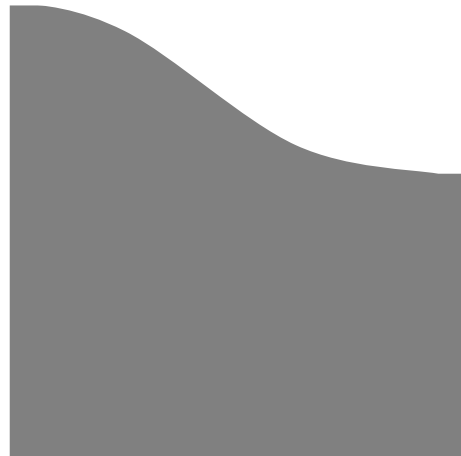


Local Development Framework for Pendle

Evidence Base



Housing Land Monitoring Report



2010 / 2011



Adopted: 21st July 2011
£15



For an alternative format of this
document phone 01282 661330

Borough of
Pendle
Putting people first

PENDLE HOUSING LAND MONITORING REPORT 2010-11

CONTENTS

1.0	Introduction	2
2.0	Background	2
3.0	Methodology	3
4.0	Housing Land Availability Schedule (31 March 2011)	4
5.0	Housing Land Completions Schedule (1 April 2010 – 31 March 2011)	6
6.0	Results	6
	Availability Schedule	6
	New Permissions Granted in 2010-11	8
	Expiries	8
	Completions Schedule	8
	Clearance, Replacement and Unit Losses	9
	Completions – Previously Developed Land	11
	Completions – Housing Densities	12
	Completions – Housing Types	13
	Completions – Affordable Housing	14
	Completions – Specialist Accommodation	15
7.0	Analysis	16
	The Interim Housing Policy and Replacement Pendle Local Plan (2001-2016): Policy 17	16
	Position	
8.0	Conclusions	19

TABLES

Table 4A – Category of development	5
Table 6A – Availability summary	7
Table 6B – Completions summary	9
Table 6C – Clearance and replacement summary	10
Table 6D – Previously developed land (gross completions)	12
Table 6E – Types and sizes (gross completions)	13
Table 6F – Specialist accommodation (gross completions)	16
Table 7A – Annual Completions & Deviation From RSS Requirement	17
Table 7B – Updated Housing Supply Position	18

FIGURES

FIGURE 7A – ANNUAL COMPLETIONS & DEVIATION FROM RSS REQUIREMENT	18
---	----

APPENDICES

APPENDIX 1 – AVAILABILITY SCHEDULE (31 MARCH 2011)	
APPENDIX 2 – COMPLETIONS SCHEDULE (FULLY COMPLETED SITES) (1 APRIL 2010 – 31 MARCH 2011)	
APPENDIX 3 – EXPIRIES (1 APRIL 2010 – 31 MARCH 2011)	
APPENDICES 4, 5 – SITE PLANS – AVAILABLE TO PURCHASE AT £20 ON REQUEST	

1.0 Introduction

- 1.1 This report presents the results of the monitoring of housing land in Pendle for the period 1st April 2010 to 31st March 2011 (the 2010-11 monitoring period). It forms an important part of the evidence base for the Pendle Local Development Framework (LDF). The LDF is a series of planning policy documents that will outline the spatial planning strategy for Pendle and eventually replace the Local Plan. In particular the information contained in this report is used to update the site data in the Strategic Housing Land Availability Assessment (SHLAA) which in turn is used to demonstrate Pendle's five year supply calculation.
- 1.2 The report lists all sites in Pendle that have been granted planning permission for housing, which have either not yet been started or remain incomplete. These sites represent the amount of **available** housing land within the Borough i.e. land that is currently available for development for housing purposes.
- 1.3 The report also lists all new housing developments that were **completed** within the 2010-11 monitoring period. Together with historical completions data from previous surveys these figures are assessed against the housing requirement for Pendle. This requirement is set in the North West of England Plan – Regional Spatial Strategy to 2021 (RSS). Although the Government's intention is to abolish RSS through the Localism Bill, until this is enacted the RSS still forms part of the Development Plan for Pendle. This monitoring report therefore provides analysis of the housing supply against the RSS housing figures.

SITE PLANS for the available sites and completed sites listed in this report are contained in Appendices 4 and 5 respectively. However, due to the large number of sites, these appendices are not attached to the report. Paper copies are available on request for an additional charge of £20.

2.0 Background

- 2.1 The government has recently announced changes to the way local councils monitor the performance of their Development Plans. The government has indicated that it is for each individual authority to decide what to include in their monitoring reports¹. In Pendle the annual monitoring of housing, employment, retail and leisure land has been on going for several years and provides a useful record of development that has occurred in the borough. This information is used to see whether the aims and objectives of the local plan policies are being met.
- 2.2 Monitoring helps to maintain an adequate supply of housing land in the Borough. In this monitoring report the housing requirement figures for Pendle are taken from RSS Policy L4: Regional Housing Provision. It is acknowledged that the RSS and these figures will be abolished with the enactment of the Localism Bill in 2011, however until they are replaced by locally set housing numbers, the RSS figures will continue to be used for monitoring purposes. Monitoring progress against these targets helps to identify any requirement for new housing land and to successfully manage the release of this land.

¹ Letter to Chief Planning Officers from Bob Neill MP regarding the Preparation and Monitoring of Local Plans, 30th March 2011. (see <http://www.communities.gov.uk/publications/planningandbuilding/letterlocalplans>).

- 2.3 This is the eighth edition of Pendle Council's Housing Land Monitoring Report (HLMR) since the start of the RSS plan period (2003). It forms an important part of the evidence base for new planning policy and the LDF.
- 2.4 Policy 17 of the Replacement Pendle Local Plan (2001-2016) makes reference to the annual Housing Land Monitoring Report (HLMR) as the findings are used to determine:
- whether a policy of restraint should be enforced i.e. when the HLMR shows the Borough is in a position of oversupply only the stated exceptions to the policy are allowed; or
 - whether a policy allowing development should prevail i.e. when the HLMR shows the Borough is in a position of undersupply new housing land can be brought forward provided it is in line with the sequential approach. The over/under supply position is considered in more detail in Section 7: Analysis.
- 2.5 The Council's Interim Housing Policy also makes reference to the HLMR using the findings to determine the stock of consents needed to deliver the housing targets. The results of the HLMR act as a trigger to review the Interim Housing Policy as they provide an indication of the effectiveness of the policy.

3.0 Methodology

- 3.1 The HLMR is based on information held in the Housing Land Availability Database. This database allows for the continuous updating of records for housing sites throughout Pendle.
- 3.2 The development of the Housing Land Availability Database has been guided by the monitoring requirements set at the national, regional, county and local level. Core Output Indicators and Local Indicators set in the Annual Monitoring Report have been used to determine the data which needs to be collected. These requirements change over time and new fields are added to the database to record any new information where necessary.
- 3.3 Each site granted planning permission for new housing in the 2010-11 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 implemented and work on the site has finished;
 - **Lapsed / Expired** – no work has been started and the expiration date for the permission has been exceeded.
- 3.5 All new sites approved during this monitoring period, along with those sites from previous surveys which remain 'available', are assessed. In this way the survey maintains an accurate (rolling) record of the current stock of permissions.

- 3.6 All completed sites are also listed in the report. Sites that are part complete remain 'available' but the completed units are counted in the completion totals. This allows an annual assessment of progress against land provision targets to be made.

4.0 Housing Land Availability Schedule (31st March 2011)

- 4.1 The updated Housing Land Availability Schedule at 31st March 2011 forms Appendix 1 to this report. The schedule represents the current position with regard to available housing land in Pendle. In this context housing land refers to land which has a 'live' planning permission for the development of new dwellings; this includes any proposals for holiday-lets, where no conditions restricting occupancy are included as part of the planning permission.
- 4.2 A dwelling is defined as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) are behind a single door, and only intended for the use of the occupier. Non-self contained household spaces at the same address are counted together as a single dwelling. A dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address².
- 4.3 On 6th April 2010 a new Use Class (C4) was introduced for houses in multiple occupation. In addition on 1st October 2010 the Coalition Government introduced an amendment which allows changes between a C3³ and a C4⁴ property to be permitted development (Circular 08/2010). In response to the introduction of the new use class, where the development of such a property would result in a net additional increase in housing numbers then these permissions will be monitored.
- 4.4 Appendix 1 lists all available sites (grouped alphabetically by settlement) along with the key information required for the reporting and analysis of housing data. This includes:
- **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 decision notice.
 - **App. No.** – the planning application reference number assigned by Pendle Borough Council. This can be used with the online planning archive to view details of the application: (<http://bopdoccip.pendle.gov.uk/PlanApp/jsp/searchPlan.jsp>).
 - **Permission** – description of work to be undertaken, as detailed on the decision notice.
 - **Total No. of Units** – the total number of new dwelling units, taken from the decision notice.

² Definition taken from the now withdrawn guidance: RSS and LDF Core Output Indicators – Update 2/2008, CLG, 2008.

