

Local  
Development  
Framework  
for Pendle

Evidence Base



Strategic  
Housing  
Land  
Availability  
Assessment  
(SHLAA)



Update 2010



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£30



# **PENDLE Strategic Housing Land Availability Assessment - Update**

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## **1.0 Introduction**

- 1.1 This report provides an update to the Strategic Housing Land Availability Assessment (SHLAA) for Pendle. It provides a review of the sites contained in the 2008 SHLAA and the 2009 Annual Monitoring Report (AMR) re-examining the assumptions made about each site.
- 1.2 This update has provided an opportunity to re-consult with the public and other interested parties on the provision of housing land within Pendle. It has allowed us to reassess our assumptions with regard to delivery timescales and re-look at the economic viability of bringing sites forward. It has also provided much needed information and evidence for the preparation of the Core Strategy for Pendle. In particular it has helped to show the land capacity for new housing, which in turn will help to inform the setting of new housing numbers.

## **2.0 Background**

- 2.1 The first SHLAA for Pendle was adopted in March 2008 with the majority of the site survey and assessment work being carried out in 2007. An update of the sites was undertaken in 2009 as part of the Annual Monitoring Report (AMR) process.
- 2.2 The SHLAA practice guidance recommends that an annual update is carried out to inform the housing trajectory and five year supply of specific deliverable sites. Section 3 of this report provides the procedure for updating the SHLAA and highlights any changes that have been made to the assessment methodology. Section 4 presents the results and some analysis of the findings. Section 5 sets out the five year supply calculation and Section 6 provides details of the housing trajectories.

## **3.0 Methodology**

- 3.1 There are a number of processes and procedures that need to be carried out in order to update the site information contained in the SHLAA. The SHLAA practice guidance highlights a number of the key checks that need to be undertaken. These, together with some specific local requirements, are detailed in the list below:
  - Check whether sites that were under construction have now been developed.
  - Check whether sites with planning permission are now under construction.
  - Check the planning status of each site (i.e. has the site now obtained planning permission).
  - Add any new windfall sites with planning permission onto the site list.
  - Check whether sites have been developed for an alternative use and are now no longer available for housing development.
  - Identify where progress has been made on removing constraints to sites identified in the assessment.
  - Where appropriate re-assess the availability and suitability of each site for housing development. (e.g. where unforeseen constraints have emerged which now mean a site is no longer deliverable or developable).
  - Undertake a questionnaire survey of people who currently hold a valid housing planning permission which has not yet been started to assess their intentions to develop.
  - Re-assess the likely viability of each site using the data contained in the updated Burnley and Pendle Affordable Housing Site Viability Study (AHSVS) (2010).

3.2 There are also a number of changes to the methodology of the SHLAA in terms of how sites are assessed. In particular:

- each site has been reassessed in terms of the source of supply they fall under.
- the way sites with planning permission are assessed to determine the likely delivery timescales has been amended.
- the economic viability of each site has been reconsidered against updated financial information.
- additional suitability criteria has been included which relates to coal mining activities and mineral safeguarding area information. Each site has been scored against these new criteria.

These new methods are detailed below.

### Sources of Supply

3.3 The practice guidance identifies a number of potential sources of housing supply (i.e. different land types) which should be considered in the assessment. Table 3A in the 2008 SHLAA provided a list of the sources used in the original assessment. Table 3A has been revised in this SHLAA update in order to clarify the definitions of each source and apply them to all sites regardless of whether they have planning permission or not.

3.4 Each source of supply has been given a code which is then assigned to sites categorised as that particular source. Sites are also categorised in terms of whether they are classed as Brownfield (i.e. previously developed land) or Greenfield (i.e. land that has not been previously developed).

