0	8	0.219
								Windfall - Outline Permission Expires: 05/05/2007		
BK032	The Corn Mill Cornmill Terrace	13/02/0488	Convert 2nd and 3rd floors into 2 self contained flats	2	1	1	0	1	1	0.012
								Change of Use / Conversion Expires: 01/10/2007		
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	13/03/0344	Extend dwelling into part of barn and convert remainder to form separate dwelling	1	0	0	1	0	1	0.028
								Barn Conversion Expires: 02/07/2008		
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		
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	0	0	7	0	7	0.047
								Windfall - Full Permission Expires: 23/07/2010		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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)
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 Chruch 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	53	15	5	29	9	38	0.891
							Windfall - Full Permission Expires: 21/10/2009			
BK058	Mayfair School of Dancing Cooperative Street	13/05/0145	Convert dance studio to 4 flats and one dwelling	5	0	0	0	5	5	0.026
							Change of Use / Conversion Expires: 21/04/2010			
BK059	Mill Street Garage Mill St	13/05/0214	Change of use from garage to dwelling	1	0	0	1	0	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	0	1	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			
BK066	17 Church Street	13/06/0132	Create flat on second floor and extend spiral staircase in new position, to reach second floor.	1	0	0	1	0	1	0.007
							Windfall - Full Permission Expires: 24/04/2009			
BK067	John Harley Furnishes 11-15 Church Street	13/06/0145	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	0	0	0	4	4	0.018
							Change of Use / Conversion Expires: 05/04/2009			
Totals for Barnoldswick				159	57	6	82	20	102	2.25

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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)
Barrowford										
BD024	Lock up Garage Portland Street	13/06/0011	Erection of 5 dwellings	5	0	0	5	0	5	0.187
								Windfall - Reserved Matters Expires: 09/01/2008		
BD025	Land Adjacent to 32 Garnett Street Garnett Street	13/02/0627	Block of 5 flats	5	0	0	5	0	5	0.021
								Windfall - Full Permission Expires: 06/02/2008		
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		
BD031	Barrowford Joinery Mill Street	13/04/0539	Re-instating of 3 no cottages and formation of 2 no apartments	5	3	3	0	2	2	0.015
								Windfall - Full Permission Expires: 09/11/2009		
BD032	Vale Weavers Ltd Caldervale	13/04/0644	Outline residential	5	0	0	5	0	5	0.188
								Windfall - Outline Permission Expires: 21/12/2007		
BD033	5 Francis Avenue	13/04/0741	Erect 2no detached dwellings (demolish existing dwelling)	2	0	0	0	2	2	0.186
								Windfall - Full Permission Expires: 03/11/2009		
BD034	Park Hill Farm Gisburn Road	13/04/0821	Conversion of redundant barn to 2 dwellings	2	0	0	0	2	2	0.041
								Barn Conversion Expires: 10/01/2010		
BD037	8 Linden Close	13/04/0413	Outline residential (demolish existing dwelling)	1	0	0	1	0	1	0.138
								Windfall - Outline Permission Expires: 20/07/2007		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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)
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										
BD039	Sandy Hall Farm Sandy Hall Lane	13/05/0355	Subdivision of existing house into two dwellings	1	0	0	1	0	1	0.106
existing dwelling (Sub Division) Expires: 04/07/2010										
BD041	Former First Floor Memebbers 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										
Totals for Barrowford				56	3	3	47	6	53	1.48

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	13/04/0634	Convert farm building to 2 dwellings (from 1 previous)	1	0	0	1	0	1	0.108
existing dwelling (Sub Division) Expires: 30/09/2009										
BO015	Tower Farm Gisburn Road	13/05/0809	Change of use and extension of outbuildings to create a separate dwelling house	1	0	0	1	0	1	0.014
Barn Conversion Expires: 08/12/2008										
Totals for Blacko				5	0	0	5	0	5	0.16