³ The Use Classes Order defines C3 as 'dwelling-houses' and includes a) covers use by a single person or a family, b) up to six people living together as a single household and receiving care, and c) allows for groups of people (up to six) living together as a single household (that do not fall into a C4 use) i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

⁴ The Use Classes Order defines C4 as 'houses in multiple-occupation (HMOs)' small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

- **Total Com.** – the total number of 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 2010-11 monitoring period. This is the figure used to calculate the total housing completions figure for 2010-11, when added to the completed sites figure as detailed in Appendix 2.
- **Not Start.** – the total number of dwelling units granted planning permission where construction work has not yet started.
- **Under Const.** – the total number of dwelling units granted planning permission where construction work has begun, but the units remain incomplete.
- **Total Avail.** – the total number of dwelling units on the site classified as ‘available’ i.e. the total number of units not started and/or under construction.
- **Area Avail. (ha)** – the total area, in hectares, left available on the site with planning permission for new housing. If the site is partially complete then a proportion of the total site area, relative to the total number of units completed is used.

- 4.5 Two additional data fields are provided for each site. These are shown in the bottom right hand corner of each site listing. The first identifies the **category of development**. The different categories are presented in Table 4a below. The second shows the **expiry date** of the planning permission. Where a site remains listed on the Availability Schedule (Appendix 1), 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. It should be noted that there may be cases where work on the site has commenced, but no specific work has started on the dwellings themselves. In these cases the Availability Schedule (Appendix 1) may record the dwellings as ‘not started’ and the permission date will be shown as expired, however because a technical start has been made the permission will still be valid and count towards the number of available dwellings.

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.

Category	Description
Changes of use (conversion)	Sites where planning permission has been granted to change the use of a building for residential use (i.e. 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.

- 4.6 The specific type of housing (detached, semi-detached, terraced/townhouse, flat, other) and the number of bedrooms have been monitored for the second time this year (2010-11). This information is used to see if the requirements of the Interim Housing Policy (2009) are being met in terms of providing a better mix of dwelling types and sizes. It will also help to inform future reviews of the Strategic Housing Market Assessment.
- 4.7 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 (Fully Completed Sites) (1st April 2010 – 31st March 2011)

- 5.1 All newly completed sites in the 2010-11 monitoring period are listed in Appendix 2. These, together with the completions listed in Appendix 1, provide the information required for the reporting and analysis of housing data. 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 4.4. These are:
- **Density (dph)** – the density of the housing development measured in the number of dwellings per hectare (dph).
 - **Dwelling type** – the type of housing developed on the site, either House/Bungalow, Flat/Maisonette or a Combination of the two. Additional details on the dwelling type and number of bedrooms are now recorded, however, these are considered separately and are not shown in this appendix.
 - **Classification** – the type of land that has been developed on; Greenfield, Brownfield (PDA) or Barn conversions (PDB). In June 2010 Planning Policy Statement 3: Housing was reissued to include a revised definition of Previously Developed Land. Private residential gardens were specifically excluded from the definition. As a result of this change an additional category has been added to the classification list: Garden Land (PDG).
- 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 carried out 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 **878 net units with planning permission**. This can be broken down into 769 units that have not been started, and 109 units that are currently under construction. A total area of **23.52 hectares** is classed as 'available' for housing.
- 6.2 Table 6A summarises the breakdown of available housing land figures by settlement, provided in Appendix 1. Site plans for all available sites are contained in Appendix 4 (available separately).

Table 6A – Availability summary

Settlement	Number of units			Area available (hectares)
	Not started	Under construction	Total available	
Barley	7	0	7	0.24
Barnoldswick	34	19	53	1.25
Barrowford	15	10	25	0.86
Blacko	1	1	2	0.06
Bracewell	0	0	0	0
Brierfield	155	26	181	3.89
Colne	172	11	183	6.06
Earby	15	0	15	0.38
Fence	25	1	26	0.75
Foulridge	7	3	10	0.21
Higham	19	7	26	0.52
Kelbrook	1	0	1	0.29
Laneshawbridge	0	0	0	0
Nelson	209	28	237	4.48
Newchurch	0	2	2	0.18
Reedley	81	1	82	3.28
Roughlee	0	0	0	0
Salterforth	6	0	6	0.29
Sough	1	0	1	0.05
Trawden	21	0	21	0.73
TOTALS	769	109	878	23.52

New Permissions Granted in 2010-11

- 6.3 During the 2010-11 monitoring period a total of **291 net new dwellings** were approved, comprising 291 new dwellings and no losses.
- 6.4 The loss of dwellings can be due to:
- 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 (e.g. 2 flats into 1 house).
- 6.5 There have been no losses this year arising from any of the reasons given above. All the applications approved have resulted in additional dwellings being added to the availability list.
- 6.6 The figure of 291 net new dwellings is significantly higher than the figure of 70 net new dwellings recorded in the 2009-10 monitoring report. A large proportion of this figure (134 dwellings) is made up of one permission in Nelson: the redevelopment of Reedyford Mill (Site Ref. NN086). This increase in permissions is an encouraging sign that the economic situation is slowly improving and housing developers are looking at bringing forward new sites.

Expiries

- 6.7 As part of the annual monitoring process it is important to identify those planning permissions where the expiry date has now passed and the permission has not been started. These permissions can no longer be taken-up and must be removed from the Housing Land Availability Schedule. During the 2010-11 monitoring period a total of 99 units have been removed from the schedule because the relevant planning permissions have expired. These expiries are listed in Appendix 3.
- 6.8 This number of expiries is lower than the previous year in which a large number of permissions expired.

Completions Schedule

- 6.9 The Housing Land Availability Schedule (Appendix 1) shows that a total of **38 net completions** have been recorded on sites where the planning permission is still active i.e. on sites that are still deemed to be available. The Completions Schedule (Appendix 2) shows that there have been a total of **24 net completions** on sites where the planning permission has been fully implemented. As a result a total of **62 net dwellings** have been recorded for this monitoring period. Table 6B shows that this figure is made up of **62 gross new dwellings completed** (Column 2 + Column 4) combined with **no dwelling losses** (Column 3 + Column 5) as a result of clearance, conversion or change of use. Further information about losses is provided below.
- 6.10 Table 6B provides a breakdown of housing completions and losses by settlement, summarising the figures included in Appendices 1 and 2. (Some of the losses are not recorded in Appendices 1 and 2, as they are taken from the Employment and Retail Land Monitoring Reports). Site plans for all the completed sites are provided in Appendix 5.

Table 6B – Completions summary

Settlement	Completion and loss of dwellings in 2010-11						
	Appendix 1		Appendix 2		Totals		
	New	Losses	New	Losses	Gross New	Gross Losses	Net gain / loss
Barley	0	0	0	0	0	0	0
Barnoldswick	0	0	2	0	2	0	2
Barrowford	0	0	0	0	0	0	0
Blacko	1	0	1	0	2	0	2
Bracewell	0	0	0	0	0	0	0
Brierfield	0	0	0	0	0	0	0
Colne	36	0	2	0	38	0	38
Earby	0	0	3	0	3	0	3
Fence	0	0	10	0	10	0	10
Foulridge	0	0	0	0	0	0	0
Higham	0	0	0	0	0	0	0
Kelbrook	0	0	1	0	1	0	1
Laneshawbridge	0	0	1	0	1	0	1
Nelson	0	0	3	0	3	0	3
Newchurch	0	0	0	0	0	0	0
Reedley	0	0	0	0	0	0	0
Roughlee	0	0	0	0	0	0	0
Salterforth	1	0	0	0	1	0	1
Sough	0	0	0	0	0	0	0
Trawden	0	0	1	0	1	0	1
TOTALS	38	0	24	0	62	0	62

Clearance, Replacement and Unit Losses

- 6.11 In order to calculate the net provision of new dwellings in the borough, consideration must be given to clearance and replacement schemes and other permissions which involve the loss of a residential unit. This requirement is included in Policy L4 of the North West Regional Strategy (RSS) and indicates that the housing provision figures published by a local planning authority should be net of any clearance or replacement. It 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".
- 6.12 Schemes that have been granted planning permission and include proposals for the loss of dwellings, either through clearance/demolition or conversion to alternative uses, have been included on the availability and completions schedules in this monitoring report. This is to ensure that the recorded number of available and completed dwellings takes account of unit losses.

Losses due to clearance

- 6.13 As part of the Council's Housing Regeneration (formerly the Housing Market Renewal (HMR)) programme there are a number of sites in Pendle where there are proposals for clearance and replacement. Some schemes are being progressed through

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

- 6.14 Prior to the 2008-09 monitoring report Housing Regeneration clearance and replacement schemes were considered separately, however, this did not accurately portray how many dwellings were available in the Borough. Since 2008-09 those schemes that have planning permission and include clearance and replacement have been included on the schedules in order to reflect the net position in terms of housing supply.
- 6.15 Table 6C provides a summary of the situation with regards to clearance and replacement schemes. Some of these schemes have planning permission and some do not. Proposed replacement dwellings are only included on the availability schedule if they have been granted planning permission. Proposals for demolition are only included on the availability schedule if they have been granted planning permission or are part of a planning permission for replacement dwellings. Where demolition has taken place but no planning permission has been granted for replacement dwellings these demolitions are recorded on the completion schedule as a negative figure⁵.