**Table 3A: Sources of supply**

Source of Supply	Code	Definition and Comments
Existing Housing Allocations	EHA	Although there are no housing allocations in the Replacement Pendle Local Plan (2001-2016), there are sites allocated as reserved housing land for HMR (Housing Market Renewal) purposes. The principle that these sites are suitable for housing development was established as part of the Local Plan Inquiry. These sites may be either Brownfield or Greenfield. The delivery of these sites is likely to span the whole plan period (0-15 years).
Previously Developed, Vacant and Derelict Land and Buildings	PDVDLB	This category includes land and buildings which are vacant and/or derelict. It may include areas of hard-standing, former mill sites, and other vacant buildings.
Redevelopment of Commercial Buildings	RCB	This source of supply considers commercial buildings which are either vacant or on a short term lease. They should not be viable to continue in an employment use and ideally the owner should have expressed an interest in vacating the building. Only commercial buildings outside of Protected Employment Areas are considered.

Source of Supply	Code	Definition and Comments
Redevelopment of Residential Areas	RRA	This category includes sites which have been identified through the Housing Market Renewal process as areas to be cleared and redeveloped. This category was not considered in the first SHLAA, however, it is important to record the number of replacement dwellings to get an accurate net additional dwellings figure.
Intensification: Garage Sites	I (Garage Site)	Redundant or underused garage sites can often be untidy and would benefit from redevelopment. They are often located in existing residential areas and would provide suitable infill opportunities. Garage sites should not be included where they are still well used and provide for off street parking.
Intensification: Car Parks	I (Car Park)	The provision of adequate car parking is essential especially in high density areas where on street parking can cause traffic problems. However, there are some underused car parks in the borough which are empty for the majority of the time and these can be considered for redevelopment.
Intensification: Garden Land	I (Garden Land)	In the 2008 SHLAA this source of supply was not considered in the site search as there were concerns that identifying specific garden sites would lead to a reduction in the mix of housing types and densities available. It has been included in the 2010 update as a source of supply but only for those garden sites that have gained planning permission. The site search does not look at potential garden land sites.
Intensification: Barn Conversion	I (Barn Conversion)	Similar to the Garden Land source of supply, Barn Conversions are only considered if they have gained planning permission. The site search does not look at potential barn conversion sites. Most barn conversions are located outside of a defined settlement boundary and are therefore not within the parameters used in this assessment.
Intensification: Conversion	I (Conversion)	This source of supply looks at conversions of residential properties. For example where an existing house is being converted to flats. Residential conversions are only considered if they have gained planning permission. The site search does not look at potential residential conversion sites.
Vacant Land Not Previously Developed	VLNPD	These are predominately Greenfield sites on the edge of existing settlements but are still within the defined settlement limits as detailed on the Replacement Pendle Local Plan (2001-2016) proposals map.
Demolitions	DEMOLITION	Sites which have been identified for demolition are included in the list of sites as information on the loss of dwellings needs to be recorded so that an overall net figure of new dwellings can be calculated.

### **Considering the delivery of sites with planning permission**

3.5 In the 2008 SHLAA sites with planning permission were treated slightly differently to sites that were not in the planning process in terms of assessing the likely timescales for development to come forward. Two methods were employed:

- i) a questionnaire survey of applicants (the housing planning permission survey); and
- ii) an analysis of past completion rates (the completions projection model).

3.6 The latter method provided a mechanism for determining how many dwellings were likely to be developed from the stock of sites with planning permission. It did not provide any site specific analysis and therefore although it helped to give an indication of the overall percentage of dwellings likely to be developed it did not provide specific information on which sites were likely to come forward.

3.7 The recent policy of housing restraint (the housing moratorium) has resulted in a period of low approvals for new dwellings. This, together with the downturn in the housing market, has led to a lower number of gross completions over the last two years. This has meant the model has become less useful in determining the potential delivery rates of sites with planning permission. Furthermore, with the forthcoming need to set new housing targets at the local level it is important to have exact information on the location of new developments.

3.8 Therefore in this SHLAA update sites with planning permission are assessed by using:

- information obtained from developers (applicants) in the form of the housing planning permission survey, which is carried out on an annual basis and provides details of the intention to develop;
- viability information about similar types of sites;
- information from Development Management and Building Control on whether technical starts have been made or whether conditions have been discharged which gives an indication of development activity on site; and
- information from the annual Housing Land Monitoring Report, which is also used to identify whether a site is actively under construction.