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

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APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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	13/03/0298	Residential Development of 43 No 2 and 3 bed houses	43	0	0	43	0	43	0.993
								Windfall - Outline Permission Expires: 22/07/2007		
BR030	Land at 349 Kings Causeway	13/04/0238	Erection of 1 detached dwelling	1	0	0	1	0	1	0.063
								Windfall - Outline Permission Expires: 02/07/2007		
BR032	Monkhey Farm Robinson Lane	13/04/0200	Conversion of existing barn into two dwellings	2	0	0	2	0	2	0.019
								Barn Conversion Expires: 18/11/2009		
BR033	Monkhey Farm Robinson Lane	13/04/1002	Conversion of existing buildings into 1 dwelling	1	0	0	1	0	1	0.01
								Change of Use / Conversion Expires: 02/02/2010		
BR034	160-162 Colne Road	13/05/0517	Demolition of and rebuilt 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		
BR036	Grafton Avenue Grafton Avenue	13/06/0737	Erect house (amended housetype)	3	2	0	0	1	1	0.041
								Windfall - Amended Scheme Expires: 29/12/2009		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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)
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			
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			
<i>Totals for Brierfield</i>				78	7	0	70	1	71	1.9

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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CE057	59 Birtwhistle Avenue	13/03/0809	Erect 1 dwelling	1	0	0	0	1	1	0.025
	Birtwhistle Avenue							Windfall - Full Permission	Expires:	30/12/2008
CE066	Land to North of	13/04/0241	Single detached dwelling	1	0	0	1	0	1	0.051
	Stonebridge Terrace							Windfall - Full Permission	Expires:	20/05/2009
CE067	Land adjacent to 32	13/05/0409	Erection of detached dwelling (amended housetype)	1	0	0	0	1	1	0.037
	Standroyd Road							Windfall - Full Permission	Expires:	13/07/2010
CE069	Land at	13/04/0294	(Former Garage Site) Development for residential dwellings	2	0	0	2	0	2	0.059
	North Street							Windfall - Outline Permission	Expires:	25/06/2007
CE071	Nelson & Colne College	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	0	0	62	0	62	7.125
	Barrowford Road							Windfall - Outline Permission	Expires:	19/01/2008
CE073	Land at	13/04/0482	Erection of 28 townhouses	28	12	1	16	0	16	0.356
	Keighley Road / Standroyd Road							Windfall - Full Permission	Expires:	13/09/2009
CE075	Temple Leathergoods	13/04/0609	Change of use to form 4 no flats	4	0	0	4	0	4	0.02
	45 Shaw Street							Change of Use / Conversion	Expires:	20/09/2009
CE076	The Works	13/05/0429	Re-build of existing 2, 3 and 4 storey buildings to form 16 apartments	16	0	0	0	16	16	0.148
	Colne Lane							Windfall - Full Permission	Expires:	18/10/2009
CE077	Land at	13/04/0706	Outline residential	1	0	0	1	0	1	0.038
	Shaw Street / Sutherland Street							Change of Use / Conversion	Expires:	18/10/2007

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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)
CE078	Oak Mill Skipton Road	13/05/0964	Erection of 18 houses and 18 apartments	36	0	0	36	0	36	0.631
Windfall - Reserved Matters Expires: 13/03/2008										
CE080	Standroyd Mill Cotton Tree Lane	13/04/0803	Outline residential	49	0	0	49	0	49	1.094
Change of Use / Conversion Expires: 15/11/2007										
CE087	Green Works Knotts Lane	13/04/0365	Outline residential development	9	0	0	9	0	9	0.285
Windfall - Outline Permission Expires: 06/10/2008										
CE088	Simpsons Garage Site Knotts Lane	13/04/0979	Erect part 3, part 4 storey block for retail unit with 18 apartments above and 21 town houses with estate road access from Knotts Drive (Khyber Street)	39	6	0	6	27	33	0.339
Windfall - Full Permission Expires: 27/06/2010										
CE090	High Clough Farm Skipton Old Road	13/05/0190	Change of use from garage to dwelling	1	0	0	1	0	1	0.06
Change of Use / Conversion Expires: 11/05/2010										
CE091	High Clough Farm Skipton Old Road	13/05/0191	Convert and alter attached barn to form two dwellings	1	0	0	1	0	1	0.095
Barn Conversion Expires: 11/05/2010										
CE092	High Clough Farm Skipton Old Road	13/05/0192	Convert and alter detached barn to form one dwelling	1	0	0	1	0	1	0.178
Barn Conversion Expires: 11/05/2010										
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										
CE100	Craven Garage Keighley Road	13/06/0471	Erect three storey block of 12 apartments	12	0	0	0	12	12	0.085
Windfall - Reserved Matters Expires: 13/10/2008										