Table 6C – Clearance and replacement summary

Location	Application Ref.	Number of dwellings				
		Clearance			Replacement ⁶	Net (new)
		Total	To date	Balance		
Sites without planning permission:						
CE004C 3-35 and 56-84 Walton Street COLNE	N/A	32	0	32	15	-17
NN005C Bradley Clearance Area, Cliff Street NELSON	N/A	8	0	8	0	-8
Sub-totals		40	0	40	15	-25
Sites without planning permission but clearance has taken place:						
CE003C Bright Street COLNE	N/A	34	34	0	18	-16
NN003C Bradley Clearance Area, Giles Street NELSON	N/A	108	44	64	35	-73
NN004C Bradley Clearance Area, Cooper Street NELSON	N/A	15	15	0	8	-7
Sub-totals		157	93	64	61	-96
Sites with planning permission:						
BR039 Land off Clitheroe Road BRIERFIELD	Reserved Matters: 13/07/0910P	101	94	7	85	- 16

⁵ Please note that following a Court of Appeal ruling relating to the need for an Environmental Impact Assessment of proposed demolition, any scheme which proposes demolition in the future is likely to require planning permission before work can commence.

Location	Application Ref.	Number of dwellings				
		Clearance			Replacement ⁶	Net (new)
		Total	To date	Balance		
BR038 Land at King Street BRIERFIELD	Reserved Matters: 13/07/0911P	35	35	0	16	- 19
Sub-totals		136	129	7	101	-35
TOTALS		333	222	111	177	-156

⁶ Sites with planning permission or proposals.

- 6.16 Table 6C indicates that planning permission has been granted to create 101 replacement dwellings on two of these cleared sites (Site Ref. BR038 and BR039). There are also proposals for a further 76 replacement dwellings, but these have yet to gain planning permission and are not included on the availability schedule at this time.
- 6.17 To date a total of **222 dwellings** have been cleared at sites in Brierfield, Nelson and Colne as part of the Housing Regeneration programme. These have been recorded on the completion and availability schedules. A further 111 dwellings are scheduled for demolition as part of the programme, however, these will need planning permission before they can be counted in the schedules.
- 6.18 In the 2010-11 monitoring period no additional planning permissions have been granted for the clearance and/or replacement of dwellings as part of the Housing Regeneration programme. Furthermore, no additional demolition has taken place therefore the situation remains the same as last year.

Losses due to conversion or change of use

- 6.19 It is also important to look at losses of dwellings due to the change of use (conversion) to another use. The annual monitoring of new housing, employment, retail and leisure land completions reveals that **no dwellings** have been lost through development due to a change of use taking place.

Completions – Previously Developed Land

- 6.20 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);
- 6.21 The Government reissued PPS3 in June 2010 with an amended definition of Previously Developed Land (PDL). The definition now excludes private gardens from the definition of PDL. This change in definition has resulted in a new category of land being added to the Housing Land Monitoring Database (PDG – Garden Land) to allow the separate recording of this type of land. However, there have been no completed developments on this type of land during this monitoring period (as indicated in Table 6D below).
- 6.22 The Government sets the national target for housing development on Previously Developed Land (Brownfield) land at 60% in PPS3. However in the Budget

announcement on 23rd March 2011 the Government stated its intention to remove nationally set previously developed land targets as part of their ongoing planning reforms.

- 6.23 PDL includes the re-use / conversion of buildings, however, the PPS3 definition specifically excludes land that is or has been occupied by agricultural buildings (e.g. barn conversions) and these types of development are classified separately in terms of PDL and Greenfield classifications. The RSS sets Pendle a target of 65%, which is applied as an average figure for all new completions during the relevant period (in this case the RSS period 2003-2021). The findings in this monitoring period will be analysed against these targets. However, with the forthcoming abolition of the RSS through the Localism Bill, new locally set PDL targets will need to be formulated and applied in future monitoring reports.
- 6.24 Table 6D shows the percentage split between Greenfield and Brownfield land. Of the 62 gross new dwellings completed in this monitoring period, 58 are classified as being on brownfield land. This demonstrates a 93.55% build rate on PDL. This can be compared to previous figures of 89.7 % (2009-10), 82.4% (2008-09), 81.1% (2007-08), and 70.8% (2006-07).
- 6.25 The rate of development on PDL in Pendle during this monitoring period (2010-11) is the highest recorded so far during the RSS plan period (2003-2021). It is much higher than the national or regional targets and indicates good performance.

Table 6D – Previously developed land (gross completions)

	Greenfield	Brownfield (PDA)	Barn Conversion (PDB)	Garden Land (PDG)	Total
No. of units	0	58	4	0	62
% of total	0	93.55	6.45	0	100

- 6.26 Analysis of past trends indicates that since the start of the RSS plan period (2003) 78.7% of all new housing development in Pendle has been on PDL. This is well above the 65% target set for Pendle in the RSS.

Completions – Housing Densities

- 6.27 National planning policy guidance (PPS3) encourages new housing developments to make efficient use of land. However, in the reissued PPS3 (June 2010) the national indicative minimum density requirement of 30 dwellings per hectare (dph) has been removed. Local authorities are encouraged to set a range of different development densities for housing across their area. Policy 20 in the Replacement Pendle Local Plan (2001-2016) sets out the circumstances where different densities may be appropriate.
- 6.28 The Local Plan will be replaced by the Pendle Local Development Framework and this will set out new density requirements in the appropriate Development Plan Document (DPD). Until such time, Policy 20 and guidance in PPS3 will continue to inform decisions on the density of new housing developments. This may mean that lower density developments will come forward in the future.
- 6.29 The average density for all fully completed sites in this monitoring period is **91.5 dwellings per hectare (dph)**. This compares to figures of 56.3dph (2009-10), 68.8dph (2008-09), 60.3dph (2007-08) and 44.6dph (2006-07).

- 6.30 This average density figure is much higher than that recorded for the previous years. This may be explained by the types of development coming forward. The majority of developments have been conversions (including to apartments), which are typically high density. The low number of completions (in terms of fully completed sites) means that the average density is easily skewed by developments with a high density. This may explain why the overall density is high compared to figures from previous years.
- 6.31 The average density of new build housing only (i.e. excluding all forms of conversion) is **36.8 dwellings per hectare**. This density is just above the minimum density of 30 dph as set in Policy 20 of the Replacement Pendle Local Plan (2001-2016). It represents a move towards a better mix and choice of housing in the borough.

Completions – Housing Types

- 6.32 The provision of a mix of different housing types and sizes is important to help establish socially inclusive communities and to keep the local housing market buoyant. New dwellings are categorised into two groups: i) house/bungalow or ii) flat/masionette.
- 6.33 Of the 62 gross new completions, **42% were flats or maisonettes** (26 dwellings). This compares to figures of 17% (2009-10), 26% (2008-09), 36% (2007-08) and 10% (2006-07). This indicates that the rate of flat building has increased significantly during 2010-11, when compared to the previous two years. This is mainly due to the development at the Nelson and Colne College building in Colne which has been converted into 24 apartments (Derwent House development). In terms of **houses or bungalows** 58% of the gross completions were classified under this type (36 dwellings).
- 6.34 For the second time more detailed information has been recorded about the type and size of each dwelling on the completion schedule. The number of detached, semi-detached, terraced houses and flats has been recorded along with the number of bedrooms in each dwelling. This information helps to show whether an appropriate mix of type and sizes of accommodation is being provided.
- 6.35 Table 6E shows the number of different types and sizes of dwelling completed in the 2010-11 monitoring period.

Table 6E – Type and sizes (gross completions)

House Type	Number of bedrooms				Totals
	1	2	3	4+	
Detached	0	0	0	7	7
Semi-detached	0	0	2	0	2
Terraced / Townhouse	0	1	16	2	19
Flat	0	18	8	0	26
Other (including Bungalows)	0	5	2	1	8
Totals	0	24	28	10	62

- 6.36 The findings show that nearly one-third of all the dwellings developed in 2010-11 were terraced or townhouse properties. In terms of the size of dwellings provided nearly half were three bedroom properties and just over one-third were two bedroom properties.

- 6.37 When compared with the needs of the area, as highlighted in the Burnley and Pendle Strategic Housing Market Assessment (SHMA), there are some positive signs in terms of size with more three bedroomed properties being built. However, the high number of terraced properties provided does not help to diversify the mix of house types in the borough.
- 6.38 The Interim Housing Policy aims to encourage a better mix of types and sizes of new dwellings. Future monitoring will show whether this policy is being implemented effectively to help to diversify the housing stock.

