



Hyndburn Borough Council

5 Year Housing Land Supply Statement

(2015 – 2020)

Position as at 31st March 2015
(Published July 2015)



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Important Notice - Disclaimer

In relation to the information contained within this Statement (and any other report or statement relating to the findings of Hyndburn's Housing Land Supply), the Council makes the following disclaimer:

- the identification of potential housing sites, buildings or areas in this Statement does not imply that the Council would necessarily grant planning permission for residential development. All planning applications received by the Council, incorporating residential development, will continue to be assessed against the appropriate development plan and material planning considerations.
- the inclusion of potential housing sites, buildings or areas does not preclude them from being developed for other purposes.
- the boundaries that are attached to sites, buildings and areas are based on the information available at the time. The report does not limit an extension or contraction of these boundaries for the purposes of a planning application.
- the exclusion of sites, buildings or areas from the study (either because they were never identified or are identified as being constrained) does not preclude the possibility of planning permission for residential development being granted on them or for these sites being allocated. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for residential development that have not been specifically identified in this report.
- the capacity identified on the sites either relates to the numbers granted within a planning permission (where applicable) or is an estimate based on an appropriate density for the site in question, or adjustment based on other relevant factors. In arriving at specific densities, Officers have taken into account locational and sustainability factors along with issues around local character and general views on the site. However, the capacities identified do not preclude densities being increased or reduced on sites, subject to details. Nor does it mean that the densities envisaged within the assessment would be appropriate and these would need to be assessed through the normal planning process when submitting a planning application.
- this Statement is only a 'snap-shot' of information held at the time of writing. Therefore, some of the information held will be subject to change over time. For example, sites that are identified as not having planning permission may have secured permission since the information in this Statement was compiled, whilst planning permissions may have lapsed on other sites. The Council intends to use the report as a 'living document' that will be regularly updated with a comprehensive update each year.

1. Introduction

- 1.1. In line with Government priorities to help boost the supply of housing, the Council is required to demonstrate annually whether it has a sufficient supply of specific deliverable sites to meet five years of its housing requirement¹. This is referred to as the 5 Year Housing Land Supply (5YHLS).
- 1.2. This 5 Year Housing Land Supply Statement (hereafter referred to as the Statement) has been prepared in compliance with government advice set out in the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG). It summarises the Council's latest position on the 5YHLS in Hyndburn, **up to 31st March 2015**. It will be a material consideration in the determination of planning applications
- 1.3. In accordance with the NPPF, to be considered 'deliverable', housing supply 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**.
- 1.4. As such, the 5YHLS should consist of the following components of land:
 - residential developments that have planning permission and are currently under construction;
 - unimplemented residential planning permissions; and
 - 'specific, deliverable' sites identified as having the potential to make a contribution to housing delivery within the stated 5 year period.

2. Monitoring and Review

- 2.1. The Council monitors all planning permissions involving either new dwellings or the loss of dwellings as part of its annual monitoring procedure. It also monitors the status of those permissions, i.e. whether they have commenced, been completed, or expired.
- 2.2. The manner in which annual monitoring has been undertaken in Hyndburn has been overhauled in 2015 to improve the efficiency of the process and to enable more effective monitoring of Local Plan policies to take place. It is intended that the new method of monitoring will enable regular updates of new planning permissions to be undertaken throughout the year. This will enable more effective reviews of this Statement to be undertaken, as and when required, between publications of the annual update Statements.

¹ Paragraphs 47 and 49 of the National Planning Policy Framework (NPPF)

3. Calculating the 5 Year Requirement

The Hyndburn Core Strategy

- 3.1. The PPG sets out the starting point for calculating the 5YHLS as being the housing requirement figures published in up-to-date adopted Local Plans². The Core Strategy for Hyndburn was adopted in January 2012 and set out a requirement (net of demolition) of 3,200 dwellings over the plan period (2011-2026), equivalent to an average of 213 dwellings per annum.
- 3.2. The housing requirement set out in the Core Strategy was based on the former Regional Spatial Strategy (RSS) for the North West figures. The Coalition Government however abolished regional planning, revoking RSS, and published the NPPF in March 2012. This placed the obligation on Council's to 'objectively' identify the housing needs of their own areas, 'responding positively to wider opportunities for growth'³. In effect Local Authorities were assigned the role of 'strategic' cross-boundary planning, formerly undertaken at the regional scale.