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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>Totals for Colne</i>				267	18	1	192	57	249	11

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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)
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		
EY031	15-17 Albion Street	13/04/0307	Conversion of warehouse and house to 6 flats	6	0	0	6	0	6	0.027
								Change of Use / Conversion Expires: 02/07/2009		
EY032	All Saints Church Skipton Road	13/04/0352	Construction of new vicarage and 3 no detached houses and garages	4	0	0	4	0	4	0.326
								Windfall - Outline Permission Expires: 05/10/2007		
EY033	Wardle Storey Plc, Grove Mill Grove Street	13/04/0555	36no residential dwellings and associated roads and landscaping	36	18	18	11	7	18	0.499
								Windfall - Full Permission Expires: 08/10/2009		
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	0	0	8	0	8	0.125
								Windfall - Full Permission Expires: 08/09/2009		
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	44	44	0	12	12	0.4
								Allocated - Full Permission Expires: 01/09/2009		
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	0	0	0	2	2	0.009
								Change of Use / Conversion Expires: 15/07/2010		
EY044	2 Lower Croft Street	13/05/0480	Change of use from storage depot to two one bedroom flats including external alterations	2	0	0	2	0	2	0.004
								Change of Use / Conversion Expires: 19/09/2010		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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)
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			

Totals for Earby

118 62 62 35 21 56 1.48

Fence

FE006	Spring Mill Garage Buildings Wheatley Lane Road	13/04/0660	Outline Residential development	2	0	0	2	0	2	0.07
							Windfall - Outline Permission Expires: 07/10/2007			
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

7 0 0 7 0 7 0.30

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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	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			
FO022	Former Foulridge Tea Rooms & Restaurant Canal House, Canal Warehouse, Warehouse Lane	13/06/0661	Convert tea rooms into one dwelling.	1	0	0	1	0	1	0.172
							Change of Use / Conversion Expires: 10/11/2009			
FO023	J A Transport Station Road Garage Station Road	13/06/0807	Erection of 8 no apartments and associated parking (amended scheme).	8	0	0	0	8	8	0.200
							Windfall - Amended Scheme Expires: 08/03/2010			

Totals for Foulridge

11	0	0	3	8	11	0.46
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Higham

HM006	Former Storage Tanks Adjacent to 43 Higham Hall Road	13/07/0015	Erect house (split level) and garage.	1	0	0	0	1	1	0.07
							Windfall - Full Permission Expires: 23/02/2010			
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	0	33	33	0.663
							Windfall - Full Permission Expires: 12/05/2009			

Totals for Higham

34	0	0	0	34	34	0.73
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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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KK011 Dotcliffe Yard	13/04/0141 Outline Residentail Development	5	0	0	5	0	5	0.152
Dotcliffe Road							Windfall - Outline Permission Expires: 05/01/2009	
KK012 Land adj 51	13/05/0385 Erection of two storey dwelling in garden area including on-site vehicular turning facility	1	0	0	0	1	1	0.026
Waterloo Road							Windfall - Full Permission Expires: 30/06/2010	
<i>Totals for Kelbrook</i>		6	0	0	5	1	6	0.18