Completions – Affordable Housing

- 6.39 The provision of affordable housing is a growing issue across the country. PPS3 requires local authorities to set an overall target for the amount of affordable housing to be provided in their area. This target should be derived from information contained in an up-to-date Strategic Housing Market Assessment (SHMA).
- 6.40 The Burnley and Pendle SHMA was adopted by Pendle Council on 22nd May 2008 and highlights the local need for affordable housing. The SHMA concludes that (subject to viability considerations) an affordable housing target in the order of 45% on developments of 15 or more dwellings would be justified.
- 6.41 This target is based on a balanced housing market assessment, which indicates that Pendle should provide 275 dwellings per annum, of which 148 should be affordable. The 275 target is nearly one-third higher than the annual requirement for Pendle as set out in the RSS (190 dwellings). However, the SHMA considers that this higher target is required if a sufficient amount of affordable housing is to be delivered.
- 6.42 Additional viability work was carried out in 2009 to assess the financial viability of setting an affordable housing target for Pendle. The Affordable Housing Site Viability Study (AHSVS) (prepared by Fordham Research on behalf of Burnley and Pendle Councils) indicated that in the current, poor economic conditions an affordable housing target of 45% would not be financially viable. The study showed that the majority of sites located in the urban areas were not viable. It also indicated that sites in rural areas could support an affordable housing target of between 10-20%. The study provided a 'broad-brush' approach to assessing the viability of sites. It is acknowledged that the circumstances of each site will differ and there may be scope to include affordable housing depending on the finances of the scheme.
- 6.43 The study was updated in 2010 to evaluate whether there had been any improvement in the viability of sites. This updated study also provided a model that can be used to set variable affordable housing targets. This model is linked to changes in house prices and building costs. The housing policies in the Core Strategy will incorporate this model to ensure the delivery of affordable housing in the future. The latest study showed that rural sites could still support an affordable housing target of between 10 and 20%. It also indicated that some urban sites are becoming increasingly marginal and could now possibly support an element of affordable housing.
- 6.44 The provision of affordable housing remains a key issue to be addressed. The LDF will need to include policies which set targets for the provision of affordable housing and take account of the economic viability of sites. As these targets are introduced it will become increasingly important to monitor the number of affordable housing schemes being developed in the borough.

- 6.45 As part of Pendle's annual housing land monitoring process, affordable housing schemes have been monitored since the start of the RSS plan period (i.e. since 2003). In the seven year period between 2003-04 and 2009-10 only one new build affordable dwelling was completed. Affordable housing has also been created through the acquisition of properties by RSLs (Registered Social Landlords). In some instances these have been new build properties. However, the monitoring of these new affordable dwellings is outside the remit of the housing land monitoring process. The Council's housing regeneration section has the responsibility for monitoring affordable housing acquisitions.
- 6.46 In the 2010-11 monitoring period one scheme comprising of 10 affordable homes was completed at Wheatley Court, Fence (Application Reference 13/09/0032P). This site was developed by Great Places Housing Group and provides 10 three bedroom houses for families in this rural area of Pendle.
- 6.47 In the 2010-11 monitoring period five schemes comprising of a total of 28 affordable units were granted permission. These were a mix of some solely affordable housing schemes and some market housing schemes which included a number of affordable units. Although this is still a relatively low number of dwellings it represents a considerable improvement on previous years.
- 6.48 In total, taking account of permissions granted in previous monitoring periods as well as the current monitoring period, there are now 33 affordable houses with planning permission, available to be developed.
- 6.49 The Interim Housing Policy requires that a proportion of affordable housing is incorporated into new housing schemes of 15 dwellings or more. The increase in the number of affordable units granted permission is a direct result of the implementation of this policy. Future monitoring will help to provide more longer term trends with regards to the success of the policy in delivering new affordable housing.

Completions – Specialist Accommodation

- 6.50 The provision of specialist accommodation is also an important issue in the Borough. To help ensure that the right needs are being met in the right locations it is important to monitor the different types of specialist accommodation which are being built.
- 6.51 The types of specialist housing that are monitored include: accommodation for agricultural or forestry workers, specific adapted housing for people with a disability, accommodation for the elderly, young people or the homeless, and live/work units.
- 6.52 This is the second year that the type of specialist accommodation has been recorded as part of the housing land monitoring process. This information will be used to show whether the needs highlighted in the Strategic Housing Market Assessment (SHMA) are being met. It will also be used in the preparation of policies in the Local Development Framework.
- 6.53 Table 6F shows that there were no dwellings completed in the 2010-11 monitoring period for a specific specialist need. This demonstrates a reduction in the number of specialist dwellings completed compared to the previous year. In 2009-10 there were two agricultural workers dwellings completed.

Table 6F – Specialist accommodation (gross completions)

Type of need / dwelling:	Number of dwellings completed in 2009-10	Number of dwellings completed in 2010-11
Agricultural workers	2	0
Forestry workers	0	0
Adapted housing for people with a disability	0	0
Specialist accommodation for the elderly	0	0
Accommodation for young people	0	0
Accommodation for homeless families and individuals	0	0
Live / work units	0	0
Total	2	0

- 6.54 In terms of potential future development, there are still sites with planning permission for specialist accommodation which have either not been started or are under construction. For example: the Bradley Hub scheme (13/09/0229P) comprises of 15 flats for young people. This development is under construction and should be completed within the next few months. The planning permission at Lob Lane Mill (13/10/0294P) incorporates nine dwellings with a B1 use in the basement (classed as live/work units). Future monitoring will show whether these schemes have been implemented and whether other specialist housing is granted planning permission.

7.0 Analysis

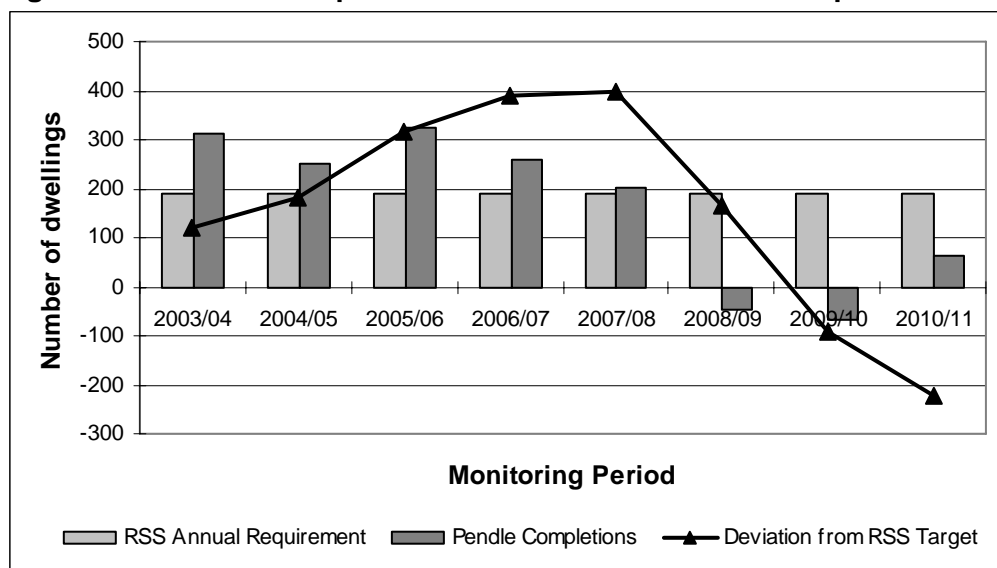
The Interim Housing Policy and Replacement Pendle Local Plan (2001-2016): Policy 17 position

- 7.1 A key part of the monitoring process is to assess the level of new housing completions and the number of outstanding permissions available, against the annual and total housing requirement figures. The housing requirement figures for Pendle are set out in the North West of England Plan - Regional Spatial Strategy to 2021 (RSS). The recent uncertainty regarding the status of the RSS has led to some confusion in relation to the monitoring of housing land. Although the Government's intention is to abolish Regional Spatial Strategies through the Localism Bill, until this is enacted the RSS still forms part of the Development Plan for Pendle. The analysis of housing land in this monitoring report will therefore be against the RSS housing figures.
- 7.2 Policy 17 of the Replacement Pendle Local Plan (2001-2016) requires a stock of four years worth of planning permissions to be available to bring forward sufficient housing to meet the annual provision rate (set in the RSS at 190 dwellings). This four-year figure is based on an assessment of past completion rates. In December 2009 the Council adopted an Interim Housing Policy, which revised some of the requirements of Policy 17. One of the revisions was to increase the number of years worth of consents needed to satisfy the annual housing requirement. The Interim Housing Policy increased the figure from four to six years to take account of two key factors:

- the analysis of past completion rates (the Council's Completion Projection Model) indicated that a larger stock of consents was needed in order to satisfy the completion rate; and
 - the severe impact of the economic downturn on the number of new dwellings being completed.
- 7.3 An annual assessment is made after each monitoring period to determine whether the existing stock of planning permissions is sufficient to meet the six year requirement. This is done by reviewing the total stock of existing planning permissions against the adjusted annual housing requirement, taking into account any over or under supply.
- 7.4 The RSS states that 3,420 dwellings should be provided in Pendle for the 18 years of the plan between 2003 and 2021. This equates to an average of 190 dwellings per annum.
- 7.5 Between 2003-04 and 2009-10 the total completions in Pendle equalled 1,237 dwellings. This represents an undersupply of 93 dwellings against the total requirement at this point in time ($190 \times 7 = 1,330$ dwellings).
- 7.6 Although there has been a **net gain of 62 dwellings** during the 2010-11 monitoring period there is now an under supply of 221 dwellings against the total requirement (total provision = 1,299, total requirement = 1,520 (190×8)).
- 7.7 Table 7A demonstrates past completion rates and the cumulative deviation from the RSS requirement since the start of the RSS monitoring period. It shows that because of the large number of unit losses in the previous monitoring period (2009-10) and the smaller number of gross completions in this monitoring period (2010-11), compared to other monitoring periods, the undersupply situation which was first reported last year has further increased. The deviation from the RSS target in Pendle is negative for the second time during the RSS period. Pendle is just over one year behind where it should be in terms of housing delivery.