Assessing sites in this way gives a more accurate picture as to when sites are likely to come forward.

### **Considering viability**

3.9 The financial viability of a site is key to its deliverability. It is therefore important to test the likely viability of each site to help to determine when they could come forward for development. With over 200 sites to assess in the SHLAA it was concluded that a 'broad-brush' approach to considering viability should be used rather than undertaking individual financial appraisals for each site. One way to do this is to select a range of sample sites, test their financial viability and then compare similar sites to them to provide an indication of the likely viability.

3.10 The 2009 update of the SHLAA in the AMR briefly reconsidered the financial viability of each SHLAA site by comparing them to one of the sample sites in the Affordable Housing Site Viability Study (AHSVS).

3.11 The AHSVS has been updated in 2010 and now considers the viability of a number of smaller, model sites as well as the sample sites that were included in the original AHSVS. These sites ranged in type, size and density of development.

- 3.12 As part of the 2010 SHLAA update each site has been given a code that shows which sample site it relates to in the AHSVS. This provides a broad-brush assessment of the likely economic viability of the site by comparing similar sites to each other. Choosing the sample or model site that is most similar to each SHLAA site is based on an assessment of the size and location of the site and the number of dwellings that the site could yield. Consideration is also given to the type of site (i.e. whether it is Greenfield or Brownfield) and whether it is a vacant site or building.
- 3.13 This method of assessing the economic viability of sites provides a standardised approach across the Borough, but also takes into account the changes in the housing market in different locations (e.g. the differences between rural and urban areas). Together with the availability and suitability information it can be used to help determine the likely delivery timescales of each site.

### **New suitability criteria**

- 3.14 Two new criteria have been added which look at the potential impacts from former coal mining activities and the presence of extractable minerals.
- 3.15 Criteria S39 looks at whether the site is affected by former coal mining activities. The Coal Authority has provided detailed mapping data which can be used to identify where there are potential coal mining related issues. Sites are given the following scores depending on their status:
- 5 points for sites in Off Coal Areas (i.e. where coal mining has not occurred),
  - 3 points for sites in Standing Advice Areas (i.e. where coal mining may be present),
  - 1 point for sites in Development Referral Areas (i.e. where there are known to be issues relating to former mining activities).
- 3.16 The presence of coal mining is not in itself a barrier to development, however, it is considered as a constraint as any issues relating to such activities will need to be addressed before development can occur.
- 3.17 Criteria S40 looks at whether the site is within a mineral safeguarding area. This designation is part of the Lancashire Minerals and Waste Development Framework which makes up part of the Development Plan for Pendle. Therefore its policies and designations must be taken into account when preparing the evidence base for the Pendle LDF. The Mineral Safeguarding Area designation aims to protect mineral resources from other development to ensure that they are not sterilised and can be extracted in the future.
- 3.18 Sites are given the following scores depending on their status:
- 5 points for sites outside of a Mineral Safeguarding Area
  - 1 point for sites within a Mineral Safeguarding Area
- 3.19 Where a site is within a Mineral Safeguarding Area this does not preclude its development, however, it is considered as a constraint as the minerals may have to be extracted prior to development which may reduce the viability of developing the site.

## 4.0 Results and Analysis

4.1 The results of the SHLAA are useful for a number of purposes. The practice guidance indicates that there are two purposes of undertaking a SHLAA, these are:

- To identify specific deliverable sites in order to demonstrate a five year supply of housing land (see Section 5).
- To aid the preparation of the Core Strategy and Land-use Allocations Development Plan Documents (DPDs) by identifying the likely areas where new housing could be developed and the amount of new housing that could be developed in those areas.

4.2 The key results from the reassessment are provided in the summary tables below. In particular the results concentrate on:

- the amount of housing that can be delivered on different types of land (divided in to the different sources of supply (Table 4A));
- the split between Brownfield and Greenfield land (Table 4B);
- the amount of housing that can be delivered in different locations (Table 4C); and
- the timescales for the delivery of new dwellings (Table 4D).