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

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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										
NN015	Edge End Farm Edge End Lane	13/04/0889	Erection of 30 houses and extension to two existing houses	30	22	22	0	8	8	0.376
								Windfall - Full Permission Expires: 11/01/2010		
NN016	Former Joinery Works Manchester Road	13/04/0116	Outline planning application for residential development	27	0	0	27	0	27	0.895
								Windfall - Outline Permission Expires: 30/06/2007		
NN017	Land Off Cobden Street	13/04/0211	Outline application for residential development	6	0	0	6	0	6	0.198
								Windfall - Outline Permission Expires: 18/05/2007		
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	0	0	18	0	18	0.517
								Allocated - Full Permission Expires: 06/03/2010		
NN021	Fort Vale Engineering Ltd, Parkfield Works Brunswick Street	13/04/0630	Outline residential	42	0	0	42	0	42	1.336
								Windfall - Outline Permission Expires: 14/10/2007		
NN022	Land adj Fern Cottage Off Marsden Hall Road South	13/06/0003	Erection of 8 apartments in two two storey blocks.	8	0	0	8	0	8	0.204
								Windfall - Reserved Matters Expires: 04/04/2008		
NN025	Russell Bros Ltd Waidshouse Road	13/04/0828	Outline residential	8	0	0	8	0	8	0.272
								Windfall - Outline Permission Expires: 24/11/2007		
NN026	126 Manchester Road Manchester Road	13/02/0020	Shop to Flat	1	0	0	1	0	1	0.02
								Change of Use / Conversion Expires: 10/06/2007		

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)
NN032	Land at the Corner of Railway Street & Waidhouse R 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	17	0	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			
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	13/04/0740	Outline residential	15	0	0	15	0	15	0.4
							Windfall - Outline Permission Expires: 07/12/2007			
NN049	James Nelsons Sports Ground Wickworth Street	13/05/0558	Use of sports pavilion to provide gymnasium (lower ground floor), licensed restaurant bar (ground floor) and offices (first floor) and five apartments (new second floor) and reinstatement of sports facilities	5	0	0	5	0	5	0.87
							Change of Use / Conversion Expires: 12/10/2008			
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			
NN055	Oakwood, 1 Jenny Street	13/06/0708	Erect Bungalow (Special need).	1	0	0	1	0	1	0.023
							Windfall - Full Permission Expires: 19/12/2009			
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	-7	0	-7	0.086
							existing dwelling (Sub Division) Expires: 07/06/2009			

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	4	0	4	0.054
								Change of Use / Conversion Expires: 07/03/2010		

224 22 22 194 8 202 6.24

NH006 Tinedale Farm	13/02/0314 Conversion of agricultural building to 1 dwelling	1	0	0	1	0	1	0.02
Spenbrook Road							Change of Use / Conversion Expires: 28/07/2009	
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	

3 0 0 3 0 3 0.2

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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

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			
SH008	Woodend Farm (North) High Lane	13/04/0576	Conversion of barn, shippon and outshut to 1 dwelling	1	0	0	1	0	1	0.022
							Barn Conversion Expires: 06/09/2009			
SH009	Lane Ends Farm Cross Lane	13/04/0592	Conversion of barn to form 2 no 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			

