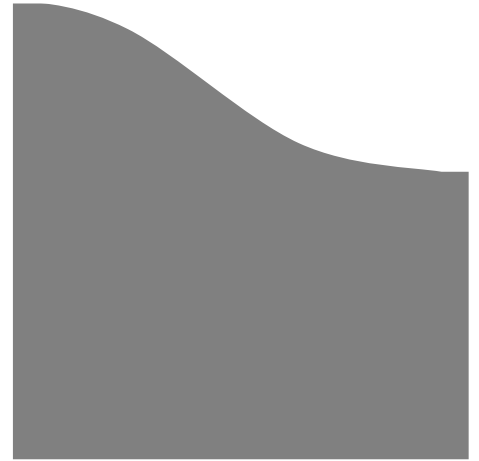


# Local Plan for Pendle

## Evidence Base



## Strategic Housing Land Availability Assessment (SHLAA)



## Review 2013/14



18<sup>th</sup> September 2014

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## 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA), a key evidence-base document that supports the policies in the Local Plan.
- 1.2 The NPPF (paragraph 159) states that: *“Local Planning Authorities should have a clear understanding of the housing needs in their area. They should: prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.”*
- 1.3 There are two main reasons for preparing a SHLAA:
  - To identify a supply of specific, deliverable sites sufficient to provide five years worth of housing against the housing requirement (the five year supply).
  - To identify sites and broad locations with the potential for development to meet the housing needs (the local plan housing requirement) over the plan period.
- 1.4 The National Planning Practice Guidance (NPPG) (Reference ID: 3-041-20140306) states that *‘The assessment of sites should be kept up-to-date as part of local authorities’ monitoring report and should be updated yearly. It should only be necessary to carry out a full re-survey of the sites/broad locations when development plans have to be reviewed or other significant changes make this necessary (i.e. if a local planning authority is no longer able to demonstrate a five year supply).’*
- 1.5 Pendle Council’s first SHLAA was adopted in 2008 and a partial review was carried out in 2010 with annual updates carried out in subsequent years.
- 1.6 The annual update of the SHLAA in the 2011/12 Authority’s Monitoring Report (AMR) showed, for the first time, that there were insufficient viable sites to demonstrate a five year deliverable supply of housing land. The Housing Trajectory in the AMR also demonstrated that there was an insufficient supply of developable sites to meet the proposed housing figures in the Core Strategy (Publication Report).
- 1.7 As a consequence it has been necessary to review and update the SHLAA in order to identify additional sites which can boost the five year supply and ensure the delivery of the housing requirement figure established in the Pendle Local Plan Part 1: Core Strategy.
- 1.8 There have also been a number of other changes which have influenced the decision to review the SHLAA. The revocation of the North West Regional Strategy and the comments received to the public consultation on the Core Strategy (Publication Report) have resulted in the need for additional evidence-base work to be carried out. In particular it has been necessary to review and update the Burnley and Pendle Strategic Housing Market Assessment (SHMA) in order to establish the objectively assessed housing need for Pendle. This information will provide the basis for determining the housing requirement figure to be included in the Core Strategy. It will be used to ensure that the SHLAA identifies sufficient land to meet the housing need.

- 1.9 It should be noted that the SHLAA is an important source of evidence which will be used to inform plan making but does not in itself determine whether a site should be allocated for development. The Local Plan Part 2: Site Allocations and Development Policies is the mechanism for allocating sites for development. This document will use the evidence in the SHLAA to help identify the most appropriate sites to be allocated in order to meet the housing requirement figures set out in the Core Strategy. Similarly, the inclusion of a site in the SHLAA does not necessarily mean that planning permission for housing development should be granted.
- 1.10 The National Planning Practice Guidance indicates that there should be five core outputs from the land availability assessment. These are:
- A list of all sites or broad locations considered and cross-referenced to their location on maps.
  - An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when.
  - Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons.
  - The potential type and quantity of development that could be delivered on each site/broad location, including how any barriers to delivery could be overcome and when.
  - An indicative trajectory of anticipated development and consideration of associated risks.
- 1.11 These core outputs are covered in the following sections of the report and the appendices.
- **Section 2: Methodology Review** – this section provides details of the changes made to the Pendle SHLAA methodology to reflect the new practice guidance and to rectify problems/amend/update the assessment criteria.
  - **Section 3: Site Assessment Process** – this section explains the process used to reassess the existing SHLAA sites and assess the newly identified sites.
  - **Section 4: Results, data and analysis** – this section presents the findings of the site assessment work by providing summary information on the number of dwellings and amount of land available for new housing development. It also provides details of the housing trajectory to show the possible performance against the updated housing requirement figures, and finally it sets out the five year supply calculation.
  - **Section 5: Conclusions** – this section summarises the key points.

## 2. Methodology Review

- 2.1 The government has launched a new website which contains the National Planning Practice Guidance (NPPG) to support the policies in the National Planning Policy Framework. Guidance on the “housing and economic land availability assessment” has been released and is broadly similar to the previous SHLAA Practice Guidance published in 2007. This previous guidance was used to establish the methodology for the 2007/08 Pendle SHLAA. The methodology was updated as part of the SHLAA review in 2010. Both of these documents can be found on the Council’s website at: [www.pendle.gov.uk/shlaa](http://www.pendle.gov.uk/shlaa)
- 2.2 A number of amendments have been made to the SHLAA methodology to ensure that it complies with the new guidance and to rectify minor issues with the assessment criteria.
- 2.3 This section of the report sets out the changes to the methodology and provides a justification for these changes.

### Assessment criteria and scoring

- 2.4 Each site considered as part of the assessment is scored against a number of established criteria to help determine its availability, suitability and achievability. The scoring is not used to rank or compare sites, as this will take place as part of the site allocation process in the Pendle Local Plan Part 2: Site Allocations and Development Policies. However, the assessment against the criteria is useful in establishing the sustainability of a site and whether it is appropriate for potential housing development.
- 2.5 The scoring criteria are categorised under the three assessment headings: suitability, availability and achievability. Appendix 1 of this report provides details of the criteria and associated scoring, which uses a ‘traffic lighting’ system to indicate the overall sustainability level of a site:
- Low sustainability (overall score between 0 and 82) (coloured **Red**)
  - Medium sustainability (overall score between 83 and 163) (coloured **Blue**)
  - High sustainability (overall score between 164 and 245) (coloured **Green**)
- 2.6 It should be noted that certain criteria are more significant in terms of scoring sustainability. For example, certain constraints require more significant remediation/mitigation/alleviation works to be carried out. A detailed site assessment proforma (see Appendix 5) has been prepared for each site, setting out all the data recorded during the assessment process. This information helps to highlight any significant constraints which may prevent development from taking place or where action is required before development can take place.

### Site size threshold

- 2.7 The NPPG (Reference ID: 3-010-20140306) indicates that all sites capable of accommodating of five dwellings or more should be assessed. It also states that even smaller sites may be considered where appropriate. Looking at past trends and the types of residential development that has occurred in Pendle it is considered that sites down to one dwelling should be considered. This will provide a complete and comprehensive picture of the housing land supply situation in Pendle. It will also provide some flexibility when the time comes to allocate sites.

### Sites with a current policy designation (including sites located outside of a Settlement Boundary)

- 2.8 The methodology in the Pendle SHLAA (2008) excluded those sites located outside of a defined settlement boundary from contributing to the housing land supply. This was on the premise that for a site to be considered suitable it had to be in line with the Local Plan policy relating to the location of new development (i.e. proposals for new development should be located within a settlement boundary except in a certain circumstances). Changes were made to the methodology in 2010 to explain that where sites located outside a settlement boundary had been granted planning permission these would be included in the SHLAA figures. This ensured that barn conversions and other dwellings in the open countryside were accounted for in the supply figures.
- 2.9 As previously indicated, the 2011/12 AMR showed that the Council could not demonstrate a five year supply of deliverable sites. The previous SHLAA Practice Guidance indicated that where there are insufficient, deliverable sites within the existing settlement areas consideration should be given to other sites located outside / adjacent to the existing areas. As a consequence sites which have previously been put forward, which were located outside of the existing settlement boundaries, should now be assessed for the potential contribution they could make to the housing land supply in Pendle. Furthermore the NPPG (Reference ID: 3-011-20140306) states that *'sites, which have particular policy constraints, should be included in the assessment for the sake of comprehensiveness but these constraints must be set out clearly, including where they severely restrict development.'*
- 2.10 The previous SHLAA methodology also excluded sites which are covered by the following policy designations in the Replacement Pendle Local Plan (2001-2016):
- Green Belt
  - Open Space (where it is of good or medium quality and still actively in use – open space sites which are derelict and not used may be considered in the SHLAA)
  - Site of Settlement Character
  - Protected Employment Area
- 2.11 Sites covered by one or more of these policy designations, previously put forward for consideration, were dismissed. However, similar to the issue relating to sites outside a settlement boundary – these sites should now be reassessed and considered for inclusion in the SHLAA.
- 2.12 The NPPF provides strong protection for land designated as Green Belt. Therefore sites put forward for consideration within the Green Belt could only be developed if

following a Green Belt boundary review the designation was removed. The NPPG suggests that unmet need for housing is unlikely to out-weigh harm to Green Belt. Exceptional circumstances will need to exist for the Green Belt boundaries to be altered. As a consequence these sites have been identified as potential longer term additional sites and the Green Belt constraint is noted.

- 2.13 The Protected Employment Areas (PEAs) are being reviewed as part of the Employment Land Review (ELR). The findings of the ELR indicate that all but one of the PEAs are still appropriate for protection and alternative uses should be resisted. However, where sites become vacant and unsuitable for modern employment uses in the longer term they may be considered for housing development. Sites put forward in the SHLAA which are located in a protected employment area have been identified as longer term additional sites.
- 2.14 Sites designated as open space or a Site of Settlement Character will be reviewed during the preparation of the Green Infrastructure Strategy and as part of the site allocations process. Where these sites no longer perform the function for which they were designated, or where an alternative use would provide greater benefits or meet development requirements, they should now be considered for inclusion in the SHLAA.
- 2.15 In terms of the scoring criteria these policy designation were previously scored in the following way: Covered by a policy designation? Yes = Exclude, No = 5 points. The scoring has been amended to Yes = 1 point, No = 5 points.

#### **Identifying additional sites to be assessed**

- 2.16 A key objective of this SHLAA review is to identify additional sites which can contribute to the housing land supply. Due to the preparation timescales, a traditional 'call for sites' consultation has not been carried out for this review. Instead, a number of existing sources of information have been drawn upon to help identify potential additional sites. The following sources of evidence have been used:
- Sites submitted to SHLAA site search consultations that were previously excluded due to being outside a settlement boundary or in conflict with a specific policy designation.
  - Sites being promoted for housing development submitted to the LDF/Land-use Allocations DPD site search consultations and subsequently through the continuous, informal engagement process.
  - New sites with planning permission not previously identified – identified through the annual monitoring process.
  - Sites in Council ownership with the potential to be included on the disposal programme.
  - Sites being promoted for housing development where pre-application discussions have taken place with Development Management officers.

### **Engagement with site owners / developers**

- 2.17 As part of the assessment of additional sites the landowner/developer of each site was sent a questionnaire (see Appendix 7) to determine whether they still intend to bring their site forward for development. The feedback from this process was used to judge the potential timescale for bringing each site forward. Where no response was received or the landowner/ developer indicated that their intention was not to bring the site forward in the next five years then the site was identified as being a potential longer term additional site. In some cases the owner of the site indicated that they no longer intended to bring the site forward. In these cases the site has been removed from the list.

### **Consultation and stakeholder engagement**

- 2.18 Public consultation was carried out on the original methodology and the Pendle SHLAA reports prepared in 2008 and 2010. Consultation and engagement on the changes to the methodology and assessment of new sites for this SHLAA review was carried out between Friday 10<sup>th</sup> January 2014 and Friday 21<sup>st</sup> February 2014. The comments made during this consultation process raised issues relating to the scores given to a number of sites, the timescales for development of sites and new site submissions for consideration. Where appropriate, changes have been made to the report and the additional sites have been assessed and included in the supply of available sites.

### **Links to the Employment Land Review**

- 2.19 The National Planning Practice Guidance indicates that there are several advantages of undertaking land assessments for housing and economic development at the same time. It explains that joint assessments can highlight the most appropriate use for a site. However, it is not the purpose of the SHLAA or ELR to determine which use is the most appropriate for a particular site, as this will be considered as part of the site allocation process in Local Plan Part 2. It is therefore legitimate to include a site with potential for both uses in each study with the caveat that they may be developed for an alternative use.
- 2.20 In 2008 the Pendle SHLAA and ELR were prepared in tandem and acknowledgement was made in the ELR of sites that had been assessed for both employment and housing uses.
- 2.21 The 2013/14 SHLAA review has been prepared at the same time as the first review of the Pendle ELR. As such it has been possible to cross check the two studies and identify those sites that have the potential to be developed for both uses. Appendix 6 provides a list of these sites and a summary of the potential amount of housing that could be developed on them.



### Assessing viability

- 2.22 A key part of the SHLAA methodology is the assessment of site viability which is used to determine the deliverability/achievability of a site. The NPPF (footnote 11) states that:

*“to be considered deliverable sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable....”*

- 2.23 Taking this into account, sites with planning permission are considered to be viable and deliverable unless there is evidence to suggest otherwise. As part of the SHLAA review sites with planning permission have been checked to ensure there are no issues that will stop the site coming forward. Where issues have been identified and there is no evidence to suggest these issues can be resolved in the short term, sites have been moved back to a later period. Larger sites with planning permission will have been required to carry out a viability assessment as part of the application process and for these sites this information has been used to document the viability of the site.
- 2.24 There are a number of sites contained in the SHLAA which do not benefit from planning permission and it is unrealistic to prepare individual viability appraisals for each site. An alternative and well documented method of assessing viability is to use benchmark or model sites and to compare these to similar sites within the SHLAA.
- 2.25 A Development Viability Study (DVS) (Colliers International, 2013) for Pendle has been prepared and this provides a range of viability appraisals for different sizes and types of residential sites at different locations across the borough. The findings from the relevant appraisal are then applied to the sites in the SHLAA.
- 2.26 Table 2.1 provides a summary of the viability of different sized (model) sites in different locations across the borough.

Table 2.1: Model residential schemes - viability appraisal outcomes

Size of development	Location			
	M65 Corridor	M65 Corridor North	West Craven Towns	Rural Areas
1 unit	Scheme 1 – Not Viable	Scheme 2 – Not Viable	Scheme 3 – Not Viable	Scheme 4 - Viable
5 units	Scheme 5 – Not Viable	Scheme 6 – Marginal	Scheme 7 – Viable	Scheme 8 - Viable
15 units	Scheme 9 – Not Viable	Scheme 10 - Viable	Scheme 11 – Viable	Scheme 12 - Viable
50 units	Scheme 13 – Not Viable	Scheme 14 - Marginal	Scheme 15 – Viable	Scheme 16 - Viable
100 units	Scheme 17 – Not Viable	Scheme 18 – Marginal / Viable	Scheme 19 – Viable	Scheme 20 - Viable

- 2.27 This information has been applied to all sites without planning permission to give an indication of the likely viability of each site. The DVS uses different assumptions within the appraisals to reflect the prevailing land values, build costs and prices in each location. This provides a picture of the general viability of sites in each spatial area based on current data. Caution must be applied to this approach, as it is acknowledged that there will be individual circumstances for each site and these may alter the viability. However, this method provides a reasonable approach using the best information available. In addition where site owners/developers have provided information relating to the viability of a site, this has been used as further evidence when considering deliverability.

#### **Timescales and build rates - assessing when sites will come forward**

- 2.28 Table 2.2 provides a summary of information that is used to establish the likely delivery timescales for each site. The table is broken down into four themes:

- Viability
- Monitoring Information
- Owner/Developer Information
- Other Information

These factors in combination help to establish the most realistic timescales for the delivery of each site.

Table 2.2: Criteria to determine delivery timescales

<b>Theme</b>	<b>Criteria</b>	<b>Timescale judgement</b>
Viability	Sites with planning permission – considered to be viable unless evidence to show otherwise.	0-5 years
	Site specific viability work indicates that the development of the site is viable.	0-5 years
	The Council's viability model suggests that this type of site is viable to develop.	0-5 years
	The Council's viability model suggests that this type of site is marginally viable to develop.	0-5 years in some cases otherwise 6-10 years
	The Council's viability model suggests that this type of site is unlikely to be viable to develop.	6-10 or 11-15 years depending on other factors
	No viability information available for this type of site.	Look at other factors
Monitoring Information	Development at the site has started and work is progressing.	0-5 years
	Development at the site has been started but work has stopped and the developer is no longer on site.	6-10 years or in some cases 11-15 years
	Development at the site has not been started, however, planning permission was only granted in the last year.	0-5 years
	Development at the site has not been started and the planning permission is over one year old.	0-5 years in some cases otherwise 6-10 years

Theme	Criteria	Timescale judgement
	The planning permission is outline only and a reserved matters application has not yet been submitted/approved.	0-5 years
Owner/ Developer Information	The developer/owner has provided information indicating their intention to develop the site.	0-5 years, sometimes 6-10 years depending on other factors
	The developer/owner has not provided any recent information indicating their intention to develop the site.	0-5 years in some cases otherwise 6-10 or 11-15 years
	There has been no recent contact with the developer/owner.	6-10 or 11-15 years depending on other factors
Other Information	Building control records indicate that the developer/owner is progressing with the commencement/development of the site.	0-5 years
	Pre-application discussions have taken place regarding the potential development of this site for housing.	0-5 years in some cases otherwise 6-10 years

### Build rates

- 2.29 Data from the Council's annual housing land monitoring records shows that current build rates are much lower than previous years. In 2007/08 medium to large sites were delivering between 8 and 22 dwellings per annum. In 2013/14 there were fewer similar sized sites and these were delivering between 3 and 15 dwellings per annum. There has been a clear shift in the number of dwellings being delivered on medium to large sized sites with the median average decreasing from around 15 dwellings per annum (dpa) to 5dpa and the mean average decreasing from 14dpa to 7dpa.
- 2.30 These figures provide the best information available and reflect the current situation with regards to the actual rate of housing development in Pendle. However, there are additional factors which must be considered when applying build-out rates to the stock of sites in the SHLAA.
- 2.31 To ensure that the delivery forecasting of sites is realistic, the build rates that have been applied to sites within the five year supply take account of the average delivery rates currently being experienced in the borough, the sub-regional house building rates of major house builders and site specific information provided by individual developers. This takes account of the prevailing situation in the borough but also acknowledges that improvements in delivery rates may occur later in the five year period as the economic conditions continue to improve.