4.3 Appendix 1 provides a full list of all the sites that have been included in the SHLAA update. It provides details of how many dwellings each site will yield, the size of the site and commentary on the availability, suitability and achievability of each site.

4.4 Appendix 2 provides a proforma for each site including a location plan, an aerial photograph and a site photograph for identification purposes.

4.5 Appendix 3 provides a list of all the sites removed from the supply and the reasons for removing them.

**Table 4A: Summary of potential from each source of supply**

Source of Supply	Timescales for development			Overall totals
	0 – 5 Years	6 – 10 Years	11 – 15 Years	
Existing Housing Allocations	225	600	0	825
Previously Developed, Vacant and Derelict Land and Buildings	294	464	121	879
Redevelopment of Commercial Buildings	518	234	281	1,033
Redevelopment of Residential Areas	144	0	0	144
Intensification: Garage Sites	1	84	44	129
Intensification: Car Parks	0	16	21	37
Intensification: Garden Land	38	5	6	49
Intensification: Barn Conversion	7	0	0	7
Intensification: Conversion	3	0	0	3
Vacant Land Not Previously Developed	23	338	294	655
<b>Sub-Total (Gross)</b>	<b>1,253</b>	<b>1,741</b>	<b>767</b>	<b>3,761</b>
Demolitions / Losses	111	0	0	111
<b>Total (Net)</b>	<b>1,142</b>	<b>1,741</b>	<b>767</b>	<b>3,650</b>



- 4.6 Table 4A shows that there are four sources (typologies) of land supply which will provide the majority of the dwellings over the 15 year plan period, namely: i) Existing Housing Allocations, ii) Previously Developed, Vacant and Derelict Land and Buildings, iii) the Redevelopment of Commercial Buildings and iv) Vacant Land Not Previously Developed. Altogether these four sources could provide 3,392 dwellings (93% of the total land supply) over the next 15 years.
- 4.7 A smaller amount of the potential dwellings to be provided will be by the intensification of existing residential areas, through the development of redundant garage sites, conversions of existing dwellings or in some cases the development of garden land.
- 4.8 The table also identifies the likely number of dwellings to be demolished as part of the Council's clearance programme over the next five years, which amounts to 111 dwellings. Some clearance has already taken place over the last few years totalling 222 dwellings. Table 4A shows that 144 dwellings are likely to be developed on these cleared sites over the life-time of the plan.

**Table 4B: Summary of potential from Brownfield / Greenfield Sites**

Site Typology	Timescales for development			Overall totals
	0 – 5 Years	6 – 10 Years	11 – 15 Years	
Brownfield	1,057	808	458	<b>2,323</b>
Greenfield	196	933	309	<b>1,438</b>
<b>Total (Gross)</b>	<b>1,253</b>	<b>1,741</b>	<b>767</b>	<b>3,761</b>

- 4.9 Table 4B shows that there is more capacity to provide dwellings on previously developed land (Brownfield) than on land that has not been previously developed (Greenfield). 62% of the dwellings that could potentially be provided on the sites identified in the SHLAA update are classified as being on previously developed land.
- 4.10 The table also shows that there is a larger proportion of previously developed land available in the first two phases of the plan than in the later phase. Whereas there is more Greenfield land available in the later phases of the plan. The previously developed land trajectory outlined in Section 6 provides more details of the delivery of Brownfield land over the plan period.

**Table 4C: Location of potential**

Settlement	Number of sites	Number of dwellings*
Nelson	52	1,056
Colne	36	1,308
Brierfield, Reedley and Briercliffe	31	604
Barnoldswick	25	283
Barrowford	10	110
Earby	8	114
Foulridge	7	35
Trawden	5	35
Kelbrook	3	6
Salterforth	2	110
Higham	2	28
Fence	2	4
Spen Brook	1	52
Barley	1	7
Newchurch-in-Pendle	1	4

Settlement	Number of sites	Number of dwellings*
Roughlee and Crow Trees	1	3
Blacko	1	1
Sough	1	1
Laneshawbridge	0	0
<b>Total (Gross)</b>	<b>189</b>	<b>3,761</b>

\* Please note these are gross additional dwellings - these figures do not take account of planned clearance schemes.