Table 7A – Annual completions and deviation from RSS requirement

Year	RSS annual requirement	Pendle (net) completions	Annual deviation	Cumulative deviation
2003-04	190	311	+ 121	121
2004-05	190	252	+ 62	183
2005-06	190	325	+ 135	318
2006-07	190	260	+ 70	388
2007-08	190	202	+ 12	400
2008-09	190	- 46	-236	164
2009-10	190	-67	-257	-93
2010-11	190	62	-128	-221
Totals	1,520	1,299	-221	-221

Figure 7A – Annual completions and deviation from RSS requirement

- 7.8 Although Pendle is in an undersupply position in terms of completions, Table 6A and Appendix 1, show that there are a further 878 units with planning permission that may come forward to completion – “the current stock of permissions”. The adjusted annual requirement for Pendle up to 2021 is now **212 units per annum**, based on a residual requirement of 2,121 dwellings over the next 10 years (i.e. to 2021).
- 7.9 A stock of four-years worth of planning permissions (as required by Policy 17) is equal to 848 dwellings (212×4 i.e. the adjusted annual requirement times by four). A stock of 6 years worth of planning permissions (required by the Interim Housing Policy) is equal to 1,272 dwellings (212×6 i.e. the adjusted annual requirement times by six). The stock of units with planning permission (878) is insufficient to meet the Interim Housing Policy’s requirement of six times the adjusted annual figure ($6 \times 212 = 1,272$). Pendle is therefore still in a position of undersupply in terms of the number of available permissions needed to deliver one years worth of completions.
- 7.10 The availability data has been analysed using the Council’s Completion Projection Model to provide an indication of the number of dwellings that are likely to be completed from the current stock of planning permissions. However, in recent years the low number of actual completions has affected the accuracy of the model in terms of providing a realistic assessment of delivery. On this basis additional factors, such as the current economic conditions and information from developers, have been used to determine the stock of consents required to deliver one years worth of completions. In this case it is considered that the 6 year requirement is still appropriate.
- 7.11 Based on the information above, Table 7B summarises the new position with regards to the housing land supply.

Table 7B – Updated housing supply position

Adjusted annual requirement	212
Six year supply (6×212)	1,272
Stock of available planning permissions	878
Residual requirement	394

- 7.12 Table 7B indicates that the current stock of available planning consents (878) is lower than the six year supply (1,272). This means that proposals for new dwellings will continue to be considered in line with the Interim Housing Policy and points 17.1 and

17.2 of Policy 17 of the Replacement Pendle Local Plan. In order to ensure that there is a sufficient stock of consents to meet the annual housing requirement a further 394 dwellings could be granted planning permission. The monitoring of housing land will continue to provide a check on the progress of those sites with planning permission for residential development. If the monitoring data indicates that a significant oversupply of dwellings is building up then restrictions to the granting of new planning permissions will again be considered.

8.0 Conclusions

- 8.1 There have been a number of changes to national and regional planning policy which have had to be taken into account during this monitoring period. The main change has been the uncertainty regarding the status of the Regional Spatial Strategy.
- 8.2 During the 2010-11 monitoring period 62 new dwellings (gross) have been built. Over the same period, there have been no dwellings losses due to demolition, conversion or change of use. This means that the net completion figure is also 62 dwellings.
- 8.3 Net completions to date since the start of the RSS period, total 1,299 dwellings. This is 221 fewer dwellings than required by the RSS (i.e. 1,520 dwellings) at this point in time. The adjusted annual requirement over the remaining period of the RSS (2011 - 2021) is, therefore, 212 dwellings per annum.
- 8.4 There are 878 dwellings with planning permission that are classified as being available. This is less than the 1,272 dwellings required to meet the six year stock of permissions (i.e. 6×212) in line with the Interim Housing Policy. However, it is just over the required four year stock of permissions (i.e. 4×212) that is outlined in Policy 17 of the Replacement Pendle Local Plan (2001-2016). Pendle is therefore still considered to be in a position of undersupply; both in terms of the number of completions and the amount of land available to deliver the housing requirement.
- 8.5 This analysis is likely to change as the planning system moves through another period of flux. The information in this report will be used to help update and review a number of other planning policy documents such as the Strategic Housing Land Availability Schedule (SHLAA), the Interim Housing Policy and the Five Year land supply.

APPENDIX 1

AVAILABILITY SCHEDULE (31st March 2011)

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

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

Barley

BY007	Filter House Barley Green	13/09/0483	Full: Conversion of former water board filter house to 7 dwellings, with parking and landscaping and demolition of the rear extension.	7	0	0	7	0	7	0.239
							Change of Use / Conversion Expires: 13/01/2013			

Totals for Barley

7 0 0 7 0 7 0.24

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
Barnoldswick										
BK010	Coates Wharfe Skipton Road	13/07/0292	Full: Erect three 2 storey townhouses and four 2 storey apartments (all with bedroom in roof space) and group of four garages.	7	0	0	0	7	7	0.219
							Windfall - Full Permission Expires: 18/06/2010			
BK041	13 Wellhouse Road Wellhouse Road	13/09/0226	Full: Change of use of dwelling house to three apartments (Re-Submission).	3	0	0	0	3	3	0.011
							Change of Use / Conversion Expires: 30/06/2012			
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			
BK055	Westfield Mill Carr Road	13/04/0590	Erect 53 dwellings on site of mill.	53	36	0	12	5	17	0.398
							Windfall - Full Permission Expires: 21/10/2009			
BK069	B Preston Joinery Works Bank Street	13/08/0467	Demolition of existing joiners workshop and erection of 3 no dwellings with off street parking	3	0	0	3	0	3	0.034
							Windfall - Full Permission Expires: 09/10/2011			
BK073	1 Brook Street	13/08/0706	Change of use from office to self-contained flat and alterations to the front elevation	1	0	0	0	1	1	0.004
							Change of Use / Conversion Expires: 30/01/2012			
BK074	5 Back Cooperative Street	13/09/0564	Full: Change of use of first floor storage area to a flat, enlargement of a window and installation of a juliet balcony.	1	0	0	1	0	1	0.009
							Change of Use / Conversion Expires: 15/02/2013			
BK076	Land at corner of Sussex Street / Back Essex Street	13/09/0477	Full: Erection of a detached three bedroom dwelling house and detached garage.	1	0	0	1	0	1	0.019
							Windfall - Full Permission Expires: 04/01/2013			
BK077	Land at corner of West Close Road & Gisburn Street	13/09/0566	Full: Erect 4 dwellings.	4	0	0	4	0	4	0.046
							Windfall - Full Permission Expires: 15/02/2013			

Barnoldswick

BK010	Coates Wharfe Skipton Road	13/07/0292	Full: Erect three 2 storey townhouses and four 2 storey apartments (all with bedroom in roof space) and group of four garages.	7	0	0	0	7	7	0.219	Windfall - Full Permission Expires: 18/06/2010
BK041	13 Wellhouse Road Wellhouse Road	13/09/0226	Full: Change of use of dwelling house to three apartments (Re-Submission).	3	0	0	0	3	3	0.011	Change of Use / Conversion Expires: 30/06/2012
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
BK055	Westfield Mill Carr Road	13/04/0590	Erect 53 dwellings on site of mill.	53	36	0	12	5	17	0.398	Windfall - Full Permission Expires: 21/10/2009
BK069	B Preston Joinery Works Bank Street	13/08/0467	Demolition of existing joiners workshop and erection of 3 no dwellings with off street parking	3	0	0	3	0	3	0.034	Windfall - Full Permission Expires: 09/10/2011
BK073	1 Brook Street	13/08/0706	Change of use from office to self-contained flat and alterations to the front elevation	1	0	0	0	1	1	0.004	Change of Use / Conversion Expires: 30/01/2012
BK074	5 Back Cooperative Street	13/09/0564	Full: Change of use of first floor storage area to a flat, enlargement of a window and installation of a juliet balcony.	1	0	0	1	0	1	0.009	Change of Use / Conversion Expires: 15/02/2013
BK076	Land at corner of Sussex Street / Back Essex Street	13/09/0477	Full: Erection of a detached three bedroom dwelling house and detached garage.	1	0	0	1	0	1	0.019	Windfall - Full Permission Expires: 04/01/2013
BK077	Land at corner of West Close Road & Gisburn Street	13/09/0566	Full: Erect 4 dwellings.	4	0	0	4	0	4	0.046	Windfall - Full Permission Expires: 15/02/2013