### Windfall allowance

- 2.32 The National Planning Policy Framework (paragraph 48) indicates that local planning authorities may make an allowance for windfall sites if they have compelling evidence that such sites have become available in the local area and will continue to

provide a reliable source of supply. In Pendle the comprehensive nature and thorough assessment of sites in the SHLAA process does not warrant the need to include a windfall allowance in the housing land supply calculation. Although such sites have come forward in the past and are likely to come forward in the future, they are not considered to be a dependable source of supply.

### 3. Site Assessment Process

#### Assessment of existing SHLAA sites

- 3.1 There are a number of processes and procedures that need to be carried out in order to update the site information for those sites already included in the SHLAA. The National Planning Practice Guidance provides a list of information that should be recorded when monitoring. This information, together with some specific local requirements, are detailed in the process list below:
- Check to see whether sites without planning permission at the last update have now been granted permission.
  - Add any new windfall sites with planning permission to the list.
  - Check to see whether sites with planning permission are now under construction.
  - Check to see whether sites that were under construction at the last update are now completed.
  - Check to see whether any of the sites have been developed for an alternative use and are now no longer available for housing development.
  - Check to see whether progress has been made on removing previously identified constraints.
- 3.2 For existing sites with planning permission each site has been assessed against the delivery timescales criteria set out in Table 2.2. For existing sites without planning permission each site has been reassessed and scored against the suitability, availability and achievability criteria set out in Appendix 1 to ensure that their inclusion in the SHLAA is still appropriate. This included a reassessment of site viability as detailed in Section 2.

#### Assessment of newly identified sites to be included in the SHLAA

- 3.3 As stated in Section 2, it has been necessary in this SHLAA review to identify additional sites to ensure a sufficient deliverable/developable supply of housing land. A full assessment of each additional site has been made against the suitability, availability and achievability criteria to establish whether they can be included in the supply.
- 3.4 Sites that have been assessed but do not meet the criteria were removed from the supply at this stage. Appendix 8 sets out the full reasoning for those sites which have been discounted.

## **4. Results, Data and Analysis**

4.1 This chapter presents the overall findings of the assessment process. It is divided into three parts:

- A. Summary of the findings of the site assessment work;
- B. Meeting the overall housing requirement;
- C. The five year supply calculation.

### **A. Summary of the findings from the site assessment work**

4.2 As stated in Section 3, each site without planning permission included in the 2012 SHLAA update (Appendix D from the 2012 AMR) along with the additional sites, has been appraised using the site assessment criteria.

4.3 Data for each site has been collected and recorded and then used to score each site against the assessment criteria to determine its suitability, availability and achievability. This information helps to show whether a site is sustainable for housing development. It also provides an indication of a site's deliverability/developability and is used to identify the time period in which the site can be brought forward.

4.4 The individual site assessment proformas, which present the data used to score the sites, are provided in Appendix 5. Each proforma is accompanied by a site plan which provides locational context. Appendix 4 provides a summary of the scores given to each site for each of the scoring criteria.

#### **Time periods**

4.5 The review of the SHLAA has been carried out from a base date of 1<sup>st</sup> April 2014 as this represents the latest information available relating to dwelling completions. The five year supply of land (see 4C below) looks forward over five years from this date and covers the period 2014/15 – 2018/19.<sup>1</sup>

#### **Number of dwellings and amount of land by location**

4.6 The tables in this section present a summary of the number of sites, amount of land and number of dwellings available in each settlement and spatial area for the three five-year periods of the plan period. This provides a picture of the spatial distribution of available sites in the borough.

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<sup>1</sup> It should be noted that this approach represents a change in the methodology in terms of the timescales for calculating the five year supply. This change is in response to the consultation comments made against the Core Strategy Further Options Report and the SHLAA. It also reflects the requirements of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

### The 1-5 year period

Table 4.1: Number of dwellings in the 1-5 year period on sites with planning permission

Settlement	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Totals Years 1-5
Nelson	18	22	50	25	20	135
Colne	19	15	44	21	45	144
Brierfield and Reedley	14	24	55	42	40	175
Barrowford	9	8	15	0	0	32
<b>M65 Corridor</b>	<b>60</b>	<b>69</b>	<b>164</b>	<b>88</b>	<b>105</b>	<b>486</b>
Barnoldswick	26	27	27	9	0	89
Earby	2	12	17	10	6	47
<b>West Craven Towns</b>	<b>28</b>	<b>39</b>	<b>44</b>	<b>19</b>	<b>6</b>	<b>136</b>
Barley	0	7	0	0	0	7
Blacko	0	2	2	0	0	4
Fence	3	1	17	11	0	32
Foulridge	2	1	7	0	0	10
Higham	0	0	0	0	0	0
Kelbrook	0	1	0	0	0	1
Laneshawbridge	0	0	0	0	0	0
Newchurch and Spen Brook	0	2	14	14	0	30
Roughlee and Crow Trees	0	0	0	0	0	0
Salterforth	2	26	20	12	13	73
Sough	0	1	0	0	0	1
Trawden	1	13	9	0	0	23
<b>Rural Areas</b>	<b>8</b>	<b>54</b>	<b>69</b>	<b>37</b>	<b>13</b>	<b>181</b>
<b>TOTALS (gross)</b>	<b>96</b>	<b>162</b>	<b>277</b>	<b>144</b>	<b>124</b>	<b>803</b>

Table 4.2: Number of dwellings in the 1-5 year period on sites without planning permission

Settlement	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Totals Years 1-5
Nelson	0	0	25	30	63	118
Colne	0	32	49	142	133	356
Brierfield and Reedley	0	0	0	67	75	142
Barrowford	0	0	50	82	82	214
<b>M65 Corridor</b>	<b>0</b>	<b>32</b>	<b>124</b>	<b>321</b>	<b>353</b>	<b>830</b>
Barnoldswick	0	15	15	58	66	154
Earby	0	5	34	53	73	165
<b>West Craven Towns</b>	<b>0</b>	<b>20</b>	<b>49</b>	<b>111</b>	<b>139</b>	<b>319</b>
Barley	0	0	0	0	0	0
Blacko	0	0	5	5	15	25
Fence	0	0	3	0	0	3
Foulridge	0	0	4	5	0	9
Higham	0	0	0	0	0	0
Kelbrook	0	0	0	0	0	0
Laneshawbridge	0	0	2	39	42	83
Newchurch and Spen Brook	0	0	0	0	0	0
Roughlee and Crow Trees	0	0	0	0	0	0
Salterforth	0	0	9	9	0	18
Sough	0	0	0	0	0	0
Trawden	0	0	0	0	0	0
<b>Rural Areas</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>58</b>	<b>57</b>	<b>138</b>
<b>TOTALS (gross)</b>	<b>0</b>	<b>52</b>	<b>196</b>	<b>490</b>	<b>549</b>	<b>1,287</b>

Table 4.3: 1-5 year period summary – totals by settlement

Settlement	1-5 Year – sites with planning permission			1-5 Year – sites without planning permission			Total number of dwellings
	Number of sites	Amount of land (ha)	Number of dwellings	Number of sites	Amount of land (ha)	Number of dwellings	
Nelson	20	3.58	135	5	3.86	118	253
Colne	22	5.65	144	11	12.59	356	500
Brierfield and Reedley	18	5.03	175	6	3.56	142	317
Barrowford	10	0.76	32	3	6.75	214	246
<b>M65 Corridor</b>	<b>70</b>	<b>15.02</b>	<b>486</b>	<b>25</b>	<b>26.76</b>	<b>830</b>	<b>1,316</b>
Barnoldswick	19	2.35	89	7	5.44	154	243
Earby	14	1.4	47	6	5.94	165	212
<b>West Craven Towns</b>	<b>33</b>	<b>2.66</b>	<b>136</b>	<b>13</b>	<b>11.38</b>	<b>319</b>	<b>455</b>
Barley	1	0.24	7	0	0	0	7
Blacko	4	0.25	4	2	0.84	25	29
Fence	4	0.31	32	1	0.07	3	35
Foulridge	5	0.72	10	1	0.44	9	19
Higham	0	0	0	0	0	0	0
Kelbrook	1	0.04	1	0	0	0	1
Laneshawbridge	0	0	0	4	3.30	83	83
Newchurch and Spen Brook	2	1.08	30	0	0	0	30
Roughlee and Crow Trees	0	0	0	0	0	0	0
Salterforth	7	3.13	73	2	0.60	18	91
Sough	1	0.05	1	0	0	0	1
Trawden	11	0.96	23	0	0	0	23
<b>Rural Areas</b>	<b>36</b>	<b>6.78</b>	<b>181</b>	<b>10</b>	<b>5.25</b>	<b>138</b>	<b>319</b>
<b>TOTALS</b>	<b>139</b>	<b>24.46</b>	<b>803</b>	<b>48</b>	<b>43.39</b>	<b>1,287</b>	<b>2,090</b>

Table 4.4: 1-5 year period summary – dwelling totals by period

Summary	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Totals Years 1-5
Sites with Planning Permission (gross)	96	162	277	144	124	803
Sites without Planning Permission (gross)	0	52	196	490	549	1,287
Losses (e.g. Demolitions)	-15	0	0	0	0	-15
<b>TOTALS (net)</b>	<b>81</b>	<b>214</b>	<b>473</b>	<b>634</b>	<b>673</b>	<b>2,075</b>

- 4.7 Table 4.1 provides a summary of the number of dwellings that can be delivered on sites with planning permission over the five year period (2014/15-2018/19) and the years in which they are likely to be delivered.
- 4.8 Table 4.2 provides a summary of the number of dwellings that can be delivered on sites without planning permission, that have been identified as being able to be brought forward within the five year period, and the years in which they are likely to be delivered.
- 4.9 Tables 4.3 and 4.4 show that over the next five years 2,090 (gross)/ 2,075 (net) dwellings can be delivered on 187 sites covering a total area of 67.85ha. Of these sites, 139 already have planning permission and work on a number of them has commenced. The table also shows that there are a further 48 sites without planning permission considered to be deliverable within the next five years. These could provide 1,287 dwellings if planning permission were granted. The



owners/developers of these sites have indicated their intention to bring them forward at the earliest opportunity. The inclusion of these sites within the five year supply will help to provide choice and flexibility in the market.

- 4.10 The figures also reveal that 63% of the land available is within the M65 Corridor. A number of the sites without planning permission are located in the northern fringe of the M65 Corridor around Barrowford and Colne where the viability (and therefore deliverability) of sites is considered to be stronger than that of sites in the inner urban areas to the south. The remainder of the supply is located in the West Craven Towns (22%) and the Rural Areas (15%).

### The 6-10 year period

Table 4.5: 6-10 year period summary

Settlement	From sites in the five year supply			From sites in the 6-10 year supply			Total number of dwellings
	Number of sites	Amount of land (ha)	Number of dwellings	Number of sites	Amount of land (ha)	Number of dwellings	
Nelson	5	7.23	231	19	9.58	359	590
Colne	7	23.99	734	8	2.84	135	869
Brierfield and Reedley	4	7.37	243	3	2.17	68	311
Barrowford	3	15.17	514	2	0.13	3	517
<b>M65 Corridor</b>	<b>19</b>	<b>53.76</b>	<b>1,722</b>	<b>32</b>	<b>14.72</b>	<b>565</b>	<b>2,287</b>
Barnoldswick	3	2.87	73	6	3.37	112	185
Earby	3	8.50	251	4	2.06	106	357
<b>West Craven Towns</b>	<b>6</b>	<b>11.37</b>	<b>324</b>	<b>10</b>	<b>5.43</b>	<b>218</b>	<b>542</b>
Barley	0	0	0	0	0	0	0
Blacko	0	0	0	1	0.03	1	1
Fence	0	0	0	0	0	0	0
Foulridge	0	0	0	2	0.43	16	16
Higham	0	0	0	1	0.13	2	2
Kelbrook	0	0	0	1	0.15	3	3
Laneshawbridge	2	1.48	41	0	0	0	41
Newchurch and Spen Brook	0	0	0	0	0	0	0
Roughlee and Crow Trees	0	0	0	1	0.14	3	3
Salterforth	0	0	0	0	0	0	0
Sough	0	0	0	0	0	0	0
Trawden	0	0	0	0	0	0	0
<b>Rural Areas</b>	<b>2</b>	<b>1.48</b>	<b>41</b>	<b>6</b>	<b>0.88</b>	<b>25</b>	<b>66</b>
<b>TOTALS</b>	<b>27</b>	<b>66.61</b>	<b>2,087</b>	<b>48</b>	<b>21.03</b>	<b>808</b>	<b>2,895</b>

- 4.11 Table 4.5 shows that in the 6-10 year period (between 2019/20 and 2024/25) a total of 2,895 dwellings could be developed on 75 sites covering a total area of 87.64ha. The 6-10 year supply is made up of dwellings which have been identified as likely to come forward in the later stages of development on sites within the 1-5 year supply and on other developable sites where delivery is seen as possible in the medium term.

- 4.12 In terms of spatial analysis, similar to the five year supply, the majority of sites that are considered to be developable in the 6-10 year period are located in the M65 Corridor (79%). Sites in the West Craven Towns account for 19% of the supply. There are significantly fewer sites located in the Rural Areas during this period accounting for only 2% of the supply. This may be due to the limited, unconstrained development opportunities in these areas.

### The 11-15 year period and longer term additional sites

Table 4.6: 11-15 year period summary

Settlement	Number of sites	Amount of land (ha)	Number of dwellings
Nelson	17	4.52	217
Colne	13	8.87	428
Brierfield and Reedley	14	4.63	198
Barrowford	4	2.11	67
<b>M65 Corridor</b>	<b>48</b>	<b>20.13</b>	<b>910</b>
Barnoldswick	3	0.14	5
Earby	2	0.57	22
<b>West Craven Towns</b>	<b>5</b>	<b>0.71</b>	<b>27</b>
Barley	0	0	0
Blacko	0	0	0
Fence	1	0.07	3
Foulridge	2	0.26	10
Higham	0	0	0
Kelbrook	1	0.04	2
Laneshawbridge	0	0	0
Newchurch and Spen Brook	1	0.07	4
Roughlee and Crow Trees	0	0	0
Salterforth	0	0	0
Sough	0	0	0
Trawden	3	0.43	17
<b>Rural Areas</b>	<b>8</b>	<b>0.87</b>	<b>36</b>
<b>TOTALS</b>	<b>61</b>	<b>21.71</b>	<b>973</b>

- 4.13 Table 4.6 shows that in the 11-15 year period between 2025/26 and 2029/30, there is potential for 973 dwellings to be developed on 61 sites covering a total area of 21.71ha. Nearly all the sites available in this period are located within the M65 Corridor (93%). The sites in this period are largely made up of those Brownfield sites that are more difficult to bring forward in the current economic conditions. The West Craven Towns account for 3% and the Rural Areas account for 4% of the supply.

Table 4.7: Longer term additional sites

Settlement	Number of sites	Amount of land (ha)	Number of dwellings
Nelson	4	3.34	100
Colne	14	23.13	539
Brierfield and Reedley	4	18.51	557
Barrowford	7	10.25	284
<b>M65 Corridor</b>	<b>29</b>	<b>55.23</b>	<b>1,480</b>
Barnoldswick	3	6.54	196
Earby	4	1.75	53
<b>West Craven Towns</b>	<b>7</b>	<b>8.29</b>	<b>249</b>
Barley	0	0	0
Blacko	0	0	0
Fence	3	2.59	77
Foulridge	0	0	0
Higham	0	0	0
Kelbrook	2	4.10	123
Laneshawbridge	1	3.70	74
Newchurch and Spen Brook	2	2.68	33
Roughlee & Crow Trees	1	1.16	23

Settlement	Number of sites	Amount of land (ha)	Number of dwellings
Salterforth	3	6.93	208
Sough	0	0	0
Trawden	2	1.18	36
<b>Rural Areas</b>	<b>14</b>	<b>22.34</b>	<b>574</b>
<b>TOTALS</b>	<b>50</b>	<b>85.86</b>	<b>2,303</b>

- 4.14 Table 4.7 shows the amount of land and potential number of dwellings available from additional sites that could come forward in the longer term. Most of these sites have constraints that need to be overcome before they can be brought forward for housing development. The main type of constraint is that of prevailing planning policy. A number of the sites are designated as Green Belt, Open Space or are within a Protected Employment Area. A review of, and change to, these designations will need to be carried out before development can proceed. It may be possible for some of these sites to be brought forward sooner provided that an early resolution of the constraints is successful.
- 4.15 The table indicates that there are an additional 50 sites which could be used to provide 2,303 dwellings on a total area of 85.86ha.
- 4.16 In terms of the spatial distribution of these sites, 64% are located within the M65 Corridor, 11% in the West Craven Towns and 25% in the Rural Areas. Development of many of these sites would lead to the significant expansion of the existing settlement areas.

### Number of dwellings and amount of land by type

- 4.17 Table 4.8 provides a breakdown of the number of dwellings which can be developed on different types of land over the plan period.

Table 4.8: Number of dwellings by type of land

Source of supply*	Timescales for development				Total
	1-5	6-10	11-15	Longer term additional	
Existing Housing Allocations (EHA)	43	128	0	0	171
Previously Developed, Vacant and Derelict Land and Buildings (PDVDLB)	242	226	270	2	740
Redevelopment of Commercial Buildings (RCB)	323	200	369	199	1,091
Redevelopment of Residential Areas (RRA)	62	66	0	0	128
Intensification: Garage Sites (I(Garage Site))	32	79	33	24	168
Intensification: Car Parks (I(Car Parks))	8	11	19	2	40
Intensification: Conversion (I(Conversion))	18	0	0	0	18
Intensification: Other (I(Other))	1	0	0	0	1
<b>Brownfield Totals</b>	<b>729</b>	<b>710</b>	<b>691</b>	<b>227</b>	<b>2,357</b>

Source of supply*	Timescales for development				Total
	1-5	6-10	11-15	Longer term additional	
Existing Housing Allocations (EHA)	271	457	0	0	728
Intensification: Garden Land (I(Garden Land))	51	23	10	2	86
Intensification: Barn Conversions (I(Barn Conversion))	19	3	0	0	22
Vacant Land Not Previously Developed (VLNPD)	1,020	1,702	272	2,074	5,068
<b>Greenfield Totals</b>	<b>1,361</b>	<b>2,185</b>	<b>282</b>	<b>2,076</b>	<b>5,904</b>
<b>Total (Gross)</b>	<b>2,090</b>	<b>2,895</b>	<b>973</b>	<b>2,303</b>	<b>8,261</b>

\*The codes in brackets after each source (e.g. (EHA)) are used in the site proformas (Appendix 5).