The Hyndburn Strategic Housing Market Assessment

- 3.3. As a result of these significant shifts in the planning policy landscape following adoption of the Core Strategy, the Council commissioned and published a Strategic Housing Market Assessment (SHMA) jointly with Blackburn-with-Darwen, with whom it shares a housing market area. The SHMA, published in 2014, concluded that a sensible range of housing to plan and provide land for, to meet the 'objectively assessed need' for Hyndburn, would be a figure somewhere between 180 and 350 dwellings per annum (dpa).
- 3.4. The range of housing need presented for Hyndburn in the SHMA is broad, with the upper end equivalent to almost twice the provision of the lower end. Further work is required to help move the Council towards an appropriate new plan target including:
 - assessment of the area's deliverable and sustainable supply, or capacity (through a Strategic Housing Land Availability Assessment);
 - identification of any cross-boundary unmet need; and
 - consideration of the local authorities' wider policy objectives.
- 3.5. The PPG advises that, in terms of calculating the 5YHLS, the annual requirement in up-to-date adopted Local Plans should be given considerable weight unless significant new evidence comes to light. It further states that 'information provided in the latest full assessment of housing needs should be considered' but that 'the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints'.

² Paragraph 30 of 'Housing and economic land availability assessment' - reference ID: 3-030-20140306

³ Paragraph 17 of the NPPF

The annual housing requirement for Hyndburn

3.6. Due to the additional work that is required to move the Council towards an appropriate new plan target (set out above), and the fact that the existing Core Strategy requirement (213dpa) falls within the broad range identified in the SHMA (180-350dpa), it is considered appropriate to retain the Core Strategy figure as the annual requirement for the purposes of this Statement. The situation will be reviewed in future Statements as appropriate.

Undersupply / shortfall

3.7. As well as the appropriate annual housing requirement, any element of undersupply (shortfall) in provision from previous years is relevant to calculating the overall 5 year housing requirement. In Hyndburn, there has been consistent undersupply against the annual requirement since the start of the Core Strategy period.

3.8. Table 1 below sets out the completion rates and relevant undersupply since 2011 against two different scenarios:

- Scenario 1 is the annual average housing requirement of 213dpa over the full period of the Core Strategy⁴; and
- Scenario 2 is the annual requirement based on the housing trajectory⁵ which reflects the anticipated housing delivery based on a more realistic view of house building over the plan period. The trajectory takes into account the effects of the recession and increases build rates in later phases of the plan from very low rates in the early phase.

Table 1: Shortfall of housing completions since 2011

Year	Completions	Scenario 1: Annual average		Scenario 2: Housing trajectory	
		Requirement	Shortfall	Requirement	Shortfall
2011/12	57	213	156	120	63
2012/13	31	213	182	120	89
2013/14	142	213	71	150	8
2014/15	148	213	65	189	41
Total	378	852	474	579	201

3.9. Based upon Scenario 1 (measured against the annual average housing requirement) the Council has accumulated a shortfall of 474 dwellings over the first 4 years of the plan period. Based upon Scenario 2, which reflects the more realistic housing trajectory set out in the Core Strategy, the shortfall is 201 dwellings.

⁴ Policy H1 of the adopted Core Strategy sets a target of 3,200 additional dwellings to be delivered over the 15 year period to 2026 (3200 / 15 = 213 per annum)

⁵ The full housing trajectory is set out in Appendix 4 of the adopted Core Strategy

The 5 year housing land requirement

3.10. Tables 2 and 3 set out the summary of how the total 5 year housing requirement figure is calculated for Hyndburn under both scenarios:

- row A confirms the average annual requirement under each scenario;
- row B calculates the redistribution of the shortfall of housing completions (set out in Table 1) over the forthcoming 5 year period. This recognises the need to address any housing backlog in the short term, and not default it to later periods of the plan;
- row C applies a 20% buffer⁶ to the average annual housing requirement to help address issues of persistent under delivery in Hyndburn over previous years;
- row D sums each of the three components comprising the 5 year supply to give the adjusted annual requirement accounting for both shortfall (or backlog) of provision and the buffer for persistent under delivery; and
- row E multiplies the adjusted annual requirement by 5 to give the total 5 year housing requirement for the purposes of calculating the 5YHLS.