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)
BK078	Land to rear of 2-4 Brogden View Brogden Lane	13/10/0575	Reserved Matters: Erection of two semi-detached dwellinghouses with eaves height of 5.1m and ridge height of 7.8m and attached garages (Access, appearance, landscaping, layout and scale).	2	0	0	0	2	2	0.043
							Windfall - Reserved Matters Expires: 12/01/2014			
BK079	Fosters Arms Hotel Gisburn Road	13/10/0457	Full: Convert public house and annexe to two dwellings and erection of three dwellings (Re-Submission).	5	0	0	5	0	5	0.229
							Windfall - Full Permission Expires: 04/11/2013			
BK080	17 Church Street Church Street	13/10/0531	Full: Change of use of second floor of hot food takeaway to a single flat, installation of a extraction flue and alterations to first floor windows.	1	0	0	1	0	1	0.007
							Change of Use / Conversion Expires: 06/12/2013			
BK081	21 Calf Hall Road Calf Hall Road	13/10/0573	Full: Change of use from single dwelling to 2 No apartments with alterations to windows.	1	0	0	0	1	1	0.010
							existing dwelling (Sub Division) Expires: 07/01/2014			
BK082	New House Brogden Lane	13/10/0593	Full: Conversion of barn to form a single dwelling house and external alterations including the insertion of 2 windows in the South elevation and 4 rooflights in the North roof slope and 3 rooflights in the South roof slope.	1	0	0	1	0	1	0.113
							Barn Conversion Expires: 17/01/2014			

<i>Totals for Barnoldswick</i>	89	36	0	34	19	53	1.25
--------------------------------	----	----	---	----	----	----	------

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
Barrowford										
BD032	Vale Weavers Ltd Caldervale	13/07/0816	Reserved Matters: Major: Erect twelve town houses and one duplex apartment.	13	0	0	4	9	13	0.185
								Windfall - Full Permission Expires: 07/11/2010		
BD034	Park Hill Farm Gisburn Road	13/04/0818	Conversion of redundant barn to 2 dwellings.	2	0	0	2	0	2	0.041
								Barn Conversion Expires: 10/01/2010		
BD046	Plot 8, 317 Gisburn Road Gisburn Road	13/09/0397	Full: Erection of a detached dwelling house.	1	0	0	1	0	1	0.114
								Windfall - Full Permission Expires: 10/11/2012		
BD047	Land adjacent to 32 Garnett Street Garnett Street	13/10/0424	Full: Erect 4 No. dwellings with ridge height of 8m and eaves height of 5.7m.	4	0	0	4	0	4	0.024
								Windfall - Full Permission Expires: 23/09/2013		
BD048	Rear of 38 Church Street Church Street	13/10/0488	Full: Demolition of existing workshop and erection of a dwelling (Re-Submission).	1	0	0	1	0	1	0.006
								Windfall - Full Permission Expires: 11/11/2013		
BD049	150 Wheatley Lane Road Wheatley Lane Road	13/10/0469	Full: Change of use from 'short stay' school (D2) to single dwelling (C3)	1	0	0	0	1	1	0.194
								Change of Use / Conversion Expires: 08/11/2013		
BD050	Plots 7, 9, 10 317 Gisburn Road Gisburn Road	13/10/0021	Full: Erect three detached dwellinghouses with garages	3	0	0	3	0	3	0.300
								Windfall - Full Permission Expires: 11/10/2013		

Totals for Barrowford

25 0 0 15 10 25 0.86

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)
-----------	-----------------------	----------	------------	--------------------	------------	----------------	------------	--------------	--------------	--------------------

BO010	Brownley Park Farm	13/09/0509	Full: Extension of dwellinghouse into attached shippon, conversion of barn to separate dwelling and external alterations including the installation of eighteen roof lights, fifteen windows, two door openings and the erection of a dual	1	0	0	1	0	1	0.037
	Gisburn Road								Barn Conversion Expires: 13/01/2013	
BO017	Great Stone Edge Farm	13/07/0194	Full: Alterations to detached barn and shippons to convert to No 2 detached dwellings.	2	1	1	0	1	1	0.024
	Gisburn Road								Barn Conversion Expires: 10/05/2010	
<i>Totals for Blacko</i>				3	1	1	1	1	2	0.06

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
Brierfield										
BR020	Marsden Cottage Higher Reedley Road	13/10/0074	Full: Erect 5 No. dwellings. (NOTE: 2 from previous application, 3 additions and 1 demolition - net additional dwellings on this site is 4).	10	4	0	5	0	5	0.24
								Windfall - Full Permission Expires: 31/03/2013		
BR028	Land Adjacent to 170 Colne Road Colne Road	13/03/0870	Erect 6 dwellings	6	0	0	3	3	6	0.109
								Windfall - Full Permission Expires: 18/03/2009		
BR029	Lob Lane Mill Clitheroe Road	13/10/0294	Conversion of warehouse and engine house (including external alterations) to 12 houses (9 to have a B1 use at lower ground floor); demolition of weaving shed, boiler house, Clitheroe Road warehouse and chimney; erection of 31	55	0	0	34	21	55	0.993
								Windfall - Full Permission Expires: 07/09/2013		
BR037	Four Oaks The Crescent	13/10/0317	Full: Demolition of existing dwelling and erection of 9 No dwellinghouses (maximum height of 10.7m) and two detached garages.	9	0	0	9	0	9	0.393
								Windfall - Full Permission Expires: 10/09/2013		
BR038	Land between Holden Road and King Street King Street	13/07/0911	Reserved Matters: Major: Erect 10 detached houses at 2/3 storey split level and apartment block 6 units at 3 storeys at Holden Road.	16	-35	0	16	0	16	0.435
								Windfall - Full Permission Expires: 11/02/2010		
BR039	Land between Veevers Street & Canal Side Clitheroe Road	13/07/0910	Reserved Matters: Major: Erect 10 linked detached houses, 45 townhouses, apartment block 30 units at 3/4 storeys off Clitheroe Road	-16	-94	0	78	0	78	1.287
								Windfall - Full Permission Expires: 11/02/2010		
BR044	101 Snowball Inn Halifax Road	13/09/0450	Full: Change of use from a public house (A4) to a dwelling house (C3)	1	0	0	1	0	1	0.035
								Change of Use / Conversion Expires: 10/12/2012		
BR045	West View Acres Kibble Grove	13/09/0176	Full: Erect 4 bedroom detached bungalow.	1	0	0	0	1	1	0.073
								Windfall - Full Permission Expires: 10/06/2012		
BR046	Land at Former LCC Depot Halifax Road	13/10/0160	Outline: Residential Development Comprising 9 No. Dwellings.	9	0	0	9	0	9	0.249
								Windfall - Outline Permission Expires: 12/05/2013		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
BR047	349 Kings Causeway Kings Causeway	13/10/0175	Full: Erection of a detached dwelling house with an eaves height of 5.5m and a ridge height of 8.7m.	1	0	0	0	1	1	0.075
							Windfall - Full Permission Expires: 13/05/2013			

Totals for Brierfield

92 -125 0 155 26 181 3.89

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
Colne										
CE069	Land at North Street	13/10/0237	Full: Erection of two pairs of semi detached houses and garages. (Note: this is for four (4) dwellings). (Variation of condition to application 13/07/0470P to extend time).	4	0	0	4	0	4	0.059
								Windfall - Full Permission Expires: 25/06/2013		
CE071	Nelson & Colne College Barrowford Road	13/09/0110	Full: Major: Erection of 32, 4 bed detached dwellinghouses with associated roads, boundaries and landscaping.	56	31	31	20	5	25	3.18
								Windfall - Amended Scheme Expires: 20/05/2012		
CE073	Land at Keighley Road / Standroyd Road	13/04/0482	Erection of 28 townhouses	28	17	5	9	2	11	0.245
								Windfall - Full Permission Expires: 13/09/2009		
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	13/10/0367	Major Full: convert 4 storey mill building to 8 flats and 6 townhouses and demolish office building and former weaving shed and erect 31 houses (Application 13/08/0628P)	45	0	0	45	0	45	1.094
								Windfall - Full Permission Expires: 23/08/2013		
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	0	26	3	29	0.273
								Windfall - Full Permission Expires: 15/01/2011		
CE114	Gadshill Favourdale Road	13/08/0454	Erect two storey extension to side and convert into two dwellings	1	0	0	1	0	1	0.12
								existing dwelling (Sub Division) Expires: 08/09/2011		
CE115	Land to rear of 6 Claremont Street	13/09/0308	Full: Erection of a two storey dwellinghouse (amended scheme).	1	0	0	0	1	1	0.03
								Windfall - Amended Scheme Expires: 03/09/2012		
CE119	Land adjacent to 2 Ball Grove Drive Ball Grove Drive	13/10/0103	Full: Erection of four bedroomed detached property.	1	0	0	1	0	1	0.039
								Windfall - Full Permission Expires: 06/04/2013		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
CE120	J Blackburn Clarence Street	13/10/0309	Outline: Erect 8 semi-detached dwellings (Access and Layout only).	8	0	0	8	0	8	0.238
							Windfall - Outline Permission Expires: 12/07/2013			

Totals for Colne

255 72 36 172 11 183 6.06

Earby

EY032	All Saints Church Skipton Road	13/09/0358	Outline: Erection of 6 No Dwellinghouses and garages (Access, Layout and Scale).	6	0	0	6	0	6	0.262
							Windfall - Outline Permission Expires: 12/10/2012			
EY049	Office Block Wardle Storeys School Lane	13/10/0498	Full: convert offices into four duplex apartments with parking; external alterations to fenestration. (Application 13/07/0625)	4	0	0	4	0	4	0.05
							Change of Use / Conversion Expires: 26/11/2013			
EY051	Land at Old Lane	13/08/0647	Full: Erection of 5 no affordable dwellings	5	0	0	5	0	5	0.064
							Windfall - Full Permission Expires: 18/05/2012			