- 4.18 The figures in Table 4.8 reveal that of the total amount of land available for development 29% is classified as Brownfield land whereas 71% is classified as Greenfield land. The table shows that there are approximately equal amounts of Brownfield land coming forward across all three five-year periods of the plan. A larger amount of Greenfield land has the potential to come forward in the later part of the plan and in the longer term.
- 4.19 In terms of the typologies of land there are four sources of supply that will provide the majority of dwellings over the plan period. These are listed below and account for nearly 92% of the total land supply.
- Existing Housing Allocations
  - Redevelopment of Commercial Buildings
  - Previously Developed, Vacant and Derelict Land and Buildings
  - Vacant Land not Previously Developed.
- 4.20 A small amount of development will come from the intensification and redevelopment of existing residential areas. This will see the reuse of some of the cleared sites that were assembled as part of the former Housing Market Renewal initiative.

## **B. Housing land supply for the plan period**

### **Housing requirement figures**

- 4.21 The first step in deciding whether there is sufficient land available to meet the needs of the area is to establish the housing requirement figure to be used in the calculation.
- 4.22 The Regional Strategy for the North West was revoked in May 2013 and no longer forms part of the statutory Development Plan for Pendle. The National Planning Practice Guidance (NPPG) (Reference ID 3-030-20140306) states that *“it should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs”*. The housing requirement figure in the Regional Strategy is therefore considered to be out-of-date. As such it is now necessary to consider using an alternative, up-to-date housing requirement figure.
- 4.23 The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to use their evidence base to ensure their Local Plans meet the full objectively assessed needs (OAN) for market and affordable housing. In order to establish the OAN, LPAs should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs.
- 4.24 Taking into account the requirements of the NPPF, Nathaniel Lichfield and Partners (NLP) were jointly commissioned by Burnley and Pendle Borough Councils to prepare a new SHMA in April 2013.
- 4.25 The SHMA contains a number of different trend based scenarios to help identify a broad range of housing figures, which would meet the OAN of the two boroughs. This broad range has been refined to produce a narrower band of figures for each borough by considering whether each scenario is realistically likely to occur. In May 2014 new population projections were released by the Office for National Statistics (ONS). As a result of these new population projections NLP prepared a Housing Needs Study (HNS) Update report to retest the scenarios identified in the SHMA.
- 4.26 The HNS Update report recommends that, for Pendle to meet its OAN, a housing requirement figure within the range of 250 dwellings per annum (dpa) to 340dpa should be used. The needs assessment covers the 19 year period from 2011 to 2030, giving an overall dwelling requirement range of 4,750 to 6,460.
- 4.27 The NPPG (Reference ID 2a-019-20140306) indicates that the housing need number should be adjusted to reflect appropriate market signals, such as house prices, rents, rate of development and overcrowding. The figures within the OAN range take account of these signals including an allowance for past under-delivery.
- 4.28 In determining the housing requirement figure from the OAN range it is important to ensure that the chosen figure: i) meets the latest population and household projections; ii) makes an allowance for the plan’s economic aspirations; and iii) will boost significantly the supply of housing in the borough.

- 4.29 The Core Strategy requires 5,662 dwellings to be delivered over the plan period (2011-2030), equating to 298dpa. This requirement is based on the economic scenario which aligns with the Council's economic growth strategy.
- 4.30 The figure sits within the middle of the OAN range and will meet the latest population projections (ONS 2012-based). It does not align with the latest household projections (CLG 2011-based (interim)). However, these projections are due to be replaced in late 2014 and the HNS Update report suggests that the housing figure resulting from these new projections will be lower than the chosen economic scenario figure. This amount of new housing would represent a step change when compared to the previous housing requirement of 190dpa and will significantly boost the supply of new housing.
- 4.31 On this basis, the SHLAA will use the Core Strategy housing figure of 5,662 (298dpa) to demonstrate whether there is sufficient land available to meet the overall needs of the borough during the plan period and also whether there are sufficient deliverable sites to meet the five year requirement.
- 4.32 Table 4.9 provides a summary of the overall potential number of dwellings that can be provided on sites included in the SHLAA.

Table 4.9: Total number of dwellings available from sites in the SHLAA by time period

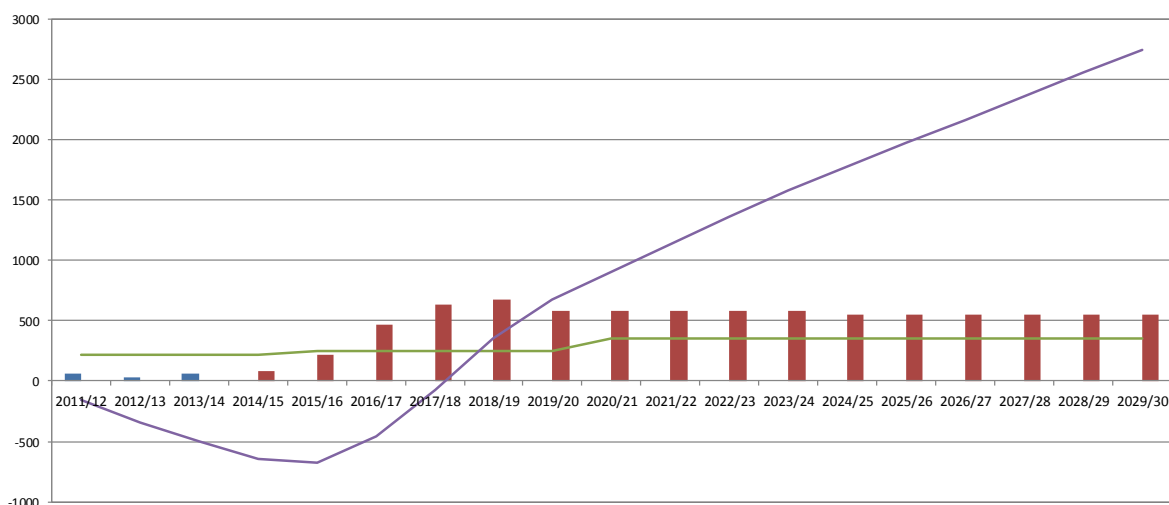
	Number of dwellings					
	1-5 with planning permission	1-5 without planning permission	6-10	11-15	Longer term	Total
M65 Corridor	486	830	2,287	910	1,480	<b>5,993</b>
West Craven Towns	136	319	542	27	249	<b>1,273</b>
Rural Areas	181	138	66	36	574	<b>995</b>
<b>Total</b>	<b>803</b>	<b>1,287</b>	<b>2,895</b>	<b>973</b>	<b>2,303</b>	<b>8,261</b>

- 4.33 Table 4.9 shows that there is land available which could yield a total of 8,261 dwellings. This indicates that there is more than sufficient land available to meet the overall housing requirement of 5,662 dwellings as set out in the Core Strategy.

#### Indicative housing trajectory

- 4.34 Figure 4.1 provides the indicative housing trajectory based on the potential supply figures from the SHLAA. The trajectory reflects the staggered housing requirement rates as shown in Policy LIV1 of the Core Strategy and covers the full plan period from 2011/12 to 2029/30.
- 4.35 The blue columns show the net number of new housing completions. The red columns uses the data from the SHLAA to show the potential number of houses which could come forward in each year of the plan period. The green line shows the housing requirement from the Core Strategy (i.e. the number of houses which should be built each year). The purple line shows the cumulative under/over supply of houses against the housing requirement over the plan period.

Figure 4.1 – Indicative housing trajectory



	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
Actual completions (net)	61	32	63																	
Projected completions (net)				81	214	473	634	673	579	579	579	579	579	547	547	547	547	547	547	
Annual target	220	220	220	220	250	250	250	250	250	353	353	353	353	353	353	353	353	353	353	
Cumulative under/oversupply	-159	-347	-504	-643	-679	-456	-72	351	680	906	1132	1358	1584	1778	1972	2166	2360	2554	2748	
	Pre-plan period. Start of housing needs calculation				Plan period: Years 1-5					Plan period: Years 6-15										

4.36 The trajectory shows that there is more than sufficient land available to meet the overall housing requirement figure. It assumes that the constraints on the additional longer-term sites can be resolved and that these sites will form part of the supply in the later period. It also assumes that the delivery rate will improve substantially, be maintained at a higher level and that any constraints can be overcome.

4.37 The trajectory shows that based on the realistic assessment of sites currently being brought forward, there will be a continuation of the under delivery position over the next two years. Taking account of developers/landowners intentions and a consideration that the market will improve, the trajectory indicates that the later part of the five-year period could see a substantial increase in delivery. Part C looks in more detail at the five-year supply calculation and the potential risks to delivery.

## C. Five year land supply

- 4.38 The National Planning Policy Framework (NPPF) (paragraph 47) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years-worth of housing against their housing requirements.
- 4.39 The National Planning Practice Guidance (NPPG) (Reference ID 3-030-20140306) explains that housing requirement figures in up-to-date Local Plans should be used as the starting point for the five-year housing land supply calculation. As stated above the situation in Pendle is complex. The current adopted Replacement Pendle Local Plan (2001-2016) contains housing requirement figures from the former Joint Lancashire Structure Plan. These were superseded by figures in the North West of England Regional Spatial Strategy in 2008. However, this plan has now been revoked and no longer forms part of the adopted Development Plan for Pendle and these figures are now considered to be out-of-date.
- 4.40 The NPPG (Reference ID 3-030-20140306) states that *“where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints”*. As stated in Section B the housing requirement in the Core Strategy has been established based on evidence in the SHMA and HNS Update report. The staggered housing requirement figures from the Core Strategy will be used in the five year housing land supply calculation as they represent the Council’s approach to the provision of new housing and incorporate the latest housing needs evidence.

### NPPF Buffer

- 4.41 The NPPF (paragraph 47) requires that a 5% buffer is added to the five year supply to ensure choice and competition in the market. However, it also states that where there has been persistent under delivery of housing, local planning authorities should increase the buffer to 20%. Annual monitoring indicates that there has been persistent under delivery in Pendle since 2008/09 mainly due to the economic downturn, subsequent recession and the clearance programme as part of the Housing Market Renewal initiative. As such the five-year supply calculation should include a 20% additional allowance.

### Addressing under delivery

The NPPG (Reference ID 3-035-20140306) indicates that Local Planning Authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible.

In Pendle, under delivery against the proposed housing requirement has been calculated from the base date of the housing needs assessment (i.e. 2011/12). The resultant figure has been included in the five year supply calculation to ensure that sufficient land is identified to make up the shortfall.



### **Delivery issues**

- 4.42 The borough is currently suffering from the effects of the recession with a key constraint to the delivery of new housing in the area being the economic viability of sites. Although evidence from the Development Viability Study (DVS) shows that there are locations within the borough where sites are viable, and Development Management records show that planning applications for new residential development are being made, the actual level of development on the ground is low and progress on sites where there is activity is slow. Developers are taking a cautious approach and only developing a few dwellings at a time, ensuring commitment from buyers before continuing with a scheme.
- 4.43 The evidence indicates that the housing market in Pendle is still fragile, and even the release of more viable greenfield sites is not resulting in a significant increase in the build-out rate.
- 4.44 The housing trajectory indicates that the low completion rates in the past few years are leading to an ever-increasing deficit. The review of the SHLAA has provided an opportunity to identify additional, viable sites to try to boost the supply of new housing. However, due to the lead in times to development this has not yet resulted in an increase in delivery rates.
- 4.45 Monitoring data shows that in the pre-recession period the borough demonstrated a good track record of housing delivery. The national economy is starting to show signs of recovery and it is hoped that the local economy will also improve over time. The SHLAA demonstrates that there is sufficient land to meet the overall housing requirement during the plan period. However, until the local housing market improves and delivery rates increase, the deficit against the housing requirement will continue to grow.
- 4.46 In response to this issue the Core Strategy allows the delivery of the housing requirement to be staggered. It sets a lower requirement in the first period of the plan and then subsequently higher requirements in the later periods to reflect the potential higher delivery rates which may occur as the economy improves. This approach will not restrict the granting of further planning permissions going forward, and will not impede higher levels of delivery if the market improves at a faster rate than anticipated.
- 4.47 This staggered requirement approach is used in the five year housing land supply calculation to reflect the proposed policy position.
- 4.48 To help demonstrate transparency in the five year supply calculation a four point (11 step) guide has been established to outline the methodology used in Pendle. This is provided below:

#### **1) Establishing the housing requirement**

Step A: Establish the time period for the housing requirement

Step B: Identify the overall housing requirement

Step C: Identify the annual housing requirement

(Step C includes the staggered delivery approach)

## 2) Performance against the housing requirement – identification of under/over supply

Step D: Calculate the housing requirement from the start of the plan period to date.

Step E: Calculate the delivery of housing from the start of the plan period to date.

Step F: Calculate any under or over delivery against the housing requirement.

## 3) Five year requirement calculation

Step G: Calculate the five year requirement (the annual requirement multiplied by 5<sup>2</sup>).

Step H: Add on the relevant buffer required by the NPPF (5% or 20%).

Step J: Add on any under delivery from the current plan period.

## 4) Five year supply calculation

Step K: Determine the number of dwellings that can be built on deliverable sites identified in the SHLAA, including:

- Sites with planning permission.
- Site without planning permission where evidence is available to show that they can be delivered within five years.

Step L: Calculate the number of years-worth of supply available to meet the requirement.

4.49 On the basis of this methodology, using the proposed Core Strategy housing figure and land availability information from the SHLAA the five year supply calculation is set out below:

### Five year housing land supply calculation

1) Housing requirement			
A	Plan period (2011/12 - 2029/30)		19 years
B	Overall housing requirement		5,662
C	Annual housing requirement	(C/A)	298
Ca	Annual housing requirement for 2011/12-2014/15		220
Cb	Annual housing requirement for 2015/16-2019/20		250
Cc	Annual housing requirement for 2020/21-2029/30		353
2) Performance against the housing requirement – identification of under/over supply			
D	Housing requirement to date (2011/12 -2013/14)	(Cax3)	660
E	Housing delivery to date (2011/12 - 2013/14)		156
F	Current housing delivery position (under delivery)	(D-E)	504
3) Five year requirement calculation			
G	Five year requirement (2014/15-2018/19)	(Ca) + (Cb <sup>x4</sup> )	1,220
H	Five year requirement + 20% buffer	(G+20%)	1,464
J	Five year requirement + 20% buffer + under delivery	(H+F)	1,968

<sup>2</sup> The staggered delivery approach may mean different annual requirements in different years of the plan.

4) Five year supply calculation			
K	Number of dwellings on deliverable sites from the SHLAA (803 dwellings with planning permission considered to be deliverable and 1,287 dwellings without planning permission considered to be deliverable)		2,090
L	<b>Number of years of supply</b>		<b>5.3</b>

- 4.50 The calculation shows that the number of dwellings on deliverable sites, as identified in the SHLAA, is sufficient to demonstrate a 5.3 year supply of housing land against the Core Strategy staggered housing requirement.

#### **Risks to delivery**

- 4.51 One of the core outputs of the SHLAA is to have consideration to any risks to the delivery of sites. There are a number of potential risks which may inhibit the expected delivery of the sites in the SHLAA these can include:
- Changes to the viability of the development (increased costs, reduced values etc)
  - Availability of finance – both loans to developers and mortgages to buyers
  - Costs of remediation
  - Cost of unexpected constraints
  - Demand for new housing
- 4.52 The individual site proformas provided at Appendix 5 include a list of the main constraints that each site may need to address to ensure the delivery of housing at the anticipated point in the plan period. Commentary is also provided on the delivery timescales and whether there are any issues that may restrict the site from coming forward.

#### **Links to the Employment Land Review**

- 4.53 There are some sites in the SHLAA that have also been identified in the ELR as being suitable for employment development. The Local Plan Part 2: Site Allocations and Development Policies will need to make a policy judgement as to which use would be most appropriate for each site. Appendix 6 provides a list of those sites that have been assessed against both the SHLAA and ELR criteria and deemed suitable for either use.

## 5. Conclusions

- 5.1 This review of the Pendle SHLAA provides an updated position with regard to the sites that can be considered to be available, suitable and achievable for new housing development in the Borough. It reveals that sites estimated to be capable of delivering 2,090 dwellings are considered to be deliverable in the five year period up to 2018/19. A further 3,868 dwellings on sites classed as developable could come forward within the 6-15 year period up to 2029/30.
- 5.2 The report also identifies a number of additional sites which could yield 2,303 dwellings in the longer term. Some of these sites could be brought forward into the supply should they be needed to help meet the housing requirement established in the Pendle Local Plan Part 1: Core Strategy.
- 5.3 Altogether, including the longer-term additional sites, it is estimated that a total of 8,261 dwellings can be provided on 346 available sites across the borough, covering to a total area of 263.06ha. This amount of land is more than sufficient to meet the housing requirement figure in the Core Strategy and will give the council choice and flexibility when determining which sites are considered to be most appropriate to allocate for new housing development in the Pendle Local Plan Part 2: Site Allocations and Development Policies.
- 5.4 The spatial distribution of sites (Section 4) indicates that the majority of available land is located in the M65 Corridor, with lesser amounts in the West Craven Towns and Rural Areas. This distribution complements the distribution of housing need as set out in the SHMA. However, it is noted that the deliverability of sites in parts of the M65 Corridor is currently difficult and the Pendle Local Plan Part 1: Core Strategy will need to address this issue in order to demonstrate the delivery of the plan.
- 5.5 The type of land identified for new housing is made up of four main sources of supply. These are: Existing Housing Allocations; Redevelopment of Commercial Buildings; Previously Developed, Vacant and Derelict Land and Buildings; and Vacant Land not Previously Developed. A number of Greenfield sites have been identified, several of which will be brought forward in the five year period. This is necessary in order to show deliverability of the housing requirement as it is this type of land which is currently viable.
- 5.6 The SHLAA highlights that although there is more than sufficient land to meet the overall housing requirement over the plan period, the anticipated delivery rates over the next five-year period remain fragile. The SHLAA shows that there are deliverable sites available to provide a 5.3 year supply of housing land against the staggered housing requirement figures set out in Policy LIV1 of the Core Strategy. However, it is evident that a significant change in the economic circumstances of the country as a whole, and more locally, is required to ensure that the under delivery of new dwellings is not further exacerbated by a lack of supply of viable sites.
- 5.7 The Council is working with its development partner to bring forward a number of Council owned sites. Discussions are also taking place with a number of landowners/ developers to understand the reasons for non-delivery and to encourage them, at the earliest opportunity, to bring forward some of the more marginal sites.