Table 2: Summary of the 5 year housing requirement: Scenario 1 (average over plan period)

	Component	Calculation	Amount
A	Average annual Core Strategy housing requirement (2015-2020)		213 dpa
B	Average annual shortfall in provision (2011-2015)	= 474 / 5	95 dpa
C	20% buffer for under delivery	= A * 0.2	43 dpa
D	Adjusted annual requirement for 5 year supply (2015-2020)	= A + B + C	351 dpa
E	Total housing requirement (dwellings 2015-2020)	= D * 5	1,755

Table 3: Summary of the 5 year housing requirement: Scenario 2 (housing trajectory)

	Component	Calculation	Amount
A	Average annual Core Strategy trajectory requirement (2015-2020)		208 dpa
B	Average annual shortfall in provision (2011-2015)	= 201 / 5	40 dpa
C	20% buffer for under delivery	= A * 0.2	42 dpa
D	Adjusted annual requirement for 5 year supply (2015-2020)	= A + B + C	290 dpa
E	Total housing requirement (dwellings 2015-2020)	= D * 5	1,450

3.11. Tables 2 and 3 demonstrate that the overall 5 year housing land requirement for the period 2015-2020 equates to 1,755 dwellings under Scenario 1. When calculated against what the Council considers to be the more realistic and appropriate scenario, Scenario 2, a lower figure of 1,450 dwellings is demonstrated.

⁶ Bullet point 2 of paragraph 47 of the NPPF clearly states that a Council's supply of housing land should include a 5% buffer 'to ensure competition and choice in the market for land'. It goes on to state that 'where there has been a record of persistent under delivery of housing, local authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply'

4. Residential Development Currently Under Construction

- 4.1. The first component of the Council's 5YHLS is residential developments that have planning permission and are currently under construction. Appendix A identifies all housing sites where, as of 31st March 2015, work had commenced and the site was deemed to be under construction. The list of sites is taken from the Council's Housing Land Monitoring database and is ordered by Ward.
- 4.2. Appendix A demonstrates that from sites within this category, there are a total of **321 residential units** with planning permission. Of these, 81 units are physically under construction. The remaining 240 units have not yet commenced, though some form of work on site has begun.

5. Unimplemented Residential Planning Permissions

- 5.1. The second component of the Council's 5YHLS is unimplemented residential planning permissions. Appendix B identifies all housing sites taken from the Council's Housing Land Monitoring database where, as of 31st March 2015, work had not yet commenced on site and the planning permission expiry date is post 1st April 2015 (i.e. where planning permission remains extant).
- 5.2. Appendix B demonstrates that, on sites within this category, there are a total of **394 residential units** with planning permission.

6. Supply of Specific Deliverable Sites

- 6.1. The final component of the Council's 5YHLS is 'specific, deliverable' sites identified as having the potential to make a contribution towards housing delivery over the coming 5 years. These are therefore sites that do not currently have planning permission, but that the Council has good justification for including in the supply figure as it believes that they are available, suitable and achievable within a 5 year timeframe.
- 6.2. Appendix C identifies specific sites across the Borough that are considered to be deliverable in accordance with the provisions of paragraph 47 and footnote 11 of the NPPF. These comprise a mix of housing allocations, sites with planning permission that have lapsed, and sites within the planning pipeline (pre-app stage).
- 6.3. Appendix C demonstrates that, on sites within this category, there are a total of a **potential 545 units** to come forward over the 5 year period 2015 – 2020.

7. Windfall Sites

- 7.1. A further potential component of the 5YHLS is ‘windfall sites’⁷, where sufficient evidence is available to justify their inclusion. At present no windfall sites have been included in the Council’s 5YHLS. If however robust, credible evidence comes forward to support the provision of windfall sites then windfalls may be considered in future Statements.

8. 5 Year Land Supply Calculation

- 8.1. Table 4 below summarises the components of supply to provide the total number of dwellings deemed to make up the current housing land supply in Hyndburn Borough. Tables 5 and 6 then set out the number of years’ supply against the two housing requirement scenarios set out in Section 3 of this report (Tables 2 and 3).