Totals for Earby

15 0 0 15 0 15 0.38

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

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

Fence

FE011	Land adjacent to 503 Wheatley Lane Road Wheatley Lane Road	13/10/0542	Full: Erection of single dwelling house (Maximum height 8.4m).	1	0	0	0	1	1	0.029
							Windfall - Full Permission Expires: 23/12/2013			
FE012	Spring Mill Wheatley Lane Road	13/11/0009	Outline: Major: Conversion of part of mill building to 3 no. houses and erection of 19 no. houses with associated garages including demolition of part of mill (Access and Scale).	22	0	0	22	0	22	0.655
							Windfall - Outline Permission Expires: 25/03/2014			
FE013	Spring Mill Garage Buildings Wheatley Lane Road	13/10/0598	Outline: Demolition of existing buildings and erection of 3 dwelling houses (Access and Scale) (Re-Submission).	3	0	0	3	0	3	0.07
							Windfall - Outline Permission Expires: 11/01/2014			
Totals for Fence				26	0	0	25	1	26	0.75

Foulridge

FO020	Noyna Bottom Farm Noyna Road	13/10/0450	Full: Conversion of attached barn to dwelling and erection of detached garage.	1	0	0	0	1	1	0.039
							Barn Conversion Expires: 02/11/2013			
FO021	Noyna End Farm Moss Houses Road	13/05/0479	Remove lean-to's, attach two storey extension to barn and convert to dwelling	1	0	0	0	1	1	0.069
							Barn Conversion Expires: 15/08/2010			
FO025	Hole in the Wall Towngate	13/09/0569	Full: Demolish public house and erection of a residential development comprising 3 dwellinghouses (10.6m high maximum) and 4 apartments in one block (9.6m high)	7	0	0	7	0	7	0.095
							Windfall - Full Permission Expires: 05/03/2013			
FO026	19 Town Gate Town Gate	13/10/0459	Full: Change of use of a dairy to a single dwellinghouse, extension of an existing outbuilding to the front to form a porch and insertion of two rooflights to the rear roofslope.	1	0	0	0	1	1	0.005
							Change of Use / Conversion Expires: 11/10/2013			
Totals for Foulridge				10	0	0	7	3	10	0.21

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

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

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	7	0	19	7	26	0.522
							Windfall - Full Permission Expires: 12/05/2009			

Totals for Higham 33 7 0 19 7 26 0.52

Kelbrook

KK015	Craven Heifer Hotel, 400 Colne Road	13/09/0348	Full: Change of use of 1st floor of public house and part of the ground floor of adjacent shop to a hotel with 9 bedrooms, extension of public house's kitchen into adjacent shop, associated external alterations, rear extraction flue	1	0	0	1	0	1	0.291
							Windfall - Full Permission Expires: 01/10/2012			

Totals for Kelbrook 1 0 0 1 0 1 0.29

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
Nelson										
NN022	Land adjacent to Fern Cottage Marsden Hall Road South	13/07/0274	Full: Erect 4 pairs of semi-detached houses (Re-Submission)	8	6	0	0	2	2	0.051
								Windfall - Reserved Matters Expires: 03/07/2010		
NN033	Land at Former Garage Site Marsden Hall Road	13/04/0925	Residential development of 30 apartments in 7 blocks (Please note: numbers have changed from 31 to 30 as they were originally taken from application rather than decision notice).	30	0	0	28	2	30	0.494
								Windfall - Reserved Matters Expires: 25/02/2010		
NN046	Former Garage Site Bradley Road East	13/10/0003	Full: Extend time limit for implementation of planning permission 13/04/0959P for erection of dwelling.	1	0	0	1	0	1	0.062
								Windfall - Full Permission Expires: 25/02/2013		
NN048	Land to rear of Great Marsden Hotel Barkerhouse Road	13/07/0808	Major: (Reserved Matters) erect 20 houses - semi-detached and townhouses	20	0	0	20	0	20	0.541
								Windfall - Full Permission Expires: 05/02/2010		
NN062	45-47 Scotland Road Scotland Road	13/10/0429	Full: Create four flats on first and second floors (2 x 1 bedroom and 2 x 2 bedroom); Part demolition and creation of new openings to rear elevation, new and modified openings to side elevation	4	0	0	4	0	4	0.024
								Change of Use / Conversion Expires: 30/09/2013		
NN069	Land adj 3 Proctor Close Proctor Close	13/07/0717	Full: Erect two storey detached dwelling house (Amended Scheme).	1	0	0	0	1	1	0.051
								Windfall - Full Permission Expires: 08/11/2010		
NN070	33 Scotland Road	13/08/0336	Convert upper two floors into two self contained dwelling units.	2	0	0	2	0	2	0.011
								Change of Use / Conversion Expires: 05/08/2011		
NN071	67 Larch Street	13/08/0388	Change of use from vacant club to 3 dwellings (For social rented and shared ownership)	3	0	0	0	3	3	0.032
								Change of Use / Conversion Expires: 22/08/2011		
NN072	Nelson Discount Furniture Cooper Street	13/08/0516	Convert retail showroom into 5 No dwelling houses	5	0	0	5	0	5	0.035
								Change of Use / Conversion Expires: 16/10/2011		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
NN073 15	Stott Street	13/08/0199	Conversion of vacant former storage building to single dwelling house (No alterations)	1	0	0	1	0	1	0.006
								Change of Use / Conversion Expires: 19/05/2011		
NN078 81	Leeds Road	13/08/0471	Change of use of upper floor for residential.	1	0	0	1	0	1	0.007
								Change of Use / Conversion Expires: 07/10/2012		
NN080 3	Netherfield Road	13/09/0325	Full: Change of use from letting agency (A2) to 3 bedroom dwellinghouse (C3).	1	0	0	1	0	1	0.004
								Change of Use / Conversion Expires: 18/09/2012		
NN085	Land at Nelson Youth Centre Leeds Road	13/09/0229	Full (Major): Erection of 3 storey supported accommodation comprising of 15 residential flats and 4 single emergency stay bedrooms for homeless young people (including 10 short stay flats and 5 starter flats) along with	15	0	0	0	15	15	0.123
								Windfall - Full Permission Expires: 21/08/2012		
NN086	Reedyford Mill Pendle Street	13/10/0534	Outline: Major: Residential development (Access Only) demolition of existing mill buildings and erection of 134 houses (2.505 ha) with access off Scotland Road and Pendle Street.	134	0	0	134	0	134	2.481
								Windfall - Outline Permission Expires: 23/02/2014		
NN087	Manor Dene Halifax Road	13/10/0179	Full: Erection of a detached dwelling house with an eaves height of 2.10m and a ridge height of 5.1m.	1	0	0	1	0	1	0.041
								Windfall - Full Permission Expires: 07/07/2013		
NN088	Shelfield Farm Southfield Lane	13/10/0199	Full: Conversion of stable block/store to single 3 bed dwelling house.	1	0	0	0	1	1	0.059
								Barn Conversion Expires: 03/06/2013		
NN089	Land to front of 243 Barkerhouse Road Barkerhouse Road	13/10/0352	Outline: Erection of two detached dwellings (access & layout).	2	0	0	2	0	2	0.209
								Windfall - Outline Permission Expires: 27/08/2013		
NN090	Shelfield Farm Southfield Lane	13/10/0452	Full: Convert existing stable block to single dwelling.	1	0	0	0	1	1	0.093
								Barn Conversion Expires: 28/10/2013		
NN091	3-7 Albert Street Albert Street	13/10/0561	Full: Erect 3 No. dwellings.	3	0	0	3	0	3	0.026
								Windfall - Full Permission Expires: 23/12/2013		

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
NN092	107-115 Every Street Every Street	13/10/0562	Full: Erection of 6 No. dwellings.	6	0	0	6	0	6	0.052
							Windfall - Full Permission Expires: 03/01/2014			
NN093	Former Lamberts Timber Store Manchester Road	13/11/0068	Full: Change of use from 2 offices to 2 dwellings, insertion of 2 roof lights in front roof slope, block up shopfront and insert door and window in front elevation and demolition of rear outbuildings.	2	0	0	0	2	2	0.027
							Change of Use / Conversion Expires: 29/03/2014			
NN094	General Gordon Hotel Halifax Road	13/10/0345	Full: Change of use from public house (A4) to single dwelling (C3).	1	0	0	0	1	1	0.048
							Change of Use / Conversion Expires: 08/09/2013			
<i>Totals for Nelson</i>				243	6	0	209	28	237	4.48

Newchurch-in-Pendle

NH007	Lower Houses Farm Haddings Lane	13/05/0488	Conversion of barn to two dwellings.	2	0	0	0	2	2	0.179
							Barn Conversion Expires: 05/08/2010			
<i>Totals for Newchurch-in-Pendle</i>				2	0	0	0	2	2	0.18

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2011)