- 4.11 Table 4C shows that Nelson and Colne have the most sites and potential to provide additional dwellings. Brierfield and Reedley also have a large number of sites which could provide a significant number of homes over the plan period. Barnoldswick, Earby and Barrowford have fewer sites available. However these sites still have the potential to yield a reasonable number of dwellings. These settlements are classed as Key and Local Service Centres and are therefore best placed to accommodate additional dwellings.
- 4.12 The number of sites available, and the resulting yield, in the rural areas differs quite substantially. For example in Salterforth there is a large previously developed site which could provide a significant number of dwellings. Whereas in Sough and Laneshawbridge there is very limited capacity to provide additional dwellings.

### Determining Deliverability

- 4.13 Table 4D shows the timescales for the potential delivery of dwellings in the SHLAA update. It is based on an assessment of each site, taking account of information provided by developers and the likely viability of each site. It identifies the number of dwellings that can be provided in each of the first five years of the plan period and then identifies the total number of dwellings developable in the 6-10 year period and the 11-15 year period. This table provides a summary of the more detailed breakdown of sites found in Appendix 1. It also includes the total area (ha) of these sites included in each year / period.

**Table 4D – Timescales (net dwellings and site area)**

5 Year Period										6 – 10 Year Period		11 – 15 Year Period	
2011/12		2012/13		2013/14		2014/15		2015/16		2016-2021		2021-2026	
No. dwgs	Area (ha)	No. dwgs	Area (ha)	No. dwgs	Area (ha)	No. dwgs	Area (ha)	No. dwgs	Area (ha)	No. dwgs	Area (ha)	No. dwgs	Area (ha)
178	6.22	161	4.84	288	6.81	247	6.44	268	6.49	1,741	55.88	767	17.59

- 4.14 Table 4D does not include the figures for the 2010/11 monitoring period (following previous guidance from the Planning Inspectorate on demonstrating a five year supply). The SHLAA update has assessed the sites likely to come forward in the 2010/11 period and concludes that 18 net additional dwellings are likely to be delivered. This would indicate a slight improvement on the trend of the last two years where negative net additional dwellings have been recorded due to a number of clearance schemes and low completion rates.
- 4.15 In the 2010/11 period there are fewer programmed clearance schemes and in recent months some house building activity has recommenced on a few previously abandoned sites across the Borough. Both these factors have influenced the predictions made about the delivery of new dwellings in the 2010/11 period.

- 4.16 Table 4D indicates that 178 and 161 dwellings can be provided in the next two years (2011/12 and 2012/13 respectively). This is lower than the annual requirement of 190 dwellings. This level of delivery reflects the potential slow recovery of the housing market, the relatively poor economic viability of sites and the lower amount of clearance proposed.
- 4.17 The following three years (2013-16) sees a significant increase in the number of dwellings which could be delivered. This is based on information from developers and the potential growth in the economy which may occur towards the end of the 5 year period.
- 4.18 It is acknowledged that the figures outlined in Table 4D may seem ambitious in the current economic climate, however, the figures are calculated by assessing each site, that makes up the supply, and on an individual site basis the delivery schedule is considered realistic. The assessment is based on the best available information and evidence. The consultation on the report has allowed the assumptions made about each site to be reviewed.
- 4.19 Table 4D also shows the potential amount of housing that could come forward from sites classed as developable (i.e. in the 6-15 year period). The sites identified in this period may have constraints that need to be removed before they can be delivered or they may need to obtain planning permission etc. A total of 2,508 dwellings could come forward on developable sites in the second and third phases of the plan. This would make up a significant part of the overall housing land supply in the Borough.