Table 4: Summary of housing land supply requirement

Component of supply	Number of dwellings
Appendix A: Dwellings to be built on sites currently under construction	321
Appendix B: Dwellings to be built with planning permission not yet started	394
Appendix C: Dwellings to be built from specific deliverable sites	545
Total housing land supply	1,260

Table 5: 5YHLS position – Scenario 1 (average over plan period)

A	5 year requirement (Table 2)	1,755
B	Average annual requirement (Table 2)	351
C	Total number of dwellings identified (Table 4)	1,260
D	Land supply (C / B)	3.6 years
	Additional dwellings needed to meet 5YHLS (A-C)	495

Table 6: 5YHLS position – Scenario 2 (housing trajectory)

A	5 year requirement (Table 3)	1,450
B	Average annual requirement (Table 3)	290
C	Total number of dwellings identified (Table 4)	1,260
D	Land supply (C / B)	4.3 years
	Additional dwellings needed to meet 5YHLS (A-C)	190

⁷ The NPPF defines these as ‘sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available’

- 8.2. It is clear that, when measured against Scenario 1 (average annual housing requirement over the plan period), there is a significant shortfall in housing land supply, with just 3.6 years' requirement currently being met in the Borough. This equates to an additional 495 dwellings being required, beyond those listed in Appendices A-C, for the Council to demonstrate that it is satisfying its 5 year housing land requirement.
- 8.3. When measured under Scenario 2 (housing trajectory), which the Council considers to be the more appropriate measure, there is still a shortfall in housing supply; this does however fall to 190 dwellings being required to satisfy the 5 year housing land requirement. Under Scenario 2 therefore, **the Council currently has a 4.3 year supply of housing land.**
- 8.4. As part of the assessment of the 5YHLS position in this Statement, the list of 'Specific, Deliverable' sites set out in Appendix C are potentially restricted by the lack of an up to date evidence base on potential future housing sites across the Borough. To be included as a 'specific, deliverable' site the Council is required to have clear evidence that a site is available, suitable and achievable.
- 8.5. The Council intends to commission consultants during 2015/16 to undertake an updated Strategic Housing Land Availability Assessment (SHLAA) (last completed in 2009). The findings of the new SHLAA will inform future updates to this Statement. It will also help the Council move towards an appropriate new housing target in the context of the objectively assessed need (OAN) for new housing identified in the 2014 SHMA (and discussed in brief in paragraph 3.3 of this Statement).
- 8.6. As a result of this programmed work, the Council expects to have a potentially larger pool of 'specific, deliverable' sites in future 5YHLS Statements once an updated SHLAA is complete.

Appendix A

Residential sites that have commenced

Residential sites commenced (NS – not started, UC – under construction)

HLM ⁸ Site Ref.	Planning Permission Ref.	Ward	Site location/address	Description	No. of dwellings on site	
					NS	UC
119	11/11/0353	Barnfield	Owl Hall, Plantation Road, Accrington	Full: Erection of two No. dwellings and sub-division of Owl Hall to create three No. dwellings.		1
134	11/11/0486	Central	1, Brunswick Terrace, Accrington	Full: Erection of detached garage and attached conservatory and change of use from C2 residential institution to C3 dwelling house		1
61	11/13/0401	Church	Land south of, Blackburn Road, Accrington	Major Full: Erection of 103 No. dwellings with associated parking and landscaping	63	4
177	11/07/0524	Church	Phoenix 1, Land bounded by Blackburn Road Leyland Street, Oakbank Drive, Accrington	Erection of 168 dwellings together with associated parking and landscaping	76	
13	11/14/0124	Clayton-le-Moors	Former Sports / Social Club, Moor Street, Clayton-le-Moors	Full Major: Erection of 13 No bungalows		13
31	11/15/0048	Clayton-le-Moors	37, Pickup Street, Clayton-le-Moors	Full: Change of use from C3(a) (dwellinghouse) to A2 (office) at ground floor and C3(a) flat at first floor		1
68	11/12/0184	Clayton-le-Moors	Land adjacent to Mill House, Land parcel, 3 Corn Mill Yard, Whalley Road, Clayton-le-Moors	Full: Residential development: 5 No. terraced two-storey houses with rooms in the roof space		5
90	11/13/0007	Huncoat	Land at, Lower Gate Road, Huncoat	Full: Erection of 6 No detached dwellings		6
63	11/14/0016	Immanuel	Broughton Barn Cottage, Haslingden Old Road, Oswaldtwistle	Full: Extension to barn and cottage and change of use to create 2 No dwellings.		1
174	11/11/0046	Immanuel	Land at, (opposite Coach & Horses), Haslingden Old Road, Oswaldtwistle	Approval of reserved matters: Erection of agricultural workers dwelling		1
20	11/14/0291	Milnshaw	Hambledon Mill, Marlborough Road, Accrington	Major application: Submission of reserved matters under outline permission 11/11/0395 for the development of 91 residential dwellings on land at Hameldon Mill Marlborough Road Accrington	76	15
136	11/11/0469	Milnshaw	Former Baxenden Motor Bodies, Pilot Street, Accrington	Full: Demolition of existing garage and erection of four dwellings		4
158	11/10/0447	Milnshaw	Ironbridge Works, Marlborough Road,	Full: Erection of pair of semi-detached bungalows		2