- 5.8 Future annual monitoring will record the progress of site delivery. The delivery schedule set out in this SHLAA will be updated as soon as practical after the 1<sup>st</sup> April 2015.

## **Appendix 1 – Site scoring criteria**

# PENDLE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT SITE ASSESSMENT CRITERIA (2013)

REF	QUESTION	CRITERION (on proforma)	SCORING					ADDITIONAL INFORMATION		
			5 pts	4 pts	3 pts	2 pts	1 pt	How will it be measured? / Data source	Source of criterion	Comments
			Strong Beneficial Impact	Beneficial Impact	Neutral Impact	Negative Impact	Strong Negative Impact			
<b>Basic Site Data</b>										
	What is the size of the site?	Site Area (gross) (ha)	Score N/A - Contextual information only					PBC: GIS Mapping		No score, context only.
	What is the indicative capacity of the site?	Indicative no. dwellings	Score N/A - Contextual information only							No score, context only.
	What is the indicative density of the site?	Indicative density	Score N/A - Contextual information only							No score, context only.
<b>Suitability - location, infrastructure and policy</b>										
S0	Is the site within a Settlement Boundary?	Within a Settlement Boundary	Yes		Adjacent		No	PBC: GIS Mapping	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	Sites within a settlement boundary receive a higher score as they will meet the current policy requirement in the Local Plan for new development to be located within a defined settlement boundary. Sites located within existing settlements are more likely to be sustainable. Sites immediately adjacent to a settlement boundary will receive a medium score reflecting the fact that they do not currently meet the policy requirements of the Local Plan. However, it is acknowledged that sites on the edge of settlements may share similar characteristics as existing development and could be sustainable. Sites located elsewhere receive a low score reflecting the fact that they do not meet the policy requirements of the Local Plan and they are likely to be less sustainable.
S1	Is the site PDL?	Brownfield/Greenfield?	Brownfield				Greenfield	Determination of type of site.		A Brownfield site will gain a higher score as the current policy direction encourages the use of Brownfield (PDL) sites first.
S2	Can car parking be provided at the minimum level?	Car parking?	Yes				No	Determination of location, size and type of development and current parking arrangements. (Replacement Pendle Local Plan (2001-2016) Car Parking Standards)		New residential developments are required to provide adequate parking to meet the minimum standards. Those sites where providing car parking may be difficult will gain a lower score. (This is often the case with single plots or end of terrace plots where additional on-street parking may not be available).
S3	Would development lead to the loss of employment land or buildings?	Loss of employment land?	No				Yes	Consideration of existing/previous use of the site.		Sustainable development requires a balance between economic, social and environmental aspects. Redeveloping employment sites for alternative uses leads to the loss of employment land. The Employment Land Review indicates that there is still a need for employment land in Pendle. It is acknowledged that some existing employment sites may no longer be fit for purpose, however, the loss with out replacement of employment land could have a potentially negative impact. Sites that are currently in employment use or have recently been in employment use (within a year) will gain a lower score.
S4	Is the site within a Protected Employment Area?	Protected employment area?	No				Yes	Determination of location. (Replacement Pendle Local Plan (2001-2016), Employment Land Review)	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	Current Local Plan policy resists the loss of employment land in Protected Employment Areas. Sites identified in the SHLAA which are within Protected Employment Areas will receive a low score. At the site allocation stage consideration will need to be given to the findings of the Employment Land Review which may indicate that some sites will no longer be afforded PEA status. A policy judgement will be required as to whether sites within a PEA should be released for housing.
S5	Is the site covered by an Open Space or Settlement Character Designation?	Open space / Settlement character ?	No		Part		Yes	Determination of location. (Replacement Pendle Local Plan (2001-2016), Open Space Audit).	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	Current policy resists the loss of open space sites or sites of settlement character. Any site that is covered by one of these designations should therefore be excluded from the study. However, it is acknowledged that some of these sites may have ceased their active use and should be reviewed. There may also be cases where the development of such sites for housing will outweigh the loss. In such cases they may receive a low score rather than being automatically excluded.
S6	Is the site within a main development location?	(Settlement)	Key Service Centre (Nelson (including Brierfield), Colne, Barnoldswick)	Local Service Centre (Barrowford, Earby)	Rural Service Centre (Fence, Foulridge, Kelbrook, Trawden)	Rural Village (Barley, Blacko, Higham, Laneshawbridge, Newchurch, Roughlee, Salterforth, Sough, Spen Brook)	Elsewhere		SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	The draft Core Strategy sets out a hierarchy of settlements. The purpose of the hierarchy is to direct new development to the main settlements thereby promoting more sustainable patterns of development. Those sites located in settlements further up the hierarchy will receive a higher score.
S7	Does the site have suitable infrastructure (highways & utilities) available?	Suitable infrastructure?	Yes		Partial		No		SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	All new residential development will need to be connected to infrastructure services including the basic utilities (gas, electric, water, telecoms) and the highways network. Some sites will already have suitable infrastructure available and these sites will gain a higher score. In the case of large Greenfield developments it is unlikely that the site will be able to simply connect to the existing networks.

REF	QUESTION	CRITERION (on proforma)	SCORING					ADDITIONAL INFORMATION		
			5 pts	4 pts	3 pts	2 pts	1 pt	How will it be measured? / Data source	Source of criterion	Comments
			Strong Beneficial Impact	Beneficial Impact	Neutral Impact	Negative Impact	Strong Negative Impact			
S8	Is the related infrastructure able to accommodate further development?	Infrastructure capacity?	Yes		Partial		No		SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	Larger residential developments will have a serious impact on the capacity of the infrastructure of the surrounding area. Where large sites identified in areas running at near-to-full capacity these sites will gain a lower score.
<b>Suitability - environment and heritage</b>										
S9	Is the site at risk of being contaminated?	Contamination?	No		Part/ within 250m buffer		Yes	PBC: GIS Mapping - landfill sites (active and closed/historical) and buffer zones	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	If a site is contaminated or at risk of being contaminated then this will affect the suitability of the site for development. Sites can be remediated but this may reduce the viability of the site and affect the timescales of when the site will come forward. Sites with possible contamination will gain a lower score.
S10	Is the site constrained by topography?	Topography	Flat		Gentle slope/ undulating		Steep slope	GIS Mapping - Ordnance Survey contour data	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	The topography of a site can affect its suitability for development. Steep slopes will increase build costs and may reduce viability and/or affect the timescales of when the site will come forward. Sites with steep topography will gain a lower score.
S11	Is the site at risk of flooding?	Flooding issues / Flood zone	Flood Zone 1		Possible flooding issues - water feature on site - further investigation required	Flood Zone 2 or at risk from COW or OW etc	Flood Zone 3 but can pass the exception test	GIS Mapping - Environment Agency Flood Risk data. Pendle SFRA	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	The risk of flooding is a serious consideration in any new residential development. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing the risk of flooding elsewhere. The Technical Guidance to the NPPF classifies buildings used for dwelling houses as a more vulnerable land use. In Flood Zone 2 more vulnerable uses are an acceptable use. In Flood Zone 3 sites intended to be used for more vulnerable uses must pass the Exception Test to be permitted. Sites which are located in Flood Risk Zone 2 or where they are identified as being at risk of flooding from a canal, Critical Ordinary Watercourse (COW), Ordinary Watercourse (OW), or ponding will score 2 points as these sites are less preferable for residential development than sites in Flood Zone 1.  Sites located in Flood Zone 3 will have to pass the Exception Test to be included in the assessment and where they do pass they will score 1 point - as these sites are less preferable to sites in Flood Zones 1 and 2. Those sites within Flood Risk Zone 3 which do not pass the Exception Test will be excluded from the assessment as they are deemed not suitable for residential development. There may be cases where only part of a site is affected by the flood zone. In these cases comments will be made to provide details of any amendments to the site boundary and capacity.
S28	Could the development have a potential adverse impact on a Conservation Area or its setting?	Conservation Area	No (site is not in or adjacent to a Conservation Area and development would not adversely impact on the area or its setting)		Potential/adjacent (site is located adjacent to or within 100m of a Conservation Area and development may have an adverse impact on the setting of the area)		Yes (the site is located within a Conservation Area and development may have an adverse impact on the area)	PBC: GIS Mapping - constraints layer - Conservation Areas	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	The historic environment is protected for its special character or appearance. Although conservation area status does not stop new developments it does mean that tighter restrictions can be placed on new buildings (in terms of design and potential impact on the character, buildings or features). If a site in a conservation area (or adjacent to one) is likely to be developed in a way which would affect the historic form, character or setting of the conservation area then the site will gain a low score. In some cases it may not be possible to show how a site will be developed and whether it would have an adverse impact on a heritage asset. However, those sites which are within the defined proximity of a heritage asset may still gain a low score to highlight the need for further assessment at the allocation or application stage in order to determine the full affects of development on the heritage asset.
S29	Could the development have a potential adverse impact on a Listed Building or its setting?	Listed Building	No (site does not contain a Listed Building/ structure and development would not adversely impact on such a building/ structure or its setting)		Potential/adjacent (site is located adjacent to or within 100m of a Listed Building/ structure and development may adversely impact on the setting of the building/ structure)		Yes (the site contains a Listed Building/ structure and development may have an adverse impact on the Building/ structure)	PBC: GIS Mapping - constraints layer - Listed Buildings	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	The impact of new development on Listed Buildings and their settings is tightly controlled. Any potential development site adjacent to a Listed Building or which may affect the setting will gain a low score. In some cases it may not be possible to show how a site will be developed and whether it would have an adverse impact on a heritage asset. However, those sites which are within the defined proximity of a heritage asset may still gain a low score to highlight the need for further assessment at the allocation or application stage in order to determine the full affects of development on the heritage asset.
S30	Could the development have a potential adverse impact on a Scheduled Ancient Monument or its setting?	Scheduled Monument	No (site does not contain a Scheduled Ancient Monument and development would not adversely impact on such a monument or its setting)		Potential/adjacent (site is located adjacent to or within 100m of a Scheduled Ancient Monument and development may adversely impact the setting of the monument)		Yes (the site contains a Scheduled Ancient Monument and development may have an adverse impact on the monument)	PBC: GIS Mapping - constraints layer - Scheduled Ancient Monuments	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	Scheduled Ancient Monuments are protected. Potential development sites that are near to a Scheduled Ancient Monument and where the development would affect the monument or its setting will gain a low score. In some cases it may not be possible to show how a site will be developed and whether it would have an adverse impact on a heritage asset. However, those sites which are within the defined proximity of a heritage asset may still gain a low score to highlight the need for further assessment at the allocation or application stage in order to determine the full affects of development on the heritage asset.



REF	QUESTION	CRITERION (on proforma)	SCORING					ADDITIONAL INFORMATION		
			5 pts	4 pts	3 pts	2 pts	1 pt	How will it be measured? / Data source	Source of criterion	Comments
			Strong Beneficial Impact	Beneficial Impact	Neutral Impact	Negative Impact	Strong Negative Impact			
S31	Could the development have a potential adverse impact on any archaeological remains?	Archaeology	None identified (there are no known archaeological remains on site)		Potential (no data relating to archaeological remains is available for this site OR it is unknown whether the site contains archaeological remains - further investigation may be required)		Yes (the site contains potential archaeological remains and further investigation must be carried out)	LCC - historic environment record. Past consultation responses from Archaeology Officers at LCC.	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	Where there is evidence of archaeological remains on a site then the site will gain a low score. Protected remains may restrict development.
S32	Does the site contain a Tree Preservation Order (TPO)?	TPO	No (there are no TPO trees on the site. The site is not within a 15m buffer of a TPO tree)		Partial (site within a 15m buffer of a TPO tree)		Yes (the site contains TPO trees)	PBC: GIS Mapping - constraints layer - TPOs and TPO Buffer	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	Although the presence of a TPO cannot stop development they are a consideration in the planning process. Current policy indicates that all new development should respect trees in terms of their location and the contribution they make to the local scene. Sites with TPOs on them will gain a low score. Sites within a 15m buffer of a TPO tree will only gain a moderate score.
S33	Are there any known ecological constraints?	Ecology	None identified		Site covered by an area of ecological interest (LERN record)		Yes (known presence of protected habitat or species)	PBC: GIS Mapping - LCC LERN Records	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	This criterion is used to highlight where there may be ecological constraints / issues that will need to be resolved or investigated further before development can proceed. Recent work by the Lancashire Ecological Records Network (LERN) hosted at Lancashire County Council has provided extensive mapping of potential areas of ecological interest. This information along with any site specific data that has been provided by landowners / developers / LCC has been used to assess whether there are any potential ecological constraints on each site. Where a site contains a known protected habitat or species it scores 1 point. If a site is covered by a LERN ecological site record it scores 3 points with the acknowledgement that further ecological survey work will be required.
S34	Is the site affected by a nature conservation designation?	Natural Conservation Designation	No		Yes (part of site) OR site within 250m of a designation		Yes (whole site)	PBC: GIS Mapping - constraints layer - Policy 4C designations	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	This criterion further supports the assessment of ecological constraints. Where a SHLAA site is fully covered by a nature conservation designation then the site will score 1 point. Where it is only partially covered by a nature conservation designation (up to around a quarter of the site) or is within 250m of a designated site then the site will score 3 points. Sites scoring 1 or 3 points will require additional ecological survey work to be carried out.
S35	Would the development adversely impact on surrounding uses?	Impact on surrounding area	No (residential development is compatible with surrounding development)		Partial (residential development may impact on the amenity of surrounding uses)		Yes (residential development would adversely impact on the surrounding uses)	PBC: GIS Mapping - consideration and recording of surrounding uses.	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	This criterion considers the potential impact of the residential development of a site on the surrounding area / environment. There may be instances where the development of new housing could have an adverse / negative impact on the surrounding area. In such cases these sites will receive a lower score.
S36	Does the site have any bad neighbour land uses? E.g. industry, railway line, A road, school etc?	Bad neighbouring uses	No (surrounding uses are compatible with residential development and would not expose new residents to pollution etc. Surrounding uses would be mainly residential)		Partial (some neighbouring uses may cause a disturbance e.g. schools)		Yes (site is located adjacent to a use where there is potential for pollution etc e.g. an industrial site where heavy industry takes place, a sewage works etc)	PBC: GIS Mapping - consideration and recording of surrounding uses.	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	This criterion looks at the neighbouring uses surrounding each SHLAA site. Where a site is surrounded by uses that may reduce the environmental quality of the area the site will receive a lower score - indicating that it may be less suitable for residential development.
S37	Is the site affect by poor air quality?	Poor air quality	No		Potential (within 100m of an AQMA)		Yes (within the site boundary of a AQMA)	PBC: GIS Mapping - constraints layer - AQMA	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	This criterion looks at the potential of each site to be affected by poor air quality. Pendle Borough Council monitors local air quality in accordance with the requirements of DEFRA. A detailed Air Quality Assessment Report was prepared in 2010 and monitoring has taken place in subsequent years. As a result of this work - only one area has been designated as an Air Quality Management Area (AQMA) - this is the Skipton Road/Windsor Street area of Colne. Sites within the boundary of the AQMA will score 1 point. Sites within a 100m buffer of this site will score 3 points.
S38	Are there any other reasons why the site is unsuitable for residential	Other						N/A	N/A	Any site specific issues not covered by the list of criteria which would indicate that the site is unrealistic for residential development.
S39	Is the site affected by former coal mining activities?	Coal mining	No (site is an off coal area)		Potential (site is in a standing advice area)		Yes (site is in a development referral area)	PBC: GIS Mapping - constraints layer - Coal Authority consultation zones	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	This criterion considers whether a site will be affected by former coal mining activities. Sites located in a development referral area will receive 1 point to reflect that remediation works may be required.
S40	Is the site affected by a mineral safeguarding area?	Mineral safeguarding area (MSA)	No (site is outside of a Mineral Safeguarding Area)				Yes (site is within a Mineral Safeguarding Area)	PBC: GIS Mapping - constraints layer - LCC Mineral Safeguarding Area	SHLAA Practice Guidance paragraph 38. Draft National Planning Practice Guidance (ID3-016-130729).	This criterion considers whether a site will be affected by the Mineral Safeguarding Area designation in the Lancashire Minerals and Waste Site Allocations and Development Management Policies Plan. Sites located in the MSA will receive a lower score reflecting the possibility that minerals may need to be removed before residential development can take place.

REF	QUESTION	CRITERION (on proforma)	SCORING					ADDITIONAL INFORMATION		
			5 pts	4 pts	3 pts	2 pts	1 pt	How will it be measured? / Data source	Source of criterion	Comments
			Strong Beneficial Impact	Beneficial Impact	Neutral Impact	Negative Impact	Strong Negative Impact			
<b>Suitability - accessibility and distances to services - measuring site sustainability</b>										
<p>The distances to services from each site are measured using the 'bendy routes' method, rather than the 'as the crow flies' method. This is a manual method of calculating the route by public road to the nearest service. This ensures an accurate assessment of accessibility. A number of studies provide recommended accessibility distances that housing should be to certain services. The middle score represents the maximum distance a service should be from housing. Sites that record distances to services of half the maximum will receive a higher score to reflect increased sustainability. Sites that record distances to services above the maximum will receive a lower score.</p>										
S12	Railway Station	Railway Station	<400m		400-800m		>800m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest railway station. It is used to help determine the sustainability of the site by demonstrating access to public transport.
S13	Bus Stop	Bus stop	<200m		200-400m		>400m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest bus stop. It is used to help determine the sustainability of the site by demonstrating access to public transport.
S13a	Public Transport Corridors / Bus Frequency	Bus stop frequency	Site within 400m of a bus stop with a 15 minute bus frequency OR within a high frequency bus corridor				Site over 400m of a bus stop with a 15 minute bus frequency OR outside a high frequency bus corridor	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest high frequency bus stop / high frequency bus corridor. It is used to help determine the sustainability of the site by demonstrating access to high frequency public transport.
S14	Primary School	Primary School	<300m		300-600m		>600m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest primary school. It is used to help determine the sustainability of the site by demonstrating access to education.
S15	Secondary School	Secondary School	<600m		300-1200m		>1200m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest secondary school. It is used to help determine the sustainability of the site by demonstrating access to education.
S16	Sports Centre	Sports / Leisure Centre	<600m		600-1200m		>1200m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest sport / leisure centre. It is used to help determine the sustainability of the site by demonstrating access to leisure and recreation facilities.
S17	Doctors	Doctors	<500m		500-1000m		>1000m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest doctors surgery. It is used to help determine the sustainability of the site by demonstrating access to health care facilities.
S18	Hospital	Hospital	<2000m		2000-4000m		>4000m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest hospital. It is used to help determine the sustainability of the site by demonstrating access to health care facilities.