## **5.0 Demonstrating a Five Year Supply**

- 5.1 Planning Policy Statement (PPS) 3: Housing requires Local Planning Authorities to identify sufficient specific deliverable sites to deliver housing in the first five years of the plan period (paragraph 54). It also requires that a continuous five year supply of sites is maintained throughout the plan period (paragraph 57).
- 5.2 A five year supply of housing land is calculated using the housing requirement figures for the relevant area. The Regional Spatial Strategy for the North West sets Pendle a target of delivering 3,420 dwellings between 2003 and 2021. This equates to an average provision rate of 190 dwellings per year.
- 5.3 On the 27<sup>th</sup> May 2010 the Secretary of State for Communities and Local Government announced his intention to abolish regional planning and regional housing numbers. On the 6<sup>th</sup> July 2010 the Secretary of State revoked all Regional Spatial Strategies under Section 79(6) of the Local Democracy and Construction Act 2009. However, following a High Court challenge on the 10<sup>th</sup> November 2010 Regional Spatial Strategies were reinstated as part of the Development Plan. Following this decision the Coalition Government have reasserted their intention to abolish regional housing targets and have expressed that local planning authorities should have material regard to this position when making decisions on planning applications and in Development Plan preparation.
- 5.4 The Localism Bill outlines the proposed abolition of regional planning and therefore once this bill is enacted the housing requirement figures will no longer be set in the Regional Spatial Strategy. As part of the preparation of the Core Strategy work is being carried out on calculating new housing figures for Pendle. However, as the RSS is still part of the Development Plan and for the purposes of this report, the existing housing requirement figures will be used in calculating the five year supply.

### Calculating the five year supply

- 5.5 Guidance on calculating a five year supply is subject to some debate. For the purposes of this SHLAA update report the previous guidance issued by the Planning Inspectorate has been used. This indicates that Local Planning Authorities should use the housing provision figures set in the adopted Development Plan and adjust them to reflect the level of housing that has already been delivered.
- 5.6 With regards to adjusting the provision figure (taking account of housing already delivered during the plan period), Pendle has for the second time completed fewer dwellings than required by the annual provision rate. Pendle now has a deficit of 93 dwellings. This means that the RSS annual provision rate of 190 must now be increased to 198 dwellings per annum for the remainder of the plan period (up to 2021) to ensure the overall RSS figure is achieved.
- 5.7 Table 5A provides the five year supply calculation:

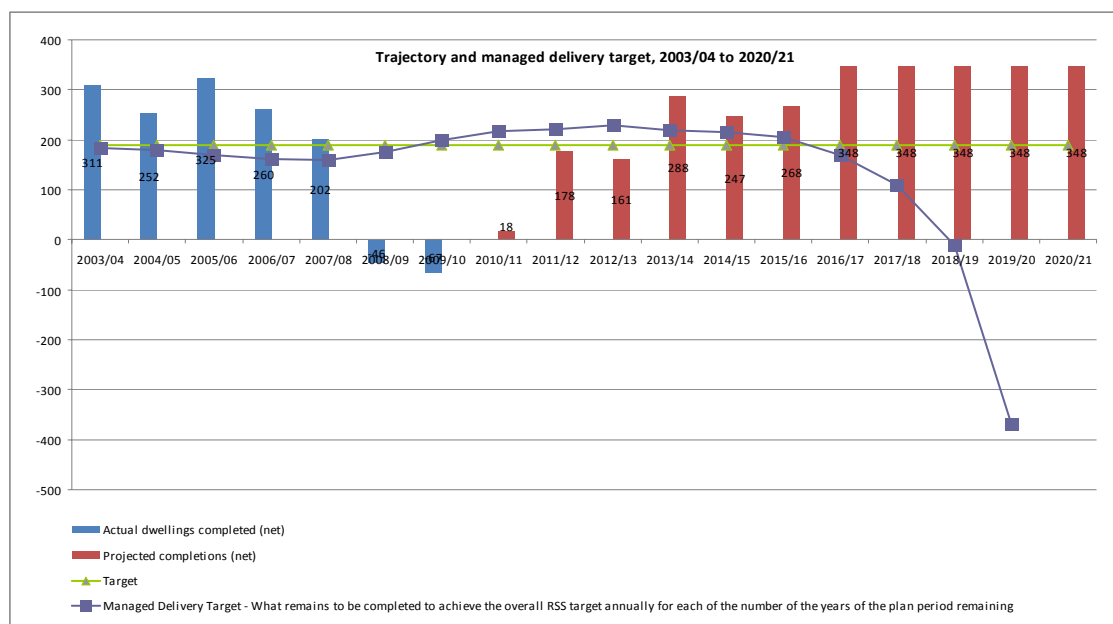
**Table 5A – Five Year Supply Calculation**