⁸ Housing Land Monitoring (HLM) database site reference

11	11/14/0173	Netherton	Site of former St Johns Church, St. Huberts Road, Great Harwood	Full: Erection of 9 No. dwelling houses and associated infrastructure and landscaping		9
15	11/14/0203	Overton	Windy Ridge, 36, Cliffe Lane, Great Harwood	Full: Demolition of existing properties and erection of three town houses		3
56	11/13/0358	Overton	15-17, Queen Street, Great Harwood	Full: Erection of two-storey extension and creation of 1 No first floor flat including refurbishment of living accommodation, ground floor retail areas to be refurbished and demolition of out buildings		1
73	11/12/0240	Overton	56, Park Lane, Great Harwood	Full: Erection of dwelling		1
129	11/11/0460	Overton	Back O'Bowley Hill Stud Farm, Dean Lane, Great Harwood	Full: Convert barn to two dwellings and erect garage		2
145	11/11/0014	Overton	Lee House Outbuildings, Lee Lane, Rishton	Full: Alteration of outbuildings to form two bedroom dwelling including reconstruction of walls		1
32	11/15/0057	Peel	55, Abbey Street, Accrington	Full: Change of use of public house (A4) to retail (A1) with first and second floor apartment with a self-contained apartment to rear annex		2
45	11/13/0224	Spring Hill	Kingdom Hall, Fairfield Street, Accrington	Full: conversion of basement into apartment		1
85	11/12/0444	Spring Hill	33 - 35, Primrose Street, Accrington	Full: Change of use of vacant building into residential unit at first floor with grocery store and launderette at ground floor	1	1
9	11/14/0161	St Oswalds	The Old Barn, Nab Lane, Oswaldtwistle	Full: Change of use of barn to dwelling and demolition of existing lean to including construction of new lean to (Resubmission of 11/13/0352)		1
26	11/14/0364	St Oswalds	West End Works, Winchester Furniture UK Ltd, Norman Road, Oswaldtwistle	Major Full: Demolition of existing building and erection of 24 No dwellings (Use Class C3) and associated access, parking and landscaping	24	
27	11/14/0443	St Oswalds	Knuzden Brook Inn, 30, Knuzden Brook, Other	Full: Change of use from Class A4 (Drinking Establishment) to C3 (Dwelling house) and associated elevational/site layout changes		1
55	11/13/0342	St Oswalds	Land adjacent to, 13 Newton St and 10, Percy Street, Oswaldtwistle	Full: Erection of 5 No dwellings		3
58	11/13/0391	St Oswalds	Cabin End Barn, Stanhill Road, Oswaldtwistle	Full: Change of use from barn to dwellinghouse with detached garage/store		1
Sub-totals					240	81
Total no. of units on residential sites that have commenced					321	

Appendix B

Residential sites unimplemented
(not started)

Residential sites unimplemented (not started)