REF	QUESTION	CRITERION (on proforma)	SCORING					ADDITIONAL INFORMATION		
			5 pts	4 pts	3 pts	2 pts	1 pt	How will it be measured? / Data source	Source of criterion	Comments
			Strong Beneficial Impact	Beneficial Impact	Neutral Impact	Negative Impact	Strong Negative Impact			
S19	Local Shopping Centre	Town / Local Centre	<400m		400-800m		>800m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest town or local shopping centre. It is used to help determine the sustainability of the site by demonstrating access to retail and service facilities.
S20	Superstore	Supermarket / store	<1000m		1000-2000m		>2000m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest superstore/ supermarket. It is used to help determine the sustainability of the site by demonstrating access to retail facilities.
S21	Employment	Employment	<2000m		2000-4000m		>4000m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest employment area. It is used to help determine the sustainability of the site by demonstrating access to jobs.
S22	Public House	Public House	<400m		400-800m		>800m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest public house. It is used to help determine the sustainability of the site by demonstrating access to community facilities.
S23	Corner Shop	Corner Shop	<200m		200-400m		>400m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest food store/corner shop. It is used to help determine the sustainability of the site by demonstrating access to community facilities.
S24	Post Office	Post Office	<400m		400-800m		>800m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest post office. It is used to help determine the sustainability of the site by demonstrating access to community facilities.
S25	Open Space	Open Space	<150m		150-300m		>300m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest designated open space. It is used to help determine the sustainability of the site by demonstrating access to leisure and recreation facilities.
S26	PROW	PROW	<200m		200-400m		>400m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest public right of way. It is used to help determine the sustainability of the site by demonstrating access to leisure and recreation facilities and sustainable transport routes.
S27	Cycle route	Cycle route	<800m		800-1600m		>1600m	PBC: GIS Mapping	The broad assessment of suitability should consider sustainability and accessibility issues. This criterion has not been specifically identified from the practice guidance but has been determined locally. Having regard to local accessibility standards.	This criterion considers the proximity of the site to the nearest cycle route. It is used to help determine the sustainability of the site by demonstrating access to leisure and recreation facilities and sustainable transport routes.

REF	QUESTION	CRITERION (on proforma)	SCORING					ADDITIONAL INFORMATION		
			5 pts	4 pts	3 pts	2 pts	1 pt	How will it be measured? / Data source	Source of criterion	Comments
			Strong Beneficial Impact	Beneficial Impact	Neutral Impact	Negative Impact	Strong Negative Impact			
<b>Availability</b>										
A1	Is access to the site constrained? (ransom strip etc)	Access issues?	No (there is no ransom strip and access into the site is available/can be made available off the existing highway)		Partial (there is no known ransom strip but there may be minor issues relating to access into the site e.g. unmade road etc)		Yes (access into the site is restricted by a ransom strip or through a lack of an existing access point)	Site survey, information provided by the landowner/developer .	SHLAA Practice Guidance paragraph 39. Draft National Planning Practice Guidance (ID3-020-130729).	This criterion considers the physical ability to gain access to the site. A ransom strip can often delay a site from coming forward, especially if a financial settlement for the access strip can not be reached. There may be other access issues that also need to be resolved - access to some sites may be too narrow or need additional engineering works or surfacing. These access issues can affect the current availability of a site and must be resolved before the site can come forward.
A2	Is there existing vehicular access into the site?	Vehicular access?	Good (there is existing vehicular access into the site)		Moderate/Minor Issues (there is a potential access point e.g. farm gate/track but improvements will be required)		Poor (there is currently no adequate vehicular access into the site. A new access point will be required)	Site survey, GIS, aerial photography.	SHLAA Practice Guidance paragraph 38, 39. Draft National Planning Practice Guidance (ID3-016-130729 & ID3-020-130729).	This criterion considers vehicular access into the site. If such access already exists then the site is considered ready and available. Where such access can be easily improved/provided then the site will score 3 points. Sites where more extensive works are required will score 1 point.
A3	If a new access is required, can adequate visibility splays be provided? Or does the existing access have adequate visibility splays?	Visibility splays/highways issues?	Adequate (there are no highways issues and adequate visibility splays are existing or can be provided.		Minor improvements required (the access point will require work to ensure that adequate visibility splays can be provided)		Major improvements required (there are potential highways issues with the access point and it is unclear whether adequate visibility splays can be provided without major works)	Site survey, GIS, aerial photography.	SHLAA Practice Guidance paragraph 38, 39. Draft National Planning Practice Guidance (ID3-016-130729 & ID3-020-130729).	This criterion looks at any potential highways issues relating to the site. In particular it looks at whether the proposed access into the site has or can have adequate visibility splays connecting the site to the highways network.
A4	Is the site currently in use?	In use?	No (the site is vacant and available for (re)development - may include some open space sites which are no longer in use and are derelict and declared surplus)		Partial (the site is still in use/partially in use. The occupier is on a short-term lease which will not be renewed and the site will become vacant in 6 months - may include some agricultural sites where the landowner has expressed an intention to sell and develop)		Yes (the site is still in use and it is unclear when the site will be available for (re)development - may include open space sites which are still maintained and sites in protected employment areas)	Site survey, information provided by the landowner/developer .	SHLAA Practice Guidance paragraph 39. Draft National Planning Practice Guidance (ID3-020-130729).	This criterion looks at whether the site is still in use. Sites that are currently still in another use cannot be considered available. However, where a landowner/developer has indicated that the occupier of the site is on a short-term lease and operations will cease within a 6 month time period the site can be considered to be available - although it will only score 3 points.
A5	Does the site appear to be in single ownership?	Ownership?	1 owner		2 owners		3 or more owners	Site survey, information provided by the landowner/developer .	SHLAA Practice Guidance paragraph 39. Draft National Planning Practice Guidance (ID3-020-130729).	This criterion considers the ownership of the site. Sites in multiple ownership can be difficult to assemble and unresolved ownership issues can mean a delay in bringing a site forward.
<b>Achievability</b>										
V1	Are there any competing land uses for the site other than residential use?	Competing land uses?	No (residential use is the only viable option for the site)				Yes (there are other potential uses for the site which may reduce the likelihood of residential development)	Site survey.	SHLAA Practice Guidance paragraph 40. Draft National Planning Practice Guidance (ID3-021-130729).	This criterion looks at whether there are potential competing uses for the site. Where a site is considered to be more viable for an alternative use it will receive a lower score as the likelihood of it being developed for housing is reduced.
V2	Is the site in an area of high, medium or low market attractiveness?	Market attractiveness?	High		Medium		Low	Sites considered against the market attractiveness table (see Appendix 2)	SHLAA Practice Guidance paragraph 40. Draft National Planning Practice Guidance (ID3-021-130729).	This criterion considers the likely market attractiveness of a site given its location in the borough. Sites which are located in an area of high market attractiveness are more likely to come forward for development as the selling prices of the properties are higher and there is a higher demand for houses in those areas making the development of the land more viable.
V3	Does the residual valuation calculation show a good (positive) value for the site? / Is the site considered to be viable?	Viable?	Viable		Marginal		Not viable	Sites compared to the Model Benchmark sites which are provided in the Development Viability Study - allowing a broad-brush assessment of viability. Site specific viability work / information provided by the landowner / developer.	SHLAA Practice Guidance paragraph 40. Draft National Planning Practice Guidance (ID3-021-130729).	This criterion considers the likely economic viability of each site. The economic viability of developing a site will often be the main factor in deciding when the site is likely to come forward for development. The viability of each site is tested by comparing it to a comparator model benchmark site from the Development Viability Study to provide a high level, 'broad-brush' assessment of viability.

## **Appendix 2 – Viability model benchmark sites and market attractiveness information**

### **Viability model benchmark sites**

- A2.1 The Pendle Development Viability Study (DVS) 2013 (Colliers International) provides a series of model residential schemes of different sizes at different locations across the borough. A viability appraisal has been carried out for each of these schemes to determine the likely deliverability of sites across the borough.
- A2.2 As stated in the Methodology, each site in the SHLAA has been compared to the most relevant site in the DVS to make a high level judgement as to whether it is likely to be viable or not.
- A2.3 Further information regarding each model site can be found in the DVS. In particular Chapter 4 sets out the assumptions used for each model site, Chapter 5 presents a summary of the development appraisals including sensitivity testing, and Appendix 2 provides the detailed appraisal spread-sheets.

### Market attractiveness of residential areas

A2.4 Table A2.1 provides a summary of the broad market attractiveness of each postcode sector in Pendle. This information included an assessment of house prices in the borough used in the 2008 SHLAA. Up-to-date data at this geographical level is no longer available. Updated commentary has been provided for the higher postcode level for 2013.

Table A2.1 – Market Attractiveness

Postcode sector	Broad location	Market attractiveness	Original comment	Postcode area	Updated commentary 2013
BB8 0	West Colne	Medium	This area is moderately attractive with house prices for both semi-detached and terraces just below the average.	BB8	This area has seen some of the highest average house prices for detached and semi-detached properties over the last 12 months compared with the other areas of Pendle. Clearly there will be some variation across the area as this postcode covers several rural villages where average prices are likely to be higher. However, in general the market attractiveness of this area is medium. <b>Average prices in the last year:</b> Detached: £249,059 Semi-detached: £140,479 Terraced: £83,477 Flat: £98,416 (Source: Zoopla)
BB8 7	Northwest Colne, Foulridge, Laneshawbridge	High	This is an attractive market area with terraces, semi-detached and detached properties all selling for well over the average prices for Pendle.		
BB8 8	Southwest Colne, Trawden	Medium	This is a reasonably attractive area with terraced, semi-detached and detached properties all selling for around the average prices for Pendle.		
BB8 9	Northeast Colne	Low	This area is less attractive in terms of market viability. Semi-detached properties sell for below the average price for Pendle. Detached and terraced properties are just below the average selling price for Pendle.		
BB9 0	South Nelson	Low	This area is not very attractive in terms of market viability. Prices for detached and terraced properties well below the average prices for Pendle. Semi-detached properties perform slightly better in this area.	BB9	This area is mainly dominated by a number of low demand sub-areas within Nelson and Brierfield. However, this area also includes more popular locations such as Barrowford, Blacko and other rural settlements in the AONB. Prices

Postcode sector	Broad location	Market attractiveness	Original comment	Postcode area	Updated commentary 2013
BB9 5	Brierfield	Low	This area is not very attractive in terms of market viability. Prices for detached and terraced properties are well below the average prices for Pendle.		for detached and semi-detached properties perform well against the average price. The average price for a terraced property in this area over the last year is lower than the Pendle average. <b>Average prices in the last year:</b> Detached: £212,367 Semi-detached: £112,325 Terraced: £59,042 Flat: £135,437 (Source: Zoopla)
BB9 6	Barrowford, Blacko, Roughlee and Crow Trees	High	Selling prices for all three types of property perform well above the average selling prices for Pendle.		
BB9 7	Northwest Nelson	Low	This is a very poorly performing area in terms of market attractiveness with selling prices for terraced properties well below the average for Pendle.		
BB9 8	North / Northeast Nelson	Medium	This is a moderately attractive area with house prices for semi-detached and terraced just below the average for Pendle. Detached properties perform well but there is little demand.		
BB9 9	Southeast Nelson	Low	This is the worst performing postcode sector and has poor market attraction.		
BB10 2	Reedley (Brierfield South)	Medium	This area performs well for semi-detached housing and is a reasonably attractive market area.	BB10	
					This postcode covers parts of North Burnley as well as Reedley/Brierfield South and this has an influence on the average property prices. <b>Average prices in the last year:</b> Detached: £185,333 Semi-detached: £110,715 Terraced: £57,306 Flat: £36,166 (Source: Zoopla)

Postcode sector	Broad location	Market attractiveness	Original comment	Postcode area	Updated commentary 2013
BB12 9	Fence, Higham, Spen Brook, Newchurch, Barley	High	Extremely attractive market area performs very well for all property types.	BB12	This area is still an attractive market location, although recent data shows selling prices below the overall Pendle average. <b>Average prices in the last year:</b> Detached: £214,027 Semi-detached: £122,083 Terraced: £67,281 Flat: £61,428 (Source: Zoopla)
BB18 5	West Barnoldswick	High	This area performs well for all types of property, with semi-detached and terraced properties above the average price for Pendle.	BB18	This area remains an attractive market location with some property types selling above average prices. <b>Average prices in the last year:</b> Detached: £240,786 Semi-detached: £138,779 Terraced: £91,610 Flat: £35,000 (Source: Zoopla)
BB18 6	East Barnoldswick, Earby, Kelbrook, Sough, Salterforth	High	This area performs well for all types of property with semi-detached and terraced properties above the average price for Pendle.		

Average property prices in Pendle between April and June 2013

Property Type	Price (£)
Detached	231,671
Semi-detached	141,289
Terraced	76,021
Flat	87,000
Overall average	104,409



## **Appendix 3 – Summary of sites in the supply**

0-5 Year Supply - sites with planning permission

Site Ref	Site Name	Town	5 Year Period										6-15 Years		
			2014/15 No. Dwgs	2014/15 Site Area	2015/16 No. Dwgs	2015/16 Site Area	2016/17 No. Dwgs	2016/17 Site Area	2017/18 No. Dwgs	2017/18 Site Area	2018/19 No. Dwgs	2018/19 Site Area	6-10 Years No. Dwgs	6-10 Years Site Area	
BY007	Filter House, Barley Green	Barley	0	0	7	0.24	0	0	0	0	0	0	0	0	0
<b>Barley</b>			<b>0</b>	<b>0</b>	<b>7</b>	<b>0.24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
BK055	Westfield Mill, Carr Road	Barnoldswick	0	0	5	0.12	0	0	0	0	0	0	0	12	0.28
BK094/1064	Land off Valley Road	Barnoldswick	15	0.3	15	0.30	16	0.31	0	0	0	0	0	0	0
S243/927	Land at Applegarth	Barnoldswick	0	0	0	0	0	0	8	0	0	0	0	0	0
BK069	B Preston Joinery Works, Bank Street	Barnoldswick	0	0	0	0	5	0.03	0	0	0	0	0	0	0
BK079	Fosters Arms Hotel, Gisburn Road	Barnoldswick	0	0	3	0.14	0	0	0	0	0	0	0	0	0
BK085	Railway Hotel, Newtown	Barnoldswick	4	0.07	0	0	0	0	0	0	0	0	0	0	0
BK090	Land to the rear of the Greyhound Pub, Manchester Road	Barnoldswick	0	0	0	0	4	0.22	0	0	0	0	0	0	0
BK093	11 Rainhall Road and 2 York Street	Barnoldswick	3	0.01	0	0	0	0	0	0	0	0	0	0	0
BK076 / 862	Land at corner of Sussex Street / back Essex Street	Barnoldswick	0	0	1	0.02	0	0	0	0	0	0	0	0	0
BK082	New House, Brogden Lane	Barnoldswick	1	0.11	0	0	0	0	0	0	0	0	0	0	0
BK084	Westwood, Hawthorne Drive	Barnoldswick	1	0.07	0	0	0	0	0	0	0	0	0	0	0
BK086	Former Chapel to rear of 22-26 Walmsgate	Barnoldswick	1	0.05	0	0	0	0	0	0	0	0	0	0	0
BK088	14 Oak Terrace	Barnoldswick	0	0	1	0.04	0	0	0	0	0	0	0	0	0
BK089 / 910	Land between 4 and 6 Banks Hill	Barnoldswick	1	0.08	0	0	0	0	0	0	0	0	0	0	0
BK091	Land to rear of 245-253 Gisburn Road	Barnoldswick	0	0	1	0.25	0	0	0	0	0	0	0	0	0
BK092	Land bounded by Queen Street, Westgate and Malham View Close	Barnoldswick	0	0	1	0.09	0	0	0	0	0	0	0	0	0
BK095/925	Land behind 1 to 4 Applegarth	Barnoldswick	0	0	0	0	0	0	1	0.06	0	0	0	0	0
BK096	Croft Gate Barn, Bracewell	Barnoldswick	0	0	0	0	1	0.06	0	0	0	0	0	0	0
BK097	Stock Cottage Barn, Bracewell	Barnoldswick	0	0	0	0	1	0.02	0	0	0	0	0	0	0
<b>Barnoldswick</b>			<b>26</b>	<b>0.69</b>	<b>27</b>	<b>0.96</b>	<b>27</b>	<b>0.64</b>	<b>9</b>	<b>0.06</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0.28</b>
BD032	Vale Weavers Ltd, Caldervale	Barrowford	9	0.12	0	0	0	0	0	0	0	0	0	0	0
BD056/1051	Civic Hall Car Park	Barrowford	0	0	0	0	6	0.07	0	0	0	0	0	0	0
BD047	Land adjacent to 32 Garnett Street	Barrowford	0	0	0	0	4	0.02	0	0	0	0	0	0	0
BD050	Plots 7, 9, 10, 317 Gisburn Road	Barrowford	0	0	1	0.10	2	0.20	0	0	0	0	0	0	0
BD053	19-21 Bankhouse Street	Barrowford	0	0	3	0.02	0	0	0	0	0	0	0	0	0
BD057/S235	Civic Hall, Maud Street	Barrowford	0	0	0	0	3	0.06	0	0	0	0	0	0	0
BD046	Plot 8, 317 Gisburn Road	Barrowford	0	0	1	0.11	0	0	0	0	0	0	0	0	0
BD048	Land to rear of 38 Church Street	Barrowford	0	0	1	0.01	0	0	0	0	0	0	0	0	0
BD054	Barn to rear of 231 Gisburn Road	Barrowford	0	0	1	0.03	0	0	0	0	0	0	0	0	0
BD055	Power Pipes Pendle	Barrowford	0	0	1	0.01	0	0	0	0	0	0	0	0	0
<b>Barrowford</b>			<b>9</b>	<b>0.12</b>	<b>8</b>	<b>0.28</b>	<b>15</b>	<b>0.36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
BO017	Great Stone Edge Farm	Blacko	0	0	1	0.02	0	0	0	0	0	0	0	0	0
BO021	Higher Admergill Farm	Blacko	0	0	1	0.14	0	0	0	0	0	0	0	0	0
BO023	457 Gisburn Road	Blacko	0	0	0	0	1	0.01	0	0	0	0	0	0	0
BO024	Springfield Nurseries, 2 Back Gisburn Road	Blacko	0	0	0	0	1	0.07	0	0	0	0	0	0	0