Adjusted annual average provision figure	198
Five year provision figure (5 x 198)	990
Number of dwellings available from deliverable housing sites over the five years between 2011/12 and 2015/16 taken from the SHLAA update	1,142

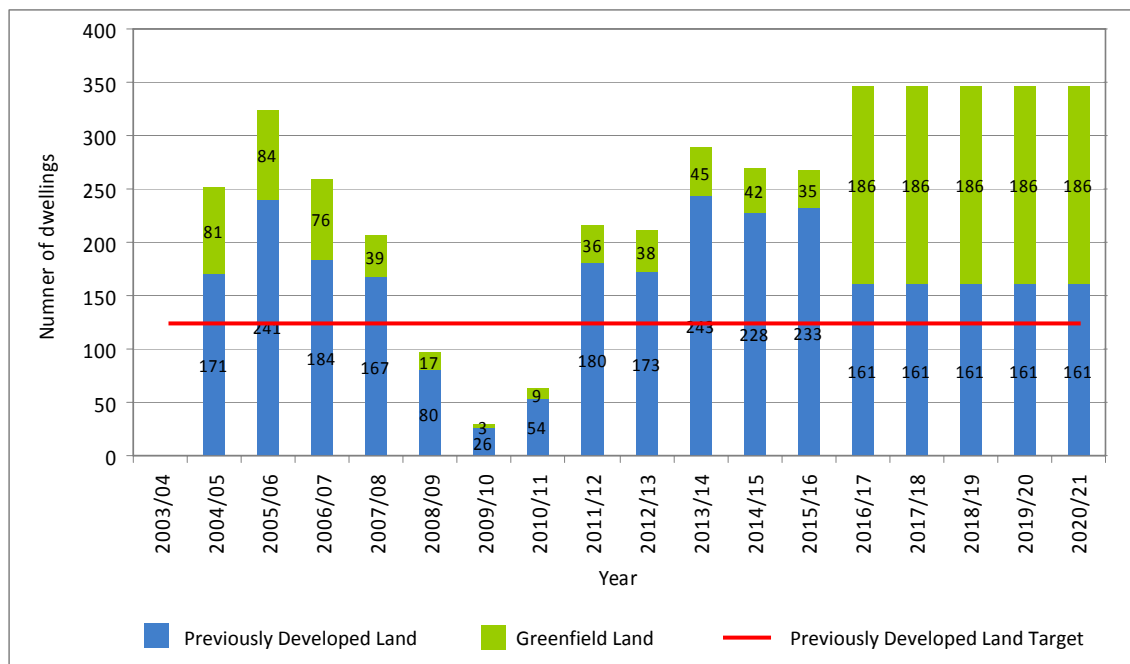
- 5.8 Based on previous guidance the five year supply is calculated for the five years following on from the monitoring year (2010/11) rather than the five years following on from the reporting year (2009/10). Table 5A indicates that Pendle needs to identify deliverable sites for 990 dwellings over the next five years (2011/12-2015/16). It also indicates that the SHLAA identifies sites that can provide 1,142 dwellings over the next five years. Based on this information, Pendle can adequately demonstrate a five year supply of housing land.