HLM ⁹ Site Ref	Planning Permission Ref.	Ward	Site location/address	Description	Expiry Date	Net new dwelli ngs
17	11/14/0220	Althams	Land adjacent to, 3, Wareham Close, Accrington	Full: Erection of 4 No detached dwellings (Resubmission of 11/14/0015)	08/08/ 2017	4
44	11/13/0214	Althams	Land adjoining, 1, Hazel Avenue, Clayton-le-Moors	Full: Erection of 1 No detached dwelling and integral garage	23/07/ 2016	1
30	11/14/0458	Barnfield	25 - 31, Bank Street / Thompson Court, Accrington	Full: Demolition of part of 31 Bank Street, 3 No derelict cottages and workshop erection of 4 No dwellings at Thompson Court, change of use from ancillary storage at 25 - 31 Bank Street to 4 No flats and associated parking including single storey extensions	13/03/ 2018	5
43	11/13/0176	Baxenden	Land south west of, Worsley Street, Accrington	Full: Demolition of workshop and erection of one No. bedroom bungalow	23/07/ 2016	1
46	11/13/0196	Baxenden	Scrap Yard, Alliance Street, Baxenden	Major outline application: Erection of 12 No semi-detached dwellings	15/08/ 2016	12
69	11/12/0198	Baxenden	Pinnacle Barn, Back Lane, Baxenden	Outline application: Renewal of extant planning permission 11/09/0231 - erection of 1 No dwelling house (Resubmission 11/08/0611)	22/06/ 2015	2
6	11/14/0108	Central	Imperial Hotel, 122, Blackburn Road, Accrington	Full: Change of use from A4 public house to A1 retail at ground floor and C3 at first and second floors to create 7 no studio apartments including alterations to the front elevation.	12/05/ 2017	7
28	11/14/0447	Central	2, Park Road, Accrington	Full: Change of use of first floor from living accommodation to classroom(s) and second floor from living accommodation to store room	09/02/ 2018	-1
33	11/13/0073	Central	37, Brown Street, Accrington	Full: Change of use from doctor's surgery (D1) to residential (C3)	17/04/ 2016	1
83	11/12/0467	Central	Applebys Accountants, Empire House, Edgar Street, Accrington	Full: Change of use from offices to 4 self-contained flats	13/12/ 2015	4
10	11/14/0146	Church	Land adjacent, 44, Blackburn Road, Church	Full: Removal of existing static caravan/lodge and construction of 4 bedroom detached dormer bungalow	20/06/ 2017	0
14	11/14/0219	Church	Land bounded by, York	Full: Erection of 7 No dwellings	01/08/	7

⁹ Housing Land Monitoring (HLM) database site reference

			Street, Florence Street & Steiner's Lane, Church		2017	
67	11/12/0149	Church	Land adjacent to 23, Dineley Street, Church	Full: Erection of 3 No dwellings and associated car parking spaces	15/06/2015	3
72	11/12/0235	Church	19, Church Street, Church	Full: Change of use from dwelling (C3) to pharmacy (A1) and installation of shop front	09/08/2015	-1
91	11/12/0320	Church	Land adjacent to, Hollin Bank House Nursing Home, Blackburn Road, Oswaldtwistle	Outline planning application: Erection of 5 No affordable dwellings	27/02/2016	5
21	11/14/0349	Clayton-le-Moors	Sparth Manor, 65, Sparth Road, Clayton-le-Moors	Full: Change of use of former hotel and restaurant (grade II* Listed Building) (A3) to private dwelling house (C3)	20/11/2017	1
99	11/10/0511	Clayton-le-Moors	Clayton Triangle, Whalley Road/Blackburn Road, Clayton-le-Moors	Full Major: Erection of 95 No houses, 24 No apartments, 2 No live/work units (Class B1 with residential ancillary accommodation) and change of use/alterations of grade II listed buildings to 7 No live/work units (Class B1 with residential ancillary accommodation) with associated access and parking	10/05/2016	127
86	11/12/0485	Huncoat	FORMER WORKSHOP OFF, PENNYHOUSE LANE, Accrington	Full: Change of use from a former workshop into 1 No dwelling	03/01/2016	1
3	11/14/0092	Immanuel	4, Melbourne Street, Oswaldtwistle	Full: Change of use of builder's lock-up/storage into 2 No 2 bedroom residential apartments. Including the insertion of a single roller door to the rear of the existing lock up	17/04/2017	2
24	11/14/0363	Immanuel	Land adjacent to 16, Durham Drive, Oswaldtwistle	Full: Erection of 1 No dwelling (C3)	11/12/2017	1
36	11/13/0343	Immanuel	Higher Rhoden Lodge, off, New Lane, Oswaldtwistle	Certificate of Lawfulness Existing: Use of lodge as dwelling	00/01/1900	0
57	11/13/0366	Immanuel	Christian Institute Church, Melbourne Street, Oswaldtwistle	Full: Demolition of a church and erection of 4 No 3 bed traditional terraced housing, 4 No car parking spaces and communal shed building	12/11/2016	4
77	11/12/0259	Immanuel	Higher Rhoden Farm, off, New Lane, Oswaldtwistle	Full: Change of use from former agricultural barn and workshop/garage to domestic dwelling including extension and external alterations	28/09/2015	1
19	11/14/0290	Milnshaw	Hambledon Mill, Marlborough Road, Accrington	Full: Erection of 6 No 2-bedroom flats and associated parking	06/10/2017	6