Site Ref	Site Name	Town	5 Year Period										6-15 Years		
			2014/15 No. Dwgs	2014/15 Site Area	2015/16 No. Dwgs	2015/16 Site Area	2016/17 No. Dwgs	2016/17 Site Area	2017/18 No. Dwgs	2017/18 Site Area	2018/19 No. Dwgs	2018/19 Site Area	6-10 Years No. Dwgs	6-10 Years Site Area	
NN104	1 Netherfield Road	Nelson	0	0	2	0.01	0	0	0	0	0	0	0	0	0
NN088	Shelfield Farm, Southfield Lane	Nelson	1	0.06	0	0	0	0	0	0	0	0	0	0	0
NN101	Doughty Farm, Back Lane	Nelson	1	0.05	0	0	0	0	0	0	0	0	0	0	0
NN107	6 Rhoda Street	Nelson	0	0	1	0.01	0	0	0	0	0	0	0	0	0
NN109	200 Halifax Road	Nelson	0	0	0	0	1	0.18	0	0	0	0	0	0	0
NN115	9 Napier Street	Nelson	0	0	0	0	1	0.01	0	0	0	0	0	0	0
NN116	14a Cumberland Street	Nelson	0	0	1	0.01	0	0	0	0	0	0	0	0	0
NN118	132 Hallam Road	Nelson	0	0	0	0	1	0.04	0	0	0	0	0	0	0
NN119	Prince of Wales Hotel, Leeds Road	Nelson	0	0	0	0	1	0.05	0	0	0	0	0	0	0
NN120	22A Forest Street	Nelson	0	0	0	0	1	0.01	0	0	0	0	0	0	0
NN121	2 Cross Street	Nelson	0	0	0	0	1	0.01	0	0	0	0	0	0	0
<b>Nelson</b>			<b>18</b>	<b>0.64</b>	<b>22</b>	<b>0.44</b>	<b>50</b>	<b>1.31</b>	<b>25</b>	<b>0.67</b>	<b>20</b>	<b>0.52</b>	<b>41</b>	<b>1.06</b>	
NH008/1027	Former Spen Brook Mill	Spen Brook	0	0	0	0	14	0.45	14	0.45	0	0	0	0	
NH007	Lower Houses Farm	Newchurch-in-Pendle	0	0	2	0.18	0	0	0	0	0	0	0	0	
<b>Newchurch and Spenbrook</b>			<b>0</b>	<b>0</b>	<b>2</b>	<b>0.18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
SH018/ 1040	Salterforth Shed	Salterforth	0	0	12	0.49	12	0.49	12	0.49	13	0.53	0	0	
SH013	Salterforth Mill, Earby Road	Salterforth	0	0	7	0.07	7	0.07	0	0	0	0	0	0	
SH012	Former Silentnight Restaurant, Earby Road	Salterforth	0	0	5	0.27	0	0	0	0	0	0	0	0	
SH011	Higher Green Hill Farm Barn, Salterforth Lane	Salterforth	0	0	0	0	1	0.03	0	0	0	0	0	0	
SH016	Whitemoor Pumping Station, High Lane	Salterforth	0	0	2	0.16	0	0	0	0	0	0	0	0	
SH014	Fanny Grey Hotel, High Lane	Salterforth	1	0.46	0	0	0	0	0	0	0	0	0	0	
SH015	The Old Barn to the rear of the Fanny Grey Hotel, Old Lane	Salterforth	1	0.09	0	0	0	0	0	0	0	0	0	0	
<b>Salterforth</b>			<b>2</b>	<b>0.55</b>	<b>26</b>	<b>0.98</b>	<b>20</b>	<b>0.58</b>	<b>12</b>	<b>0.49</b>	<b>13</b>	<b>0.53</b>	<b>0</b>	<b>0</b>	
SO001	Brook Lea, Colne Road	Sough	0	0	1	0.05	0	0	0	0	0	0	0	0	
<b>Sough</b>			<b>0</b>	<b>0</b>	<b>1</b>	<b>0.05</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
TN053	Land at Green Meadow, Colne Road	Trawden	0	0	6	0.22	0	0	0	0	0	0	0	0	
TN054	The Sun Inn, Back Colne Lane	Trawden	0	0	0	0	5	0.18	0	0	0	0	0	0	
TN052	The Old Rock, Keighley Road	Trawden	0	0	0	0	2	0.11	0	0	0	0	0	0	
TN030	Herders Inn	Trawden	0	0	1	0.18	0	0	0	0	0	0	0	0	
TN047	Former Chelsea Bakery, Church Street	Trawden	0	0	2	0.03	0	0	0	0	0	0	0	0	
TN049	Corner of Skipton Road/ Dean Street	Trawden	0	0	2	0.04	0	0	0	0	0	0	0	0	
TN045	Hollin Hall Barn, Hollin Hall	Trawden	0	0	1	0.06	0	0	0	0	0	0	0	0	
TN048	8-9 Bright Street	Trawden	0	0	1	0.06	0	0	0	0	0	0	0	0	
TN050	Land adjacent to 60 Lanehouse, Lanehouse	Trawden	0	0	0	0	1	0.02	0	0	0	0	0	0	
TN051	New Nichol House Farm, Colne Road	Trawden	1	0.03	0	0	0	0	0	0	0	0	0	0	
TN055	17 Whitelee Avenue	Trawden	0	0	0	0	1	0.02	0	0	0	0	0	0	
<b>Trawden</b>			<b>1</b>	<b>0.03</b>	<b>13</b>	<b>0.60</b>	<b>9</b>	<b>0.33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTALS</b>			<b>96</b>	<b>4.23</b>	<b>162</b>	<b>6.15</b>	<b>263</b>	<b>7.74</b>	<b>130</b>	<b>3.09</b>	<b>124</b>	<b>4.08</b>	<b>93</b>	<b>1.95</b>	

0-5 Year Supply - sites without planning permission

Site Ref	Site Name	Town	5 Year Period										6-15 Years	
			2014/15 No. Dwgs	2014/15 Site Area	2015/16 No. Dwgs	2015/16 Site Area	2016/17 No. Dwgs	2016/17 Site Area	2017/18 No. Dwgs	2017/18 Site Area	2018/19 No. Dwgs	2018/19 Site Area	6-10 Years No. Dwgs	6-10 Years Site Area
984	Fernbank Mill	Barnoldswick	0	0	0	0	0	0	15	0.55	15	0.55	36	1.33
SHLAASS11	Land off Skipton Road	Barnoldswick	0	0	0	0	0	0	20	1.01	20	1.01	25	1.26
1042	Hope Technology, Coates New (Hope) Mill	Barnoldswick	0	0	15	0.23	15	0.23	0	0	0	0	0	0
881	Land behind Raikes Cottage	Barnoldswick	0	0	0	0	0	0	14	0.51	15	0.51	0	0
S225	Land at Lane Ends Farm	Barnoldswick	0	0	0	0	0	0	9	0.30	9	0.30	0	0
S165	Land between Moorlands and The Homelands, Manchester Road	Barnoldswick	0	0	0	0	0	0	0	0	6	0.18	0	0
S016	Former builders yard off Gillians Lane	Barnoldswick	0	0	0	0	0	0	0	0	1	0.06	0	0
<b>Barnoldswick</b>			<b>0</b>	<b>0</b>	<b>15</b>	<b>0.23</b>	<b>15</b>	<b>0.23</b>	<b>58</b>	<b>2.37</b>	<b>66</b>	<b>2.61</b>	<b>61</b>	<b>2.59</b>
S124	Land at Trough Laithe Farm	Barrowford	0	0	0	0	50	1.25	50	1.25	50	1.25	331	8.28
S199	Land to rear of St. Thomas's Primary School, Wheatley Lane Road	Barrowford	0	0	0	0	0	0	20	0.67	20	0.67	157	5.23
S240	Oaklands	Barrowford	0	0	0	0	0	0	12	0.83	12	0.83	26	1.66
<b>Barrowford</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>1.25</b>	<b>82</b>	<b>2.75</b>	<b>82</b>	<b>2.75</b>	<b>514</b>	<b>15.17</b>
S224	Hollin Hall Farm	Blacko	0	0	0	0	5	0.17	5	0.17	5	0.17	0	0
S093	Field Nos 6777, 7878 & 9379	Blacko	0	0	0	0	0	0	0	0	10	0.33	0	0
<b>Blacko</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0.17</b>	<b>5</b>	<b>0.17</b>	<b>15</b>	<b>0.50</b>	<b>0</b>	<b>0</b>
S213	Land off Halifax Road	Brierfield	0	0	0	0	0	0	20	0.67	20	0.67	157	5.23
24	Large piece of land at Wood Clough Platts	Brierfield	0	0	0	0	0	0	15	0.5	15	0.5	33	1.1
S232	Brierfield Mills, Glen Way	Brierfield	0	0	0	0	0	0	20	0	20	0	0	0
SHLAASS28	Land to rear of Edge End Farm	Brierfield	0	0	0	0	0	0	12	0.39	13	0.43	13	0.43
BR020 / 983	Rear of Marsden Cottage	Brierfield	0	0	0	0	0	0	0	0	5	0.28	0	0
S218	Land adjacent to Marsden Heights College, Mansfield Crescent	Brierfield	0	0	0	0	0	0	0	0	2	0.08	0	0
<b>Brierfield and Reedley</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>67</b>	<b>1.56</b>	<b>75</b>	<b>1.96</b>	<b>203</b>	<b>6.76</b>
S010	Land between Skipton Old Road and Castle Road	Colne	0	0	0	0	0	0	20	0.67	20	0.67	242	8.08
385	Gib Hill	Colne	0	0	0	0	0	0	20	0.56	20	0.56	176	4.89
482	Land at the end of Knotts Drive	Colne	0	0	10	0.38	10	0.38	10	0.38	10	0.38	95	3.58
S012	Windermere Avenue	Colne	0	0	0	0	0	0	10	0.33	10	0.33	88	2.93
S244	Recreation Ground off Harrison Drive	Colne	0	0	0	0	0	0	15	0.5	15	0.5	54	1.79
S004	Land off South Valley Drive	Colne	0	0	0	0	0	0	20	0.67	20	0.67	42	1.4
1036	Railway sidings	Colne	0	0	10	0.36	10	0.36	10	0.36	10	0.36	37	1.32
S180	Land at Nelson and Colne College, Barrowford Road	Colne	0	0	0	0	15	0.5	15	0.5	18	0.6	0	0
S011B	Red Lane	Colne	0	0	12	0.47	12	0.47	12	0.47	0	0	0	0
S011A	Red Lane	Colne	0	0	0	0	0	0	10	0.53	10	0.57	0	0
S183	Land off Dewhurst Street	Colne	0	0	0	0	2	0.06	0	0	0	0	0	0
<b>Colne</b>			<b>0</b>	<b>0</b>	<b>32</b>	<b>1.21</b>	<b>49</b>	<b>1.77</b>	<b>142</b>	<b>4.97</b>	<b>133</b>	<b>4.64</b>	<b>734</b>	<b>23.99</b>
S020	Land at Stoney Bank Road	Earby	0	0	0	0	15	0.5	15	0.5	15	0.5	163	5.43

Site Ref	Site Name	Town	5 Year Period										6-15 Years	
			2014/15 No. Dwgs	2014/15 Site Area	2015/16 No. Dwgs	2015/16 Site Area	2016/17 No. Dwgs	2016/17 Site Area	2017/18 No. Dwgs	2017/18 Site Area	2018/19 No. Dwgs	2018/19 Site Area	6-10 Years No. Dwgs	6-10 Years Site Area
S219	Land east of Colne Road, Field no.s 4700part & 3982	Earby	0	0	0	0	15	0.5	15	0.5	15	0.5	65	2.17
SHLAASS20	Land off Old Lane	Earby	0	0	0	0	0	0	23	0.9	23	0.9	23	0.9
S237	Land at Aspen Grove	Earby	0	0	0	0	0	0	0	0	20	0.66	0	0
1066	Land off Birch Hall Lane	Earby	0	0	5	0.43	0	0	0	0	0	0	0	0
EY049	Office Block Wardle Storeys, School Lane	Earby	0	0	0	0	4	0.05	0	0	0	0	0	0
<b>Earby</b>			<b>0</b>	<b>0</b>	<b>5</b>	<b>0.43</b>	<b>34</b>	<b>1.05</b>	<b>53</b>	<b>1.90</b>	<b>73</b>	<b>2.56</b>	<b>251</b>	<b>8.50</b>
FE013	Spring Mill Garage Buildings, Wheatley Lane Road	Fence	0	0	0	0	3	0.07	0	0	0	0	0	0
<b>Fence</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0.07</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
S196	St. Michael's Vicarage, Skipton Road	Foulridge	0	0	0	0	4	0.2	5	0.24	0	0	0	0
<b>Foulridge</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0.2</b>	<b>5</b>	<b>0.24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
S227	Land adjoining Emmott Lane	Laneshawbridge	0	0	0	0	0	0	22	0.85	23	0.89	23	0.89
S146	Land at end of Sheridan Road	Laneshawbridge	0	0	0	0	0	0	17	0.56	17	0.56	18	0.59
S226	Land at Rye Flatt Barn	Laneshawbridge	0	0	0	0	2	0.37	0	0	0	0	0	0
S106	Garages at Crow Nest, Keighley Road	Laneshawbridge	0	0	0	0	0	0	0	0	2	0.07	0	0
<b>Laneshawbridge</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0.37</b>	<b>39</b>	<b>1.41</b>	<b>42</b>	<b>1.52</b>	<b>41</b>	<b>1.48</b>
203	Further Clough Head	Nelson	0	0	0	0	15	0.52	15	0.52	15	0.52	112	3.69
S044	Land off Halifax Road	Nelson	0	0	0	0	0	0	0	0	16	0.53	46	1.54
1045	Fort Vale Engineering Ltd, Parkfield Works	Nelson	0	0	0	0	0	0	15	0.45	15	0.45	14	0.445
1049	Giles Street	Nelson	0	0	0	0	0	0	0	0	17	0.46	18	0.49
207	Land at the end of Trent Road	Nelson	0	0	0	0	10	0.41	0	0	0	0	0	0
<b>Nelson</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0.93</b>	<b>30</b>	<b>0.97</b>	<b>63</b>	<b>1.96</b>	<b>190</b>	<b>6.17</b>
S021/S143	Roughs Farm / Land near the Anchor Pub, canal & park	Salterforth	0	0	0	0	8	0.26	9	0.3	0	0	0	0
S172	Land adjacent to Sykes Laithe, Earby Road	Salterforth	0	0	0	0	1	0.04	0	0	0	0	0	0
<b>Salterforth</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0.30</b>	<b>9</b>	<b>0.30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTALS</b>			<b>0</b>	<b>0</b>	<b>52</b>	<b>1.87</b>	<b>196</b>	<b>6.34</b>	<b>490</b>	<b>16.6</b>	<b>549</b>	<b>18.5</b>	<b>1994</b>	<b>64.66</b>