## 6.0 Housing Trajectories

- 6.1 PPS3 requires that a housing trajectory is prepared which shows the likely delivery of the housing requirement over the plan period. For the purposes of this report the housing trajectory has been prepared for the RSS plan period 2003-2021.
- 6.2 The housing trajectory includes previous completions, predicted future completions based on the findings of the SHLAA update, the annual (unadjusted) housing requirement (190 dwellings for Pendle) and the managed delivery target (i.e. what remains to be completed to achieve the overall RSS target, annually for each of the number of years of the plan period remaining).
- 6.3 Figure 6A presents the housing trajectory for Pendle and shows that past completions and future predicted completions over the next five years will keep the managed delivery on target with some slight fluctuations. However, the large number of developable sites which have been identified from 2016/17 onwards would cause an oversupply of completions if they were all developed out. Monitoring will be important to indicate when a policy response is required to manage the delivery of further dwellings in the future.

**Figure 6A – Housing Trajectory**

- 6.4 PPS3 also requires Local Planning Authorities to prepare a Previously Developed Land (PDL) trajectory which shows how and when previously developed land will be brought into housing use. The categorisation of sites as Brownfield or Greenfield in the SHLAA provides the data to produce a PDL trajectory.
- 6.5 The RSS sets Pendle a target of completing 65% of all new housing developments on previously developed land over the plan period. Figure 6B presents the PDL trajectory for Pendle. To meet the 65% PDL target (shown by the red line) 124 of the 190 dwellings per annum need to be developed on PDL.
- 6.6 The PDL trajectory shows that in the next five year period of the plan (2011-2016) there is more than sufficient PDL available to meet this target. In the following five year period (2016-2021) there is also sufficient PDL to meet the target.
- 6.7 The PDL trajectory only looks at the RSS plan period up to 2021. However, the SHLAA looks forward 15 years to 2026 and the amount of PDL identified in the final five year period is below the 65% target. Sites from earlier periods that have not been developed may come forward in the latter part of the plan and could include some PDL sites, enabling the target to be met.
- 6.8 In terms of PDL development over the RSS plan period (i.e. from 2003 to 2021), a 65% target would require 2,223 out of the total 3,420 dwellings to be delivered on PDL. Taking account of PDL completions to date and projected PDL completions to the end of the plan period, 2,785 dwellings could be provided which would sufficiently satisfy the target.
- 6.9 Looking at the 15 year period identified in the SHLAA (i.e. 2011-2026) and maintaining the RSS annual requirement figure of 190 dwellings. The 65% target would require 1,852 out of a total 2,850 dwellings to be completed on PDL. The information from the SHLAA update indicates that there is land to provide 2,323 dwellings on PDL therefore allowing the target to be met.

**Figure 6B – Previously Developed Land Trajectory**

## 7.0 Conclusions

- 7.1 The SHLAA update shows that there have been some changes in the amount of deliverable and developable land for housing in Pendle and the timescales for these sites to come forward. There has been an overall reduction in the number of dwellings identified in the 2010 update compared to the number identified in the 2008 SHLAA. The timescales for delivery have also changed with slightly fewer dwellings identified as coming forward in the 0-5 year and 11-15 year periods and more dwellings identified as coming forward in the 6-10 year period.
- 7.2 There are some key issues regarding the deliverability of sites in the current economic climate, especially with problems of obtaining finance to allow developments to go ahead. This has had an impact on the delivery timescales as described above.
- 7.3 The 2010 update indicates that there is still sufficient deliverable and developable land to meet the five year supply and the overall housing targets for the RSS plan period 2003-2021.
- 7.4 The 2010 update confirms that there is still sufficient PDL available to meet the 65% target.
- 7.5 Previously the information contained in the 2008 SHLAA has been used in the formulation of the proposed housing policies in the Core Strategy. The data in the 2010 SHLAA update will be used to make any necessary adjustments to the draft policies. In the next few years the SHLAA (and any subsequent updates) will be used to help identify sites that could be allocated for housing in the Land-use Allocations Development Plan Document.

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



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