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

Reedley

RY012	Lucas Sports Ground Colne Road	13/08/0558	Full: Major: Erect 49 houses, 6 apartments, 8 live/work units, G.P surgery (267m2), childrens nursery (278m2), office space (588m2), retail space (145m2), football pitch, cricket pitch and club house (250m2) with	75	0	0	75	0	75	2.819
										Windfall - Full Permission Expires: 04/02/2012
RY013	532 Colne Road	13/08/0572	Erect two storey dwelling house.	1	0	0	0	1	1	0.143
										Windfall - Full Permission Expires: 07/01/2012
RY014	Land adjacent to 51 Reedley Road Reedley Road	13/10/0189	Full: Erection of 5 detached dwellings.	5	0	0	5	0	5	0.251
										Windfall - Full Permission Expires: 07/07/2013
RY015	Land adjacent to 534 Colne Road Colne Road	13/09/0489	Full: Erection of a detached dwelling house (Re-Submission).	1	0	0	1	0	1	0.065
										Windfall - Full Permission Expires: 09/09/2013

Totals for Reedley

82 0 0 81 1 82 3.28

Salterforth

SH011	Higher Green Hill Farm Barn Salterforth Lane	13/05/0363	Conversion of barn to three holiday cottages (NOTE: Applications for certificate of lawfulness approved to two of the holiday cottages (13/09/0432P) and the other holiday cottage (13/09/0571P).	3	2	1	1	0	1	0.029
										Barn Conversion Expires: 07/07/2010
SH012	Former Silent Night Restaurant Earby Road	13/08/0139	Change of use of former industrial building to form 5 dwellings with additional openings	5	0	0	5	0	5	0.265
										Change of Use / Conversion Expires: 07/05/2011

Totals for Salterforth

8 2 1 6 0 6 0.29

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)
-----------	-----------------------	----------	------------	--------------------	------------	----------------	------------	--------------	--------------	--------------------

SO001 Brook Lea	13/09/0396 Full: Erection of detached dwellinghouse	1	0	0	1	0	1	0.052
Colne Road								Windfall - Full Permission Expires: 09/11/2012

TN021	Empress Mill	13/06/0519	Erect 15 dwellings (amended house types) plus conversion of mill to form town houses (13/05/0565P).	34	17	0	17	0	17	0.467
	Hollin Hall									
							Windfall - Amended Scheme Expires: 13/10/2009			

TN030 Herders Inn	13/04/0572 Conversion and extension of former PH to form 2 houses	2	1	0	1	0	1	0.184
Lancashire Moor Road								existing dwelling (Sub Division) Expires: 24/09/2009

TN045 Hollin Hall Barn	13/10/0477 Full: Demolition of existing garage and erection of detached dwelling house (Height 7.5m to ridge and 5.8m to eaves).	1	0	0	1	0	1	0.062
Hollin Hall							Windfall - Full Permission Expires: 08/11/2013	

TN046 The Insurance Centre	13/10/0614 Full: Change of use of part of the first floor from offices (B1) into two apartments (C3); erection of an external staircase to the rear (north) and alterations to one window in the front (south) elevation.	2	0	0	2	0	2	0.018
Keighley Road								Change of Use / Conversion Expires: 21/01/2014

Total Area Available (hectares) 23.52103

APPENDIX 2

COMPLETIONS SCHEDULE (FULLY COMPLETED SITES) (1st April 2010 - 31st March 2011)

APPENDIX 2 - COMPLETIONS SCHEDULE (Fully Completed Sites) (1st Apr 2010 - 31st Mar 2011)

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

Barnoldswick

BK070	9 Church Street Church Street	13/08/0001	Full: Change of use above retail shop to form 2 flats	2	2	285.7	Flat/Masionnette PDA
-------	--------------------------------------	------------	---	---	---	-------	-----------------------------

Total for Barnoldswick 2

Blacko

BO018	Springfield Barn Spout Houses	13/09/0123	Full: Convert barn to a single dwelling	1	1	52.9	House/Bungalow PDB
-------	--------------------------------------	------------	---	---	---	------	---------------------------

Total for Blacko 1

Colne

CE116	Citizens Advice Bureau 2 Duke Street	13/09/0050	Change of use from office to dwelling.	1	1	89.6	House/Bungalow PDA
CE118	26-28 Blucher Street	13/09/0473	Full: Change of use of butchers shop (A1) to single residential property(C3) with external alterations to front, side and rear.	1	1	80.6	House/Bungalow PDA

Total for Colne 2

Earby

EY050	Hartley Street Workshop Hartley Street	13/08/0335	Change of use from joinery workshop to 3 dwellings. (NOTE: new application 13/09/0501P includes extension to third unit - see history)	3	3	111.1	House/Bungalow PDA
-------	---	------------	--	---	---	-------	---------------------------

Total for Earby 3

Fence

FE008	Wheatley Court Wheatley Close	13/09/0032	Full; Major: Erect 10 houses (affordable) on site of Wheatley Court, Wheatley Close	10	10	43.3	House/Bungalow PDA
-------	--------------------------------------	------------	---	----	----	------	---------------------------

Total for Fence 10

APPENDIX 2 - COMPLETIONS SCHEDULE (Fully Completed Sites) (1st Apr 2010 - 31st Mar 2011)

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

Kelbrook

KK016	Croft House Cottage Low Fold	13/10/0165	Full: Removal of condition 2 of application 13/08/0383P requiring the unit to be ancillary to the main property and not a separate dwelling	1	1	30.3	House/Bungalow PDA
-------	-------------------------------------	------------	---	---	---	------	-----------------------

Total for Kelbrook

1

Laneshawbridge

LE008	Former Stable Spring Grove	13/02/0300	Barn conversion	1	1	10.6	House/Bungalow PDB
-------	-----------------------------------	------------	-----------------	---	---	------	-----------------------

Total for Laneshawbridge

1

Nelson

NN065	El Tropicano Club Hibson Road	13/07/0725	Full: Use premises as private dwellinghouse.	1	1	12.5	House/Bungalow PDA
NN079	17A Forest Street	13/10/0030	Full: Change of use from office to residential use.	1	1	196.9	House/Bungalow PDA
NN084	12 Cross Street	13/09/0145	Full: Change of use from office to dwelling.	1	1	138.1	House/Bungalow PDA

Total for Nelson

3

Trawden

TN044	St Ursula (Chapel of Ease) Bright Street	13/10/0278	Full: Change of use from Church (D1) to dwellinghouse (C3), insertion of 3 roof lights and replacement of existing windows.	1	1	46.5	House/Bungalow PDA
-------	---	------------	---	---	---	------	-----------------------

Total for Trawden

1

Total net completions for whole Borough on sites fully completed

24

APPENDIX 3

EXPIRIES
(1st April 2010 - 31st March 2011)

APPENDIX 3 - EXPIRIES (1st April 2010 - 31st March 2011)

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

Colne

CE087	Green Works Knotts Lane	13/07/0748	Major: Full: Erect twenty three-bed townhouses; six two-bed apartments and form access road off Shed Street.	29	18/02/2011	House/Bungalow PDA
CE097	Blue Bell Cottage Skipton Old Road	13/05/0180	Change of use of workshop and store to two holiday lets	2	05/05/2010	House/Bungalow PDA
CE104	Shackleton Hall Church Street	13/07/0134	Major: Full: Convert to form 14 no. apartments on upper floors and refurbish shopfronts	14	27/06/2010	Flat/Masionnette PDA
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	04/05/2010	Flat/Masionnette PDA
CE107	1 Richmond Court Richmond Court	13/07/0352	Full: Convert first and second floors above shop to form two self-contained flats	2	05/07/2010	Flat/Masionnette PDA

Total for Colne

51

Kelbrook

KK011	Dotcliffe Yard Dotcliffe Road	13/08/0678	Erection of three detached dwellings	3	06/03/2011	House/Bungalow PDA
-------	--------------------------------------	------------	--------------------------------------	---	------------	-----------------------

Total for Kelbrook

3

Nelson

NN061	Land Bounded by Canal Bank Macleod Street, Manchester Road and Stanley Street	13/07/0289	Outline Major: Demolition 23 units, renovate & ext 139 dwellings, build 72 dwellings/flats. Landscaping & public open space. 756sqm retail/commercial (A1.A3.B1.B2). Construct heat & power	40	20/08/2010	House/Bungalow PDA
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	08/10/2010	House/Bungalow PDA

Total for Nelson

42

APPENDIX 3 - EXPIRIES (1st April 2010 - 31st March 2011)

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

Trawden

TN038	Great Thorn Edge Farm Wycoller Road	13/05/0359	Convert barn to two dwellings and demolition of farm buildings	2	05/07/2010	House/Bungalow PDB
TN039	Oak House Farm Wycoller Road	13/05/0665	Extend farmhouse into barn and use barn and outbuilding as dwelling house	1	17/10/2010	House/Bungalow PDB

Total for Trawden 3

***Total for whole Borough* 99**

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

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



If you would like this information
in a way which is better for you,
please telephone us.

اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ
آپ کے لئے زیادہ مفید ہو تو براے مہربانی ہمیں ٹیلیفون کریں۔



2006-2007
Transforming the Delivery of
Services Through Partnerships