Totals for Salterforth 8 0 0 8 0 8 0.29

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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										
TN014	Black Carr Garage Skipton Road	13/05/0688	Erect 4 three storey dwellings with garages	4	0	0	4	0	4	0.053
								Windfall - Full Permission Expires: 14/11/2007		
TN021	Empress Mill Hollin Hall	13/06/0519	Erect 15 dwellings (amended house types).	34	7	7	27	0	27	0.743
								Windfall - Amended Scheme Expires: 13/10/2009		
TN022	Corner of Skipton Road / Dean Street Skipton Road	13/03/0021	Erect of 2 dwellings	2	0	0	2	0	2	0.033
								Windfall - Full Permission Expires: 13/02/2008		
TN025	Chapel Cottage Wycollier 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		
TN026	Barn at Old Josephs Farm Colne Road	13/04/0031	Conversion of 2 barns to 2 dwellings	2	0	0	2	0	2	0.036
								Barn Conversion Expires: 17/05/2009		
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 beds.	5	0	0	5	0	5	0.081
								Windfall - Full Permission Expires: 10/08/2009		
TN028	Souteril Laithe Keighley Road	13/04/0387	Conversion of barn to 1 dwelling house	1	0	0	0	1	1	0.118
								Barn Conversion Expires: 12/07/2009		
TN030	Herders Inn Lancashire Moor Road	13/04/0572	Conversion and extension of former PH to form 2 houses	2	0	0	0	2	2	0.369
								existing dwelling (Sub Division) Expires: 24/09/2009		
TN031	Former Zion Church Lanehouse	13/06/0358	Convert former Chapel into two dwellings.	2	0	0	0	2	2	0.046
								Change of Use / Conversion Expires: 21/07/2009		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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)
TN034	Higher Oakenbank Farm Hollin Hall	13/05/0062	Conversion of existing barn to dwelling	1	0	0	0	1	1	0.12
							Barn Conversion Expires: 18/03/2010			
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			
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	0	0	0	3	3	0.07
							Barn Conversion Expires: 22/08/2010			
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	13/05/0966P	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	13/05/0644P	Full: Convert barns to two dwellings and create new access track and parking area. Demolition of modern farm building.	0	0	0	2	0	2	0.067
							Barn Conversion Expires: 15/06/2009			
Totals for Trawden				64	7	7	50	9	59	2.74

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2007)

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 whole Borough

<i>Total Number of Units</i>	1046
<i>Total Number of Complete Units</i>	176
<i>Total Number of New Complete Units (2006-07)</i>	101
<i>Number of Units Not Started</i>	707
<i>Number of Units Under Construction</i>	165
<i>Total Number of Units Available</i>	872
<i>Total Area Available (hectares)</i>	29.7437

APPENDIX 2 - COMPLETIONS SCHEDULE

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

Barley

BY005	Barn, Field No 0009, North of Overhouses Farm Barley Lane	13/04/0103	Change of use of barn to 1 dwelling	1	1	13.7	House/Bungalow PDB
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Total for Barley

1

Barnoldswick

BK026	Rain Hall Farm Salterforth Lane	13/02/0590	Amended Scheme - convert barn to 2 dwellings	2	2	32.8	House/Bungalow PDB
BK029	Moor Close Farm Esp Lane	13/03/0250	Barn Conversion - specialist disabled accommodation	1	1	19.6	House/Bungalow PDB
BK031	Land adjacent to 17 Manchester Road Manchester Road	13/04/0946	Erection of 2 houses	2	2	87.0	House/Bungalow PDA
BK035	Carr House Farm Gisburn Road	13/02/0621	Conversion of cattery to garage, convert existing dwelling to two dwellings including double storey extension to gable	1	1	5.8	House/Bungalow PDA
BK050	2-12 Fernlea Avenue	13/04/0544	Conversion of first floor to 4 no flats	4	4	74.1	Flat/Masionnette PDA
BK052	Higher Standridge House Folly Lane	13/04/0815	Enlargement of existing house, conversion of barn to house	1	1	9.2	House/Bungalow PDB
BK053	Brook Lea Colne Road, Sough	13/06/0284	Erect two detached dwellings pursuant to outline permission Ref 13/04/0225P	2	2	21.5	House/Bungalow PDA
BK057	Land off Cornmill Terrace	13/04/0153	Construction of detached house and parking spaces	1	1	16.9	House/Bungalow PDA