## 6-10 Year Supply

Site Ref	Site Name	Town	6-15 Years			
			6-10 Years No. Dwgs	6-10 Years Site Area	11-15 Years No. Dwgs	11-15 Years Site Area
986	Land to the rear of Fernbank Mill	Barnoldswick	39	1.29	0	0
865	Land at Wapping	Barnoldswick	38	1.06	0	0
855	Former Reservoir, Park Hill	Barnoldswick	13	0.37	0	0
1055	Land at Clifford Street	Barnoldswick	12	0.41	0	0
BK045	Land at Kirkstall Drive	Barnoldswick	6	0.11	0	0
866	Land South of Mill Street	Barnoldswick	4	0.13	0	0
<b>Barnoldswick</b>			<b>112</b>	<b>3.37</b>	<b>0</b>	<b>0</b>
BD034	Park Hill Farm, Gisburn Road	Barrowford	2	0.04	0	0
668	Land to side of 268 Gisburn Road	Barrowford	1	0.09	0	0
<b>Barrowford</b>			<b>3</b>	<b>0.13</b>	<b>0</b>	<b>0</b>
BO010	Brownley Park Farm	Blacko	1	0.03	0	0
<b>Blacko</b>			<b>1</b>	<b>0.03</b>	<b>0</b>	<b>0</b>
1021	Mansfield High School	Brierfield	43	1.54	0	0
121	Land off Hollin Bank	Brierfield	19	0.53	0	0
BR028	Land adjacent to 170 Colne Road	Brierfield	6	0.11	0	0
<b>Brierfield and Reedley</b>			<b>68</b>	<b>2.17</b>	<b>0</b>	<b>0</b>
CE078	Oak Mill, Skipton Road	Colne	58	0.78	0	0
CE080	Standroyd Mill, Cotton Tree Lane	Colne	45	1.09	0	0
CE122	Land off Laithe Street	Colne	9	0.23	0	0
CE120	J Blackburn, Clarence Street	Colne	8	0.24	0	0
1065	Bright Street	Colne	6	0.29	0	0
527	Land to side of 2 Hawley Street	Colne	4	0.04	0	0
470	Land to side of 19 Briercliffe Avenue	Colne	3	0.11	0	0
1012	Glenroy Offices, Glenroy Avenue	Colne	2	0.06	0	0
<b>Colne</b>			<b>135</b>	<b>2.84</b>	<b>0</b>	<b>0</b>
1058	Brook Shed, New Road	Earby	65	1.30	0	0
816	Garages off New Road	Earby	35	0.63	0	0
805	Land adjacent to Cricket Pitch, Hartley Street	Earby	4	0.04	0	0
811	Land behind 26 and 28 Barnwood Road	Earby	2	0.09	0	0
<b>Earby</b>			<b>106</b>	<b>2.06</b>	<b>0</b>	<b>0</b>
688	Land at Warehouse Lane	Foulridge	12	0.34	0	0
677	Garages at the end of Burwains Avenue	Foulridge	4	0.09	0	0
<b>Foulridge</b>			<b>16</b>	<b>0.43</b>	<b>0</b>	<b>0</b>
767	Land off Barkerfield Close	Higham	2	0.13	0	0
<b>Higham</b>			<b>2</b>	<b>0.13</b>	<b>0</b>	<b>0</b>
1060	Dotcliffe Yard, Dotcliffe Road	Kelbrook	3	0.15	0	0
<b>Kelbrook</b>			<b>3</b>	<b>0.15</b>	<b>0</b>	<b>0</b>
1003	Riverside Mill	Nelson	91	2.61	0	0
84	Land below allotments at the end of Southfield Street	Nelson	82	2.28	0	0
86	Land at the end of Southfield Street	Nelson	38	1.06	0	0
NN033	Land at Former Garage Site, Marsden Hall Road	Nelson	30	0.49	0	0
NN048	Land to rear of Great Marsden Hotel, Barkerhouse Road	Nelson	20	0.54	0	0
387	Land behind 51-71 Oxford Road	Nelson	20	0.62	0	0
1030	Land off Hibson Road / Cobden Street	Nelson	11	0.20	0	0
NN095	Site of Former Riverside Mill, Reedyford Road, Charles Street	Nelson	9	0.35	0	0
1050	Barkerhouse Road Family Support Centre	Nelson	9	0.32	0	0
1048	Cooper Street	Nelson	8	0.09	0	0
1046	Russell Bros Ltd	Nelson	8	0.27	0	0
220	Land between Bamford Street and Tweed Street	Nelson	7	0.20	0	0
167	Land at High Street	Nelson	7	0.09	0	0
1031	Former playground off Rakeshouse Road	Nelson	6	0.07	0	0
413	Land at the end of Bevan Place	Nelson	5	0.16	0	0
414	Land to rear of 75 Reedyford Road	Nelson	4	0.08	0	0
224	Land to side of 15 Clough Road	Nelson	2	0.05	0	0
NN069	Land adjacent to 3 Proctor Close	Nelson	1	0.05	0	0
NN046	Former Garage Site, Bradley Road East	Nelson	1	0.04	0	0
<b>Nelson</b>			<b>359</b>	<b>9.58</b>	<b>0</b>	<b>0</b>



Site Ref	Site Name	Town	6-15 Years			
			6-10 Years No. Dwgs	6-10 Years Site Area	11-15 Years No. Dwgs	11-15 Years Site Area
704	Land in front of Straitgate Cottages	Roughlee	3	0.14	0	0
<b>Roughlee and Crow Trees</b>			<b>3</b>	<b>0.14</b>	<b>0</b>	<b>0</b>
<b>TOTALS</b>			<b>808</b>	<b>21.03</b>	<b>0</b>	<b>0</b>

## 11-15 Year Supply

Site Ref	Site Name	Town	6-15 Years	
			11-15 Years No. Dwgs	11-15 Years Site Area
1035	Land adjacent to 14 York Street	Barnoldswick	2	0.02
1034	Works behind the former Seven Stars Public House	Barnoldswick	2	0.02
845	Land behind the Moorlands	Barnoldswick	1	0.10
<b>Barnoldswick</b>			<b>5</b>	<b>0.14</b>
1057	Land off Mint Avenue	Barrowford	51	1.69
666	Land to side of 5 and 7 Middleton Drive	Barrowford	7	0.25
550	Land to side of 24 John Street	Barrowford	5	0.10
440	Land to rear of 4 Wheatley Grove	Barrowford	4	0.06
<b>Barrowford</b>			<b>67</b>	<b>2.11</b>
38	Former Stone Yard	Brierfield	60	0.99
127	Land off Glen Way	Brierfield	54	1.60
1037	Richard Street Nurseries	Brierfield	35	0.98
66	Former School and Presbytery, Richard Street	Brierfield	17	0.42
57	Land off Wood Street	Brierfield	10	0.09
1023	Car park off Junction Street	Brierfield	5	0.13
131	Land between 84 and 94 Colne Road	Brierfield	4	0.02
54	Land at Hartington Street	Brierfield	3	0.06
35	Land off Thomas Street and Pendle Road	Brierfield	3	0.06
146	Land to side of 190 Colne Road	Brierfield	2	0.05
118	Land between 29 Hardy Avenue and Brierfield House	Brierfield	2	0.14
147	Land to rear of 1 Park View, Park View Close	Brierfield	1	0.04
81	Land in between 18 and 20 Hillsborough Avenue	Brierfield	1	0.05
49	Land at Pickering Street	Brierfield	1	0.01
<b>Brierfield and Reedley</b>			<b>198</b>	<b>4.63</b>
1053	Spring Gardens Mill, Green Road	Colne	207	3.11
1052	Walk Mill, Green Road / Spring Gardens Road	Colne	101	2.99
480	Land behind Red Scar Works	Colne	39	1.10
1059	Green Works, Knotts Lane	Colne	29	0.29
1054	Northern Polytunnels, Mill Green, Waterside Road	Colne	25	0.63
505	Land off Hartleys Terrace	Colne	9	0.27
636	Land at Allison Grove	Colne	5	0.15
639	Land to side of 47 Townley Street	Colne	4	0.03
612	Land at Carry Lane	Colne	4	0.09
632	Land between 271 and 273 Keighley Road	Colne	2	0.18
645	Land to rear of Langroyd Road	Colne	1	0.01
619	Land to side of 1 Sagar Fold	Colne	1	0.02
618	Land at Primrose Hill	Colne	1	0.02
<b>Colne</b>			<b>428</b>	<b>8.87</b>
836	Land between School Fields and Old Lane	Earby	18	0.53
833	Land off Red Lion Street	Earby	4	0.04
<b>Earby</b>			<b>22</b>	<b>0.57</b>
727	Land between 290 and 300 Wheatley Lane Road	Fence	3	0.07
<b>Fence</b>			<b>3</b>	<b>0.07</b>
695	Land behind the Works off Whitemoor Road	Foulridge	8	0.23
678	Land adjacent to 10 Skipton Road	Foulridge	2	0.03
<b>Foulridge</b>			<b>10</b>	<b>0.26</b>
775	Land between 422 and 428 Colne Road	Kelbrook	2	0.04
<b>Kelbrook</b>			<b>2</b>	<b>0.04</b>
149	Land to rear of Churchill Way	Nelson	50	0.70
1044	Former Joinery Works	Nelson	47	0.88
198	Land across from Messenger Street	Nelson	20	0.57
152	Land to side of Glanravn	Nelson	17	0.56
217	Land opposite 1 and 3 Fry Street	Nelson	15	0.42
90	Land to rear of Pilgrim Street	Nelson	14	0.22

Site Ref	Site Name	Town	6-15 Years	
			11-15 Years No. Dwgs	11-15 Years Site Area
213	Land to rear of 12 Marsden Hall Road	Nelson	9	0.14
94	Garages behind 270-286 Railway Street	Nelson	9	0.25
98	Land to the side of 13 Townsley Street	Nelson	8	0.12
1014	Robert Street Garage Site	Nelson	7	0.22
1062	Nelson Discount Furniture, Cooper Street	Nelson	5	0.04
239	Land to rear of 9 and 10 Malvern Court	Nelson	4	0.05
216	Land to rear of The Vicarage, Coleman Street	Nelson	4	0.10
1061	Land to rear of 213 Hibson Road and side of 19 Delph Mount	Nelson	3	0.13
288	Land to side of 46 Park Avenue	Nelson	3	0.06
287	Land to rear of 1 Carr Hall Road	Nelson	1	0.03
157	Land to rear of 1 Hargreaves Street	Nelson	1	0.03
<b>Nelson</b>			<b>217</b>	<b>4.52</b>
717	Land to the east of St Mary's Junior School	Newchurch-in-Pendle	4	0.07
<b>Newchurch and Spen Brook</b>			<b>4</b>	<b>0.07</b>
963	Land at the end of Bright Terrace	Trawden	11	0.32
966	Land to rear of 2 Colne Road	Trawden	4	0.06
953	Land at Hall House Farm	Trawden	2	0.05
<b>Trawden</b>			<b>17</b>	<b>0.43</b>
<b>TOTALS</b>			<b>973</b>	<b>21.70</b>

## 6-15 Year Additional Supply

Site Ref	Site Name	Town	6-15 Years	
			6-15 Years No. Dwgs	6-15 Years Site Area
S119	Land to the South of Long Ing Lane	Barnoldswick	100	3.34
S091	Land off Foster Road	Barnoldswick	93	3.11
S168	Gisburn Street Works	Barnoldswick	3	0.09
<b>Barnoldswick</b>			<b>196</b>	<b>6.54</b>
S247	Higher Park Hill Farm	Barrowford	165	5.5
S206	Land between 30 and 78 Barnoldswick Road (Ralph Laithe)	Barrowford	66	2.2
S130	Land to north of Barrowford Road	Barrowford	38	1.88
S205	Garage site, off Nora Street / Bolton Grove	Barrowford	5	0.16
S242	Land adjacent to 12 Wheatley Lane Road	Barrowford	4	0.309
S204	Land at end of May Street	Barrowford	3	0.11
S203	Garage Site, Pendle Street	Barrowford	3	0.09
<b>Barrowford</b>			<b>284</b>	<b>10.25</b>
GEN/01/08/2011/04	Little Tom's Farm	Brierfield	436	14.52
S126	Former Brierfield wastewater treatment works	Brierfield	105	3.5
S234	Land at the end of Park Lane / Coronation Road	Brierfield	14	0.46
S233	Railway Street Shops	Brierfield	2	0.03
<b>Brierfield</b>			<b>557</b>	<b>18.51</b>
S161	Lenches Road / Knotts Lane	Colne	168	7.57
S006	Lidgett Triangle	Colne	100	4.96
S179	Land off Barrowford Road / Heirs House Lane	Colne	93	4.64
S241	Sports field at Nelson and Colne College	Colne	85	2.84
S086	Bridge Street Stoneryard	Colne	37	1.22
S184	Land off Bridge Street	Colne	16	0.53
S185	Duckworth Mill, Skipton Road	Colne	14	0.48
S051	Land at corner of Colne Lane & Bold Street	Colne	7	0.24
S230	White Grove Garage Site	Colne	6	0.2
S229	Land opposite Wood Street	Colne	4	0.13
S187	Land off Ball Grove Drive	Colne	2	0.12
S231	Land at Walton Street	Colne	3	0.09
S058	Land at Knotts Lane	Colne	2	0.07
S228	Thomas Street Car Park	Colne	2	0.04
<b>Colne</b>			<b>539</b>	<b>23.13</b>
S175	Land adjacent to Glen Farm, Red Lion Street	Earby	25	0.83
S236	Land beyond Car Park, Red Lion Street	Earby	15	0.5
S064	Land off Bailey Street	Earby	8	0.26
S238	Land at Tyseley Grove	Earby	5	0.16
<b>Earby</b>			<b>53</b>	<b>1.75</b>
S221	Part Grains Barn Farm, Field numbers 2474 & 1866	Fence	46	1.54
S147	Land adjacent to Wheatley Lane Road	Fence	30	1
S208	Land adjacent to 310 Wheatley Lane Road	Fence	1	0.05
<b>Fence</b>			<b>77</b>	<b>2.59</b>
GEN/30/06/2011/001	Land off Barnoldswick Road	Kelbrook	64	2.13
S009	Field No. 0030	Kelbrook	59	1.97
<b>Kelbrook</b>			<b>123</b>	<b>4.1</b>
S245	Land to the rear of Sheridan Road	Laneshawbridge	74	3.7
<b>Laneshawbridge</b>			<b>74</b>	<b>3.7</b>
S220	Dale Mill, Hallam Road	Nelson	49	1.62
S005	Manor Mill	Nelson	44	1.47
S041	Land at Marsden Hall Road North	Nelson	6	0.21
S128	Land to the left of 23 Woodside Terrace	Nelson	1	0.04
<b>Nelson</b>			<b>100</b>	<b>3.34</b>
S008	Barnfield	Roughlee	23	1.16
<b>Roughlee</b>			<b>23</b>	<b>1.16</b>
S127	Land off Kelbrook Road	Salterforth	110	3.67

Site Ref	Site Name	Town	6-15 Years	
			6-15 Years No. Dwgs	6-15 Years Site Area
S173	Hayfield Meadow, Earby Road	Salterforth	82	2.74
S024	Fields 3646, 3947 & 4349	Salterforth	16	0.52
<b>Salterforth</b>			<b>208</b>	<b>6.93</b>
S217	Site East of Spen Brook Road and South of Osbourne Terrace	Spen Brook	29	2.4
S239	Site to east of 11 Osbourne Terrace	Spen Brook	4	0.28
<b>Spen Brook</b>			<b>33</b>	<b>2.68</b>
S194	Black Carr Mill, Skipton Road	Trawden	22	0.72
S222	The Rock Business Centre	Trawden	14	0.46
<b>Trawden</b>			<b>36</b>	<b>1.18</b>
<b>TOTALS</b>			<b>2303</b>	<b>85.86</b>

## **Appendix 4 – Summary of site scores**









Site Ref	Site Name	Town	Settlement boundary? (S0)	Is the site PDL? (S1)	Can car parking be provided? (S2)	Loss of Employment? (S3)	Protected Employment Area? (S4)	Open Space? (S5)	Main development location? (S6)	Suitable Infrastructure? (S7)	Infrastructure capacity (S8)	Contaminated? (S9)	Topography? (S10)	Flooding? (S11)	Railway (S12)	Bus Stop (score) (S13)	Bus Frequency (S13a)	Primary School (S14)	Secondary School (S15)	Sports Centre (S16)	Doctors (S17)	Hospital (S18)	Local Shopping Centre (S19)	Superstore (S20)	Employment (S21)	Public House (S22)	Corner shop (S23)	Post Office (S24)	Open space (S25)	PROW (S26)	Cycle route (S27)	Adverse impact on CA (S28)	Adverse impact on LB (S29)	Adverse impact on SAM (S30)	Adverse impact on AR (S31)	TPO? (S32)	Ecological? (S33)	Nature Con Designation? (S34)	Adverse impact on SA (S35)	Bad neighbouring use? (S36)	Air quality? (S37)	Coal mining activities? (S39)	Mineral safeguarding area? (S40)	Access (ransom strip) (A1)	Vehicular access (A2)	Visibility splays? (A3)	Currently in use (A4)	Single ownership? (A5)	Competing land uses? (V1)	Market Attractiveness (V2)	Viability? (V3)	Suitability Score	Availability Score	Achievability Score	Total score	
963	Land at the end of Bright Terrace	Trawden	5	1	5	5	5	5	3	1	3	5	5	5	1	3	1	3	1	1	3	1	1	1	3	3	3	3	5	5	1	3	5	3	5	5	5	5	3	3	1	5	3	5	3	5	5	3	5	131	21	13	165			
966	Land to rear of 2 Colne Road	Trawden	5	1	5	5	5	5	3	3	3	5	5	5	1	5	1	5	1	1	3	1	1	1	3	5	1	3	3	5	5	1	3	5	3	5	5	5	5	5	5	3	3	1	3	1	1	3	5	5	3	5	141	13	13	167
953	Land at Hall House Farm	Trawden	5	1	5	5	5	5	3	1	5	5	5	5	1	1	1	3	1	1	5	1	1	1	3	1	1	1	3	5	5	1	5	5	3	5	5	5	5	5	3	1	5	3	5	5	5	5	3	5	133	23	13	169		