42	11/13/0208	Milnshaw	Land at, Pollard Street, Accrington	Renewal of extant planning permission 11/10/0314: Erection of 8 No. dwellings	17/07/2016	8
8	11/14/0085	Netherton	Merrie England Hotel, 54 - 56, St. Huberts Road, Great Harwood	Major outline: Erection of residential development containing 10 flats (6 x 1 bedroom and 4 x 2 bedroom) following demolition of existing building.	28/05/2017	10
60	11/13/0405	Netherton	Former Monroes Club, Great Harwood Town F C, Wood Street, Great Harwood	Major Reserved Matters: Erection of 34 No two-storey dwellings	07/01/2017	34
16	11/14/0231	Overton	97, Church Street, Great Harwood	Full: Change of use from dwellinghouse (C3) to form part of the adjacent home for the elderly (C2)	04/08/2017	-1
25	11/14/0326	Overton	Grand Social Club, Blackburn Road, Great Harwood	Full: Demolition of existing social club and erection of part two-storey part three-storey block of apartments creating 8 No apartments (Resubmission of 11/14/0127)	12/12/2017	8
48	11/13/0274	Overton	Heys Farm, Dean Lane, Great Harwood	Full: Change of use of barn to dwelling (Resubmission of 11/13/0053)	16/09/2016	1
75	11/12/0293	Overton	Land adjacent 45, Harwood Lane, Great Harwood	Full: Renewal of extant planning permission 11/09/0329 erection of 1 No dwelling house and provision of new vehicular access to No 45	06/09/2015	1
62	11/13/0472	Peel	31, Friar Court, Dowry Street, Accrington	Full: Creation of two separate flats from one flat in sheltered housing complex	05/02/2017	1
12	11/14/0170	Rishton	2a, Wharf Street, Rishton	Full: Erection of two 3 storey four bed roomed semi-detached houses with integral garage and ancillary car parking (resubmission of 11/13/0098)	26/06/2017	2
38	11/12/0506	Rishton	York Mill, York Street, Rishton	Major: Outline : Residential Development (All Matters Reserved)	26/06/2016	32
59	11/13/0394	Rishton	80, Cliff Street, Rishton	Full: Change of use currently from C3 to C2 being a provider for social care/learning disabilities	06/12/2016	-1
65	11/12/0181	Rishton	46, High Street, Rishton	Full: Change of use from gospel hall to A1 shop with flat above and alterations to front elevation	07/06/2015	1
88	11/12/0420	Spring Hill	Former Woodnook Mill Site, Mount Street/Bath Street, Accrington	Major: Outline application (all details reserved). Residential development (Renewal of Planning Permission No. 11/09/0379)	18/01/2016	74
34	11/13/0082	St Andrews	1-9, Straits, Oswaldtwistle	Full: Renewal of extant planning permission 11/10/0040: Change of use and conversion of office and	24/04/2016	4

				store to 2 No dwellings and erection of 2 No additional dwellings 11/06/0487 (Resubmission of 11/05/0589)		
80	11/12/0394	St Andrews	Land at Mason Street, Mason Street, Oswaldtwistle	Outline application: Renewal of extant planning permission 11/09/0334 (0334 Outline application: Erection of 4 No town houses and 1 No bungalow)	26/11/2015	5
29	11/14/0325	St Oswalds	Land between Nos 18 & 20, Moss Lane, Knuzden, Other	Outline application: Residential development - 3 No dwellings	13/03/2018	3
71	11/12/0146	St Oswalds	Springfield Garage, Blackburn Rd, Oswaldtwistle	Major Outline (with access and layout): Demolition of existing buildings and erection of 19 residential units (Resubmission of 11/12/0025)	11/12/0146	19
Total no. of units on residential sites unimplemented (not started)						394