Total for Barnoldswick

14

APPENDIX 2 - COMPLETIONS SCHEDULE

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

Barrowford

BD022	317 Gisburn Road Gisburn Road	13/06/0445	Erect dwelling (Amended Housetype).	1	1	1.5	House/Bungalow Greenfield
BD026	HP Inman and Co Lower Clough Street	13/03/0565	Erect 19 Dwelling - Reserved Matters on 13/03/0043	19	4	60.5	House/Bungalow PDA
BD029	Higher Parrock House Parrock Road	13/04/0343	Renewal of permission (13/99/0283P) for conversion of barn to flat	1	1	90.9	House/Bungalow PDB
BD040	16 Bankfold	13/05/0124	Conversion of existing dwelling into two flats	1	1	9.3	Flat/Masionnette PDA
BD042	21 Hamilton Road	13/06/0352	Use ground floor as a flat.	1	1	90.9	Flat/Masionnette PDA

Total for Barrowford

8

Blacko

BO016	453 - 455 Gisburn Road	13/07/0070	Convert dwelling back to 2 cottages	1	1	87.6	House/Bungalow PDA
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Total for Blacko

1

APPENDIX 2 - COMPLETIONS SCHEDULE

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

Brierfield

BR027	100 Colne Road Colne Road	13/03/0674	Showroom to dwelling	1	1	76.9	House/Bungalow PDA
BR031	Den-Mar-Di Kibble Grove	13/04/0274	New Dwelling (bungalow)	1	1	11.9	House/Bungalow PDA
BR035	Land off Gorple Street Briercliffe	13/05/0146	Erection of 3 pairs of semi-detached houses and 2 storey block of 4 apartments	10	3	30.2	Combination PDA
BR040	164-166 Halifax Road	13/07/0098	Re-use as two dwelling houses.	1	1	17.3	House/Bungalow PDA

Total for Brierfield

6

APPENDIX 2 - COMPLETIONS SCHEDULE

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

Colne

CE041	Land at Cross Skelton Street Cross Skelton Street	13/05/0671	Erection of one detached house and two semi-detached houses	3	3	62.5	House/Bungalow PDA
CE055	Land adjacent to 9 Wackersall Road Wackersall Road	13/04/0228	Erection of 1 no detached dwelling	1	1	23.8	House/Bungalow PDA
CE070	12-14 Keighley Road	13/04/0378	Alterations to existing community centre to form 4no flats, and smaller community facility	4	4	53.3	Flat/Masionnette PDA
CE081	115-117 Albert Road	13/04/0910	Proposed flats and alterations	3	3	96.8	Flat/Masionnette PDA
CE093	33 North Valley Road	13/05/0785	Change of use of dwelling to two self-contained flats and erect external staircase to rear	2	2	142.9	Flat/Masionnette PDA
CE101	Hendly Hotel Queen Street	13/06/0220	Demolish existing hotel and erect 7 two storey terraced houses, fronting Brown Street West and 6 apartments in two three storey blocks fronting Queen Street and Princess Street	13	13	154.8	Combination PDA
CE102	34-36 Cleveland Street	13/07/0009	Carry out Alterations to re-instate property as 2 dwellings	1	1	76.3	House/Bungalow PDA
CE103	2-4 Lambert Street	13/07/0073	Convert dwelling into two dwellings and reinstate door to front elevation.	1	1	69.6	House/Bungalow PDA

Total for Colne

28

APPENDIX 2 - COMPLETIONS SCHEDULE

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

Earby

EY027	Land at Victoria Road	13/04/0646	Erection of 33 residential dwellings and relocation of existing workshop and demolition of existing buildings	33	15	47.6	House/Bungalow PDA
EY037	Land adj Linden Court Linden Road	13/05/0398	Erection of two dwellings	2	2	48.8	House/Bungalow PDA
EY041	Booth Bridge Farm Thornton in Craven	13/06/0493	Alter, extend and change use of former power house and bobbin mill to form two dwellings and erect double garage (Amended scheme).	2	2	27.0	House/Bungalow PDA
EY045	Glen Farm Barn Red Lion Street	13/05/0588F	Convert barn into dwelling. Formation of new access drive	1	1	14.5	House/Bungalow PDB