6-15 Years Additional Supply Scores

Site Ref	Site Name	Town	Settlement boundary? (S0)	Is the site PDL? (S1)	Can car parking be provided? (S2)	Loss of Employment? (S3)	Protected Employment Area? (S4)	Open Space? (S5)	Main development location? (S6)	Suitable Infrastructure? (S7)	Infrastructure capacity (S8)	Contaminated? (S9)	Topography? (S10)	Flooding? (S11)	Railway (S12)	Bus Stop (score) (S13)	Bus Frequency (S13a)	Primary School (S14)	Secondary School (S15)	Sports Centre (S16)	Doctors (S17)	Hospital (S18)	Local Shopping Centre (S19)	Superstore (S20)	Employment (S21)	Public House (S22)	Corner shop (S23)	Post Office (S24)	Open space (S25)	PROW (S26)	Cycle route (S27)	Adverse impact on CA (S28)	Adverse impact on LB (S29)	Adverse impact on SAM (S30)	Adverse impact on AR (S31)	TPO? (S32)	Ecological? (S33)	Nature Con Designation? (S34)	Adverse impact on SA (S35)	Bad neighbouring use? (S36)	Air quality? (S37)	Coal mining activities? (39)	Mineral safeguarding area? (S40)	Access (ransom strip) (A1)	Vehicular access (A2)	Visibility splays? (A3)	Currently in use (A4)	Single ownership? (A5)	Competing land uses? (V1)	Market Attractiveness (V2)	Viability? (V3)	Suitability Score	Availability Score	Achievability Score	Total score			
S119	Land to the South of Long Ing Lane	Barnoldswick	3	1	5	5	5	1	5	1	1	5	5	5	1	5	1	1	3	3	3	1	3	5	5	3	3	3	5	5	5	5	5	5	3	1	3	3	5	3	5	5	1	1	3	3	3	5	5	5	5	141	15	15	171			
S091	Land off Foster Road	Barnoldswick	3	1	5	5	5	5	5	1	1	5	3	3	1	3	1	1	1	1	1	1	1	3	5	1	1	1	1	5	5	5	5	5	5	1	5	5	3	5	5	5	5	5	5	5	1	5	3	3	5	5	5	129	17	15	161	
S168	Gisburn Street Works	Barnoldswick	5	5	5	1	5	5	5	5	5	3	5	2	1	5	1	5	1	1	3	1	3	5	5	3	3	3	5	5	5	1	5	5	3	5	5	5	5	3	5	5	5	5	5	5	5	5	5	1	5	1	5	5	158	21	11	190
S247	Higher Park Hill Farm	Barrowford	1	1	5	5	5	1	4	1	1	3	3	5	1	5	1	1	1	1	1	3	3	1	5	5	1	1	5	3	5	3	3	5	3	1	3	3	5	3	5	3	5	3	5	3	1	5	5	5	3	120	15	13	148			
S206	Land between 30 and 78 Barnoldswick Road (Ralph Laithe)	Barrowford	3	1	5	5	5	5	4	1	1	5	5	3	1	5	1	1	1	1	1	3	1	1	5	3	1	1	1	5	5	5	5	5	3	5	3	5	3	5	5	5	5	3	3	5	3	5	5	5	5	134	19	15	168			
S130	Land to north of Barrowford Road	Barrowford	3	1	5	5	5	5	4	1	3	5	3	3	1	5	1	1	1	1	1	5	1	3	5	3	1	1	1	5	5	1	3	5	5	1	3	5	3	5	5	3	1	3	3	5	3	5	5	5	124	19	13	156				
S205	Garage site, off Nora Street / Bolton Grove	Barrowford	5	5	5	5	5	4	3	5	5	5	1	1	5	1	3	1	1	1	5	5	3	5	3	5	3	5	5	5	5	5	5	5	3	5	5	5	5	5	5	5	5	5	5	5	1	5	1	3	5	5	3	168	21	7	196	
S242	Land adjacent to 12 Wheatley Lane Road	Barrowford	3	1	5	5	5	1	4	1	5	5	3	3	1	5	1	5	1	1	1	3	3	3	1	5	1	1	1	5	5	3	5	5	3	1	3	5	5	5	5	3	1	5	5	5	3	5	5	5	3	132	23	13	168			
S204	Land at end of May Street	Barrowford	5	5	5	5	5	5	4	3	5	3	5	1	1	5	1	1	1	1	5	5	3	3	5	3	3	1	5	5	5	5	5	3	5	5	5	5	5	5	5	5	3	5	5	5	1	5	1	3	3	158	21	7	186			
S203	Garage Site, Pendle Street	Barrowford	5	5	5	5	5	5	4	3	5	5	5	1	1	3	1	1	1	1	5	5	3	3	5	3	3	1	5	5	5	5	5	5	3	5	5	5	5	5	3	5	5	5	5	1	5	1	3	3	158	21	7	186				
GEN/01/08/2011/04	Little Tom's Farm	Brierfield	3	1	5	5	5	5	5	1	1	5	3	3	1	3	1	1	3	1	1	5	1	1	5	1	1	1	5	5	1	5	5	5	3	5	1	5	3	5	5	1	1	3	1	3	3	5	5	1	1	123	15	7	145			
S126	Former Brierfield wastewater treatment works	Brierfield	3	1	5	5	5	1	5	1	1	3	3	2	3	3	1	1	1	1	3	3	3	1	5	1	1	1	5	5	5	5	5	5	3	5	3	3	3	5	5	1	1	3	3	3	1	5	5	1	1	122	15	7	144			
S234	Land at the end of Park Lane / Coronation Road	Brierfield	5	1	5	5	5	1	5	1	3	3	3	3	1	1	1	3	3	1	3	5	3	1	5	1	1	1	5	5	3	5	5	5	3	5	5	5	3	5	5	3	5	5	3	5	5	1	5	5	1	1	137	19	7	163		
S233	Railway Street Shops	Brierfield	5	5	5	5	5	5	5	5	5	3	3	5	5	5	5	3	3	1	5	5	5	1	5	5	5	5	5	1	5	3	3	5	3	5	3	3	5	3	5	3	5	5	5	5	5	5	1	1	171	25	7	203				
S161	Lenches Road / Knotts Lane	Colne	1	1	5	5	5	5	5	1	1	3	3	3	3	5	1	1	1	3	1	3	1	1	5	3	1	1	5	5	5	5	3	5	1	1	3	5	5	5	5	5	1	1	1	3	3	5	5	3	1	123	13	9	145			
S006	Lidgett Triangle	Colne	3	1	5	5	5	5	5	1	1	5	3	3	1	5	1	3	3	1	1	1	1	3	5	3	1	1	1	5	3	1	3	5	5	1	5	5	3	5	5	3	5	5	1	5	3	5	5	5	3	127	19	13	159			
S179	Land off Barrowford Road / Heirs House Lane	Colne	3	1	5	5	5	5	5	1	1	3	5	3	1	5	1	1	1	3	1	3	1	3	5	1	1	1	5	5	5	5	5	5	1	1	1	3	3	3	5	5	5	3	3	5	5	1	3	127	19	9	155					
S241	Sports field at Nelson and Colne College	Colne	5	1	5	5	5	1	5	1	1	3	5	5	1	5	1	1	1	1	1	3	1	1	5	1	1	1	5	3	5	5	5	5	3	1	5	3	3	3	5	3	5	5	3	5	5	1	5	1	3	125	19	9	153			
S086	Bridge Street Stoneyard	Colne	5	5	5	1	5	5	5	3	3	3	3	3	5	5	5	3	3	5	1	3	5	3	5	5	5	5	3	5	5	5	5	5	1	5	3	5	5	5	5	5	5	1	5	1	3	1	165	21	5	191						
S184	Land off Bridge Street	Colne	5	5	5	1	5	5	5	3	5	3	3	3	5	5	5	3	3	5	3	3	5	3	5	5	5	5	3	5	3	5	5	5	5	3	5	3	5	5	5	5	5	5	1	3	1	3	1	169	19	5	193					
S185	Duckworth Mill, Skipton Road	Colne	5	5	5	1	5	5	5	3	5	3	5	5	1	5	1	3	3	1	3	1	3	5	5	3	3	5	3	1	3	5	5	5	3	5	5	5	5	3	3	3	5	5	5	1	5	1	3	1	153	21	5	179				
S051	Land at corner of Colne Lane & Bold Street	Colne	5	5	5	5	5	1	5	3	5	3	3	5	1	5	5	3	1	3	5	3	5	5	5	5	1	3	5	5	5	5	5	5	1	5	5	5	5	3	5	3	5	5	5	1	5	5	3	1	167	21	9	197				
S230	White Grove Garage Site	Colne	5	5	5	5	5	3	5	3	5	5	5	5	1	3	1	1	1	1	1	1	1	3	5	1	1	1	5	5	5	5	5	5	3	5	3	3	5	3	5	3	5	5	5	1	5	5	1	3	143	21	9	173				
S229	Land opposite Wood Street	Colne	5	1	5	5	5	1	5	3	1	3	3	5	1	5	1	1	1	3	3	3	3	5	5	5	1	3	5	5	5	5	3	5	3	5	3	5	3	3	5	3	5	5	1	5	1	5	5	3	1	145	17	9	171			
S187	Land off Ball Grove Drive	Colne	3	1	5	5	5	1	5	3	5	5	3	3	1	5	1	5	1	1	1	1	1	3	5	1	1	1	5	5	1	3	5	5	3	1	5	5	3	3	5	3	5	5	1	5	5	5	1	129	19	11	159					
S231	Land at Walton Street	Colne	5	1	5	5	5	1	5	3	5	3	3	5	1	3	5	3	1	3	5	3	5	5	5	5	5	1	3	5	5	5	5	5	3	5	5	5	5	5	3	5	5	3	3	1	5	5	3	1	165	21	9	195				
S058	Land at Knotts Lane	Colne	5	1	5	5	5	1	5	3	5	3	5	3	5	5	5	3	3	5	1	3	5	3	5	5	3	3	5	5	5	1	3	5	1	5	3	5	5	3	5	3	5	5	3	3	1	5	5	3	1	159	17	9	185			
S228	Thomas Street Car Park	Colne	5	5	5	5	5	5	5	3	5	3	3	5	5	5	5	3	3	5	1	3	5	3	5	5	5	3	5	5	5	5	5	5	3	5	5	5	5	3	5	3	5	5	5	3	5	5	3	1	179	23	9	211				
S175	Land adjacent to Glen Farm, Red Lion Street	Earby	3	1	5	5	5																																																			

## **Appendix 5 – Site plans and proformas**

A5.1 Available online at [www.pendle.gov.uk/shlaa](http://www.pendle.gov.uk/shlaa)

## Appendix 6 – Sites in the SHLAA and ELR

A6.1 There are a number of sites that have been identified in both the SHLAA and the Employment Land Review (ELR). The National Planning Policy Framework (NPPF) (paragraph 161) indicates that reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments. On this basis the reviews of the SHLAA and the ELR have been carried out at the same time to ensure that where sites are potentially suitable for either type of development this is highlighted.

A6.2 The table below provides the details of each site that is included in both studies.

Table A6.1

SHLAA Ref	Site Name	Number of Dwellings	ELR Ref	Site Area (ha)
1052	Walk Mill, Green Road / Spring Gardens Road, Colne	101	E120	0.9100
480	Land behind Red Scar Works, Colne	39	E118	0.9260
S220	Dale Mill, Hallam Road, Nelson	49	E230	1.6200
90	Land to rear of Pilgrim Street, Nelson	14	E063	0.2550
149	Land to rear of Churchill Way, Nelson	50	E134	0.6150
121	Land off Hollin Bank, Brierfield	19	E131	0.5100
127	Land off Glen Way, Brierfield	54	E114	1.3090
S232	Brierfield Mills, Brierfield*	40	E232	3.4492
38	Former Stone Yard, Brierfield	60	E092	0.8200
<b>Totals</b>		<b>426</b>		<b>10.4142</b>

\*A masterplan for the redevelopment of Brierfield Mills is currently being drafted. It is unclear as to the potential future use of the complex but may include a mix of both housing and employment.

A6.3 Table A6.1 shows that there are 9 sites which have been identified in both the SHLAA and ELR. 426 dwellings could be provided in total on these sites. They cover a total area of 10.4142ha and could alternatively be developed for employment purposes.

A6.4 The Pendle Local Plan Part 2: Site Allocations and Development Policies will use these evidence-base documents to help determine which sites should be allocated for different uses. It may be the case that some of the sites listed in Table A6.1 will be used for housing and some for employment.

## **Appendix 7 – Landowners/developers questionnaire**



## Pendle Strategic Housing Land Availability Assessment Review 2013

To help the Council identify sufficient, deliverable sites for new housing we need to confirm the following information relating to the site you have previously submitted for consideration.

Please complete the following questionnaire providing as much detail as possible. This will allow us to realistically assess the amount of land potentially available for housing development in the future.

A   Site Details			
Owner / Proposer			
Agent (if applicable)			
Site Name		Ref:	

Please **circle** the most relevant answer:

B   Intentions				
1	Is it still the intention to develop the site for housing? (i.e. the land owner is willing to sell to a developer)	YES	NO	
2	Is the site available now?	YES	NO	
3	When could the site be developed?	0-5 years	6-10 years	11-15 years

## C | Barriers and Constraints

Which, if any, of the following factors are preventing the site being brought forward for development?

Suitability Issues			
4	Existing planning policy? (e.g. site is situated outside the settlement boundary, in Green Belt, or is allocated for an alternative use)	YES	NO
5	The need for remediation works? (e.g. to resolve issues with on-site contamination etc.)	YES	NO
6	The need for alleviation works? (e.g. to resolve issues with flooding etc.)	YES	NO
7	The presence of ecology on the site? (e.g. presence of protected species and/or habitats)	YES	NO
8	The presence of on-site structures? (e.g. pylons, easements etc.)	YES	NO
9	The presence of heritage assets on, or near to, the site? (including archaeology)	YES	NO
Availability Issues			
10	There are legal or ownership issues that need to be resolved to release the site for development?	YES	NO
11	The lack of access into the site from the highway?	YES	NO
12	The need to provide essential infrastructure (e.g. electricity, gas, water, sewerage)	YES	NO
13	There are other restrictions (e.g. the presence of a ransom strip)	YES	NO

# BOROUGH OF PENDLE



## Achievability Issues

14	The availability of finance? (e.g. ability to obtain a loan etc)	YES	NO
15	The financial viability of the development? (i.e. unable to sell at the right price or insufficient returns / profit)	YES	NO

## D Comments

Please provide any other comments about the site or potential barriers/constraints to development, below:

## E Contact Details

Please complete your personal details, date and return the questionnaire:

Name:	
Position:	
Company / Organisation:	
Date:	

### Please return this form to:

Pendle Borough Council  
Regeneration Services  
Planning & Building Control  
Town Hall  
Market Street  
Nelson  
BB9 7LG

Email: [ldf@pendle.gov.uk](mailto:ldf@pendle.gov.uk)

Fax: 01282 661330

**Don't forget!**

**Please return your completed questionnaire to Pendle Council by Monday 13<sup>th</sup> May 2013.**

Thank you



**LIBERATA**





## **Appendix 8 – Sites discounted following assessment**

Sites excluded from the SHLAA

Site Ref	Site Name	Town	Reasons for discounting / removing the site	Number of dwellings
S100	Crownest Mill	Barnoldswick	This site was assessed as part of the SHLAA review. The site is within a protected employment area. The Employment Land Review has not shown that this area is surplus to requirements. The site has recently obtained planning permission for a mixed retail and employment development. The owner of the site is actively pursuing a retail operator to build the superstore element of the site. On balance it is unlikely that the site will become available for housing development and therefore should not be included within the supply of potential housing development sites in the SHLAA.	61
S148	Calf Hall Mill	Barnoldswick	This site was assessed as part of the SHLAA review. The site is still in active employment use and although it could potentially come forward for housing in the future its is considered more suitable as an employment site. The original SHLAA methodology did not consider sites in active employment use unless it was shown that the site was no longer suitable for employment and could be vacated in a short period of time. The circumstances of this site/building have changed since it was submitted to the Site Search consultation, with the building being reoccupied with employment uses. On balance it is unlikely that the site will become available for housing development within the 15 year period. This site could be reassessed in the future if employment use is shown to be unsuitable.	52
S167	Land adjacent to 82 Esp Lane	Barnoldswick	This site was assessed as part of the SHLAA review. The site has been the subject of three planning applications for the development of a dwelling house. The first application was withdrawn. The second was refused and the third was dismissed after an appeal. The appeal decision indicated that the main reason for refusal was impact on the character of the area. The site is located within the Calf Hall and Gillians Conservation Area. The site is small in size and only able to accommodate one dwelling. The site has been excluded from the SHLAA on the basis that it is unclear how the concerns of the inspector can be resolved to make the site acceptable in planning terms.	1
SHLAASS13	Land off Roughlee Street	Barrowford	This site was assessed as part of the SHLAA. The site is located in Flood Zone 3 and is directly adjacent to Pendle Water. Even though flood defence work has been carried out in recent years there is still a potential risk. Furthermore the Environment Agency requires access to Pendle Water and development could restrict this. The site is also currently in use as a car park for ACDC lighting. A recent extension to the adjacent industrial building has also reduced the suitability of the site for housing development. As such it is considered that the site should be excluded from the SHLAA.	2
1043	Former Fountains Service Station	Barrowford	This site was assessed as part of the SHLAA. The site has recently gained planning permission for a retail development. Although at the time of site monitoring now work had started, there are now construction workers on-site. It is now unlikely that the site will be available for housing development and should be removed from the supply.	19

Site Ref	Site Name	Town	Reasons for discounting / removing the site	Number of dwellings
S153	Redundant areas of Profile Park, Junction Street	Colne	This site was assessed as part of the SHLAA. The site is within a protected employment area. The Employment Land Review has not shown that this area is surplus to requirements. The site is positioned in such a way that any residential development would be affected by the surrounding uses. It is considered that the development of this site for residential use is incompatible with the surrounding uses. Furthermore, part of the site has a watercourse running through it. Overhead power lines also run through the site with a pylon in the middle. Given the level of constraints it is considered that this site is unsuitable for housing development and should be excluded from the SHLAA.	39
1047	Glen Mill	Colne	This site was assessed as part of the SHLAA. A planning application has recently been submitted for retail developed at this site. A similar application was previously withdrawn. It is now unlikely that the site will be available for housing development and should therefore be excluded from the SHLAA.	48
S142	Land at Edward Street	Nelson	This site was assessed as part of the SHLAA review. The site is within a protected employment area. The Employment Land Review has not shown that this area is surplus to requirements. Since the site was put forward for housing it has been reoccupied for employment use. It is unlikely the site will be available for housing and should be excluded from the SHLAA.	78
S039	Land adjacent to 15 Clough Road, Play Area & Fern Cottage, Marsden Hall Road South	Nelson	This site was assessed as part of the SHLAA. This site is owned by Pendle Borough Council. Discussions with Property Services indicates that there are utility services running through the site which would prevent development coming forward. On this basis the site should be excluded from the SHLAA.	11
S169	Park Close Quarry, Moor Lane	Salterforth	This site was assessed as part of the SHLAA. The site is within the Open Countryside. It is not adjacent to an existing settlement.	90
GEN/16/02/2011/01	Land off Earby Road	Salterforth	This site was assessed as part of the SHLAA. It was identified through a review of pre-application enquiries made through the development management process. However, the proposal has not been taken forward and it is unclear whether the current owners intend to bring the site forward. The site should therefore be excluded from the SHLAA.	20
13/04/0601P	Soughbridge Mill	Sough	This site was assessed as part of the SHLAA. The owner of the site has indicated that they do not intend to sell the site for housing at the present time as prices are not sufficient. As such the site is not currently available for housing development. On this basis the site should be excluded from the SHLAA. The site could be reconsidered in the future if the owners make the site available.	40
NN086	Reedyford Mill	Nelson	This site previously had outline planning permission for 134 houses. However, the planning permission has now expired with no reserved matters application being submitted. The site is now being promoted for an alternative use and is unlikely to come forward for housing. On this basis the site has been excluded from the SHLAA.	134
542	Land off Whitewalls Drive	Colne	This site has now been granted planning permission for an alternative use. Work on this new use is expected to start in the near future. This site is therefore unlikely to come forward for housing and has been excluded from the SHLAA.	82

Planning Policy & Conservation  
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Nelson  
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BB9 7LG  
Tel: 01282 661723  
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Email [ldf@pendle.gov.uk](mailto:ldf@pendle.gov.uk)  
Website: [www.pendle.gov.uk/planning](http://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 برائے مہربانی ہمیں ٹیلیفون کریں۔