Appendix C

'Specific, deliverable' sites
(sites without planning permission)

‘Specific, deliverable’ sites – sites without planning permission (as at 31/3/15)

Site Ref / Source	Ward	Site location/address	Available?	Suitable?	Achievable & Viable?	No. of dwellings
11/08/0272 + recent pre-app	Barnfield	Burtons Building, Blackburn Rd, Accrington	Yes	Yes	Yes	20
11/15/0146	Barnfield	Land off Wellington St (Nuttall St) Accrington	Yes	Yes	Yes	14
11/15/0023	Baxenden	Site of Hill Top Care Home, Manchester Rd, Accrington	Yes	Yes	Yes	12
Core Strategy allocation	Huncoat	Strategic Housing Site at Huncoat	Yes	Yes	Yes	40 ¹⁰
SHLAA Site 160 + pre-app	Immanuel	Former Coronation Mill, John Street, Oswaldtwistle	Yes	Yes	Yes	45 ¹¹
Local Plan Allocation 12	Milnshaw	Ribblesdale Avenue, Accrington	Yes	Yes	Yes	50 ¹²
Screening opin. 11/14/0268	Netherton	Lyndon Playing Fields, Great Harwood ¹³	Yes	Yes	Yes	86 ¹⁴
Pre-app	Overton	Land adjacent to Great Harwood Health Centre	Yes	Yes	Yes	12
11/11/0520 + pre-app	Rishton	Parker Street, Rishton	Yes	Yes	Yes	60 ¹⁵
11/11/0392	Rishton	Spring Street, Rishton ¹⁶	Yes	Yes	Yes	40
Local Plan Allocation 18	St. Andrews	Thwaites Road, Oswaldtwistle ¹⁷	Yes	Yes	Yes	50
SHLAA Site 132 + pre-app	St Oswald’s	Land at Warcock Farm and at Stanhill Road, Knuzden	Yes	Yes	Yes	116 ¹⁸
Total no. of units on ‘specific, deliverable’ sites						545

¹⁰ Assumed that earliest potential delivery on site will be Year 5, maximum delivery rate 40 dwellings per annum

¹¹ Indicative capacity based on Officer advice as to the number & type of dwelling appropriate on the site via pre-app

¹² Original Local Plan allocation identified a potential for 139 dwellings on site however known constraints (including former landfill) will reduce the likely proportion to be brought forward – indicative number of dwellings set to 50 following discussions with site owners (Lancashire County Council)

¹³ residual land excluding the Former Monroes Club site covered by planning application 11/13/0405 and listed in Appendix B as an unimplemented permission

¹⁴ Planning application 11/15/0248 is for 250 dwellings on this site, however the potential number of dwellings in the 5 year supply accounts for likely delivery timescales (earliest delivery Year 3 as Outline permission only), delivery rates (assumed maximum of 40 per annum) and part of the site with existing planning permission listed in Appendix B (Former Monroes Club, HLM Ref 60) – likely net number of dwellings 2015-2020 therefore equates to 86

¹⁵ Previous permissions have expired on this site however more recent enquiries have been made following re-marketing and sale of this site. No. of dwellings have been reduced from previous figure which reflected 100% housing as the Council may seek a retail element to this scheme in line with an emerging Supplementary Planning Document (SPD) for the Rishton Canalside

¹⁶ Previous permissions have expired on this site however the landowner has recently been involved with the preparation of the emerging SPD for the Rishton Canalside area strongly indicating a desire and intention to develop the site

¹⁷ although this is a long-term unimplemented Local Plan allocation, recent discussions with the landowner indicate that the site is likely to come forward over the next 5 years

¹⁸ Site owner has confirmed intention to develop in full within the next 5 years, site is deemed suitable for housing

