

Hyndburn Local Plan 2040

Updated Housing Trajectory and Sensitivity Testing

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Introduction

Following the examination in public, the Inspector requested that Hyndburn Borough Council (HBC, *the Council*) provide an updated housing trajectory and summary of the five-year housing land supply that was used as part of the Council's basis for discussions at the Local Plan Examination hearings. The Council has previously submitted a Background Paper on the Housing Land Requirement and Supply position ([HBC8.001](#)).

This paper provides an update on figures presented in that paper. The Council has made several amendments to the housing trajectory, and these are set out below:

- The housing trajectory has been rebased to 01.04.2024 to reflect completions data from 2022-23.
- The Council has removed sites from Part C of the Housing Land Supply table (table ii in document [HBC8.001](#))
- Some sites trajectories have been amended to reflect updated information received from site owners as part of the site updates received in June 2025.

The Council has also undertaken sensitivity analysis on the numbers identified in the housing trajectory and particularly within the five-year housing land supply and the findings of these are presented in this paper. The Council have taken a cautious approach to the proposed trajectory and have identified some sites that have been indicated by owners that could come forward earlier.

The Council has also assessed the potential impact of the delivery of Huncoat Garden Village being delayed and how this would affect the five-year housing land supply.

From the information presented below the Council believe that there is a five-year housing land supply at the point of adoption.

Proposed Housing Trajectory and five-year housing land supply

Following the rebasing of the housing land supply trajectory, the Council is able to identify a sufficient supply of suitable housing land to meet the housing requirement in full over the plan period. The table below summarises the different components of supply. A full copy of the proposed housing trajectory is set out in Appendix 1.

	2021/22 – 2023/24	0-5 (2024/25 – 2028/29)	6-10 (2029/30 – 2033/34)	11-15 (2034/35 – 2038/39)	16+ (2039/40)	Total 2021-40
Housing Completions 2021-2040	656	/	/	/	/	656
Number of dwellings on existing committed sites	/	601	0	0	0	601
Number of dwellings on proposed allocations	/	593	715	894	162	2364
Small Sites allowance (20dpa from year 4 onwards)	/	40	100	100	20	260
Town Centre/Permitted Development allowance	/	50	50	50	10	160
Loss Allowance	/	-15	-15	-15	-3	-48
Total	656	1269	850	1029	189	3993

The Council is also able to show a five-year housing land supply. The table below summarises this position.

Components of housing supply	Number of Dwellings
Five-year Housing Requirement (194 x 5)	970
Five-year Housing Requirement with 5% Buffer	1019
Identified Five-year Supply	1269
Five Year Housing Land Supply	6.23 Years

Sensitivity Analysis

Housing trajectory and five-year housing land supply based on accelerated delivery at Cut Lane and Land Southeast of Moorfield Avenue

The Council has provided a further assessment of the housing trajectory and five-year housing land supply based on faster delivery rates proposed by the developers at H20 Cut Lane in the examination process and from the Council owned Land Southeast of Moorfield Avenue, which the Council could expediate. This is set out below:

	2021/22 – 2023/24	0-5 (2024/25 - 2028/29)	6-10 (2029/30 - 2033/34)	11-15 (2034/35 - 2038/39)	16+ (2039/40)	Total 2021-40
Housing Completions 2021-2040	656	/	/	/	/	656
Number of dwellings on existing committed sites	/	601	0	0	0	601
Number of dwellings on proposed allocations	/	764	598	855	147	2364
Small Sites allowance (20dpa from year 4 onwards)	/	40	100	100	20	260
Town Centre/Permitted Development allowance	/	50	50	50	10	160
Loss Allowance	/	-15	-15	-15	-3	-48
Total	656	1440	733	990	174	3993

The Council is also able to show a five-year housing land supply in this scenario. The table below summarises this position.

Components of housing supply	Number of Dwellings
Five-year Housing Requirement (194 x 5)	970
Five-year Housing Requirement with 5% Buffer	1019
Identified Five-year Supply	1440
Five Year Housing Land Supply	7.1 Years

Housing trajectory and five-year housing land supply based on the delay of Huncoat Garden Village

The Council have also prepared a housing trajectory and five-year housing land supply that considers the delay of Huncoat Garden Village so that no development starts in the next five years of the plan. This trajectory is based on the original trajectory and does not include accelerated delivery at either Cut Lane or Land southeast of Moorside Avenue. This is set out in the table below:

	2021/22 – 2023/24	0-5 (2024/25 - 2028/29)	6-10 (2029/30 - 2033/34)	11-15 (2034/35 - 2038/39)	16+ (2039/40)	Total 2021-40
Housing Completions 2021-2040	656	/	/	/	/	656
Number of dwellings on existing committed sites	/	601	0	0	0	601
Number of dwellings on proposed allocations	/	460	774	954	176	2364
Small Sites allowance (20dpa from year 4 onwards)	/	40	100	100	20	260
Town Centre/Permitted Development allowance	/	50	50	50	10	160
Loss Allowance	/	-15	-15	-15	-3	-48
Total	656	1136	909	1089	203	3993

The Council is also able to show a five-year housing land supply in this scenario. The table below summarises this position.

Components of housing supply	Number of Dwellings
Five-year Housing Requirement (194 x 5)	970
Five-year Housing Requirement with 5% Buffer	1019
Identified Five-year Supply	1136
Five Year Housing Land Supply	5.58 Years

Appendix One – Housing Trajectory

See Appended documents

Appendix Two – Housing Trajectory (accelerated delivery sensitivity test)

See Appended documents

Appendix Two – Housing Trajectory (Delayed Huncoat delivery sensitivity test)

See Appended documents