Total for Earby

20

Fence

FE007	Chapel House Farm Wheatley Lane Road	13/05/0280	Use as 2 dwellings, demolish and rebuild domestic garage and single storey utility room at Chapel House, and erect single storey domestic extension at Lvn Cottage	1	1	7.4	House/Bungalow PDA
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Total for Fence

1

Foulridge

FO004	Land off Mile End Close Mile End Close	13/05/0494	Erection of detached dwelling with attached double garage	1	1	3.6	House/Bungalow PDA
FO017	Land off Skipton Road	13/05/0600	Erect block of 4 2-storey homes and formation of access/parking area	4	4	33.6	House/Bungalow PDA
FO018	Causeway Joinery Works Causeway	13/05/0024	Demolition of existing joinery workshop and erection of detached dwelling	1	1	52.6	House/Bungalow PDA

Total for Foulridge

6

APPENDIX 2 - COMPLETIONS SCHEDULE

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

Higham

HM011	2-4 Wilkinson Street	13/06/0669	Re-open front and rear doors and convert back into two houses.	1	1	125.0	House/Bungalow PDA
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Total for Higham

1

Kelbrook

KK008	School House Farm Dotcliffe Road	13/06/0193	Erect 2 dwellings (on site of former barn)	2	2	35.1	House/Bungalow PDB
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KK009	Dotcliffe Mill Dotcliffe Road	13/05/0722	Erection of 14 houses in three terrace rows, attached garages, relocate sub-station and re-open culvert	14	14	30.0	House/Bungalow PDA
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KK013	Land to rear of 6-16 Main Street	13/06/0770	Erect single detached house.	1	1	9.7	House/Bungalow PDA
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Total for Kelbrook

17

Laneshawbridge

LE004	Bridge House Garage Keighley Road	13/03/0014	Erect 24 dwellings	22	5	47.6	House/Bungalow PDA
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LE009	Colne Anodising Ltd, Laneshawbridge Mill Keighley Road	13/06/0745	Amended house type for plot 35.	19	19	38.3	House/Bungalow PDA
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Total for Laneshawbridge

24

APPENDIX 2 - COMPLETIONS SCHEDULE

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

Nelson

NN006	Land off York Street York Street	13/03/0158	Amended house types	72	4	21.8	House/Bungalow Greenfield
NN024	Eastfield Scotland Road	13/04/0814	Change of use from residential home to single dwelling	1	1	11.1	House/Bungalow PDA
NN028	Land off Pinewood Drive Trent Road	13/06/0346	Amended house type.	31	16	28.9	House/Bungalow Greenfield
NN037	Land off Pinder Street Pinder Street	13/04/0010	Erect 1 block of 2 apartments	76	2	82.2	Flat/Masionnette PDA
NN051	2 Rigby Street	13/05/0339	Change of use to form two dwellings with garages	2	2	71.4	House/Bungalow PDA
NN052	Gas Workers Club Bradley Fold	13/05/0848	Change of use of first floor to flat and part of ground floor to taxi booking office for five taxis	1	1	76.9	Flat/Masionnette PDA
NN056	51-53 Betley Street	13/06/0713	Alterations to re-use as two dwellings.	1	1	29.1	House/Bungalow PDA

Total for Nelson

27

APPENDIX 2 - COMPLETIONS SCHEDULE

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

Trawden

TN015	Land adjacent to 35 Leyland Close Leyland Close	13/03/0487	Amended scheme - 13/02/0564 - erect one pair to storey semis	2	2	48.8	House/Bungalow PDA
TN020	20A Lanehouse Lanehouse	13/03/0895	Erect dwelling	1	1	45.5	House/Bungalow PDA
TN032	Parrock Farm 25-27 Lane Top	13/04/0867	Conversion of barn to create 1 new cottage	1	1	7.0	House/Bungalow PDB
TN033	Alderhurst End Farm Hollin Hall	13/05/0017	Conversion and extension of barn to form 3 dwellings	3	1	33.7	House/Bungalow PDB

Total for Trawden

5

Total for whole Borough

159

Planning & Building Control Services
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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۔

