

Burnley Borough Council

Housing Land Supply Assessment: October 2019

1. Introduction

The National Planning Policy Framework (NPPF para 73) 2019 states that local planning authorities should:

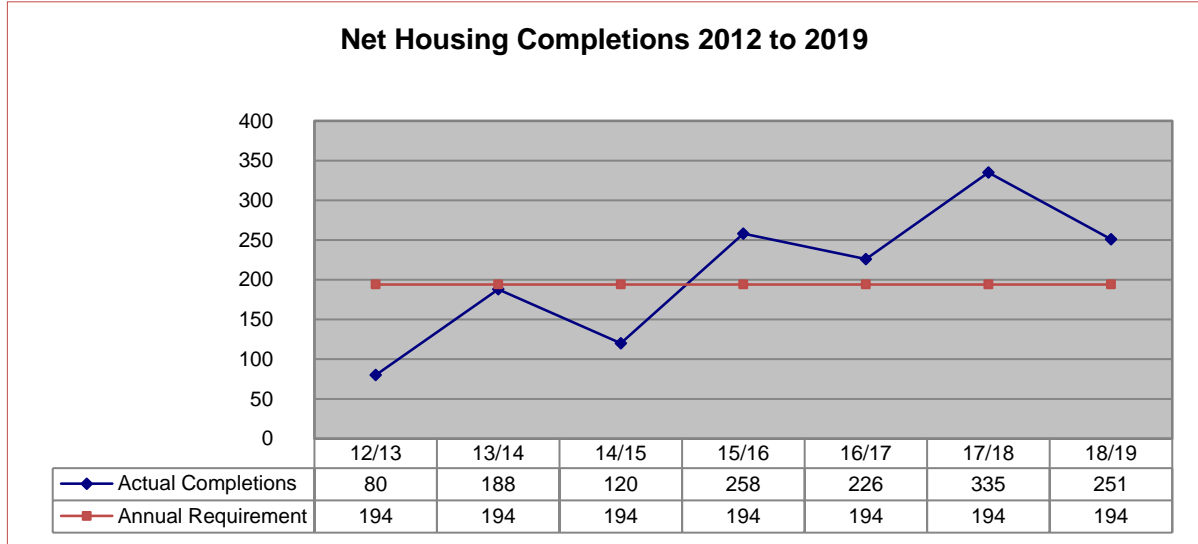
“...identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery over the previous three years, to improve the prospect of achieving the planned supply.”*

This Assessment sets out the updated 5 year housing land supply position.

2. Housing Completions

Between 1st April 2018 and 31st March 2019 there were **251** net¹ dwelling completions.² Of these, **179** were new build completions and **72** changes of use/conversion. A list of completions is shown in Appendix A.



The total number of completions is a decrease on last year's completions.

The average number of completions per annum over the seven year period since the start of the new Local Plan period was 208.

Allocated sites

74 housing completions were on sites allocated in Burnley's Local Plan 2012 – 2032. The current status of the sites allocated for housing in Burnley's Local Plan is shown in Appendix D.

Windfall sites

Windfall sites are those that have come forward for housing on sites that are not allocated in a local plan. 70% of this year's completions were on windfall sites.

3. Sites under Construction

At the time of this year's Housing Land Survey, development was underway on a total of 28 sites in the Borough with a potential yield of 773 new dwellings. A list of these sites is provided at Appendix C. Of these, 656 are anticipated to come forward in the 5 year period of this assessment.

¹ Net completions are 'gross' new builds plus the net gains of residential units from conversions and changes of use

² Dwellings are considered to be complete when the roof is on and the windows are in. This definition has been adopted by all Lancashire Districts for the purposes of previous joint housing land studies.

4. Demolitions

As part of the Borough's Housing Market Renewal Programme, there have been a large number of residential demolitions. This programme has now been completed. The number of demolitions is set out in the table below:

Residential Demolitions 2012 – 2019	
Year	Demolitions
2012/13	55
2013/14	26
2014/15	92
2015/16	1
2016/17	25
2017/18	0
2018/19	0
Total	199

2015/16 – Demolition of property at 8 Hillcrest Avenue as part of planning application APP/2015/0364

2016/17 – Demolition of 25 properties at Royal Court by Calico Housing following the relocation of residents to new housing at Primrose Mill, Harle Syke.

5. Net Additional Dwellings

To calculate the number of net additional dwellings per year it is necessary to subtract the number of residential demolitions in that year from the number of net housing completions.

Net Additional Dwellings 2012 - 2019			
	Net Completions	Demolitions	Net Additional Dwellings
2012/13	80	55	25
2013/14	188	26	162
2014/15	120	92	28
2015/16	258	1	257
2016/17	226	25	201
2017/18	335	0	335
2018/19	251	0	251
Totals	1458	199	1259

6. Planning Permissions

During 2018/2019, planning permissions and prior approvals were granted for a total of 399 new dwellings. A list of the permissions is shown in Appendix B.

New Planning Permissions Granted 2012 to 2019	
Financial Year	Permissions
2012/13	196
2013/14	198
2014/15	129
2015/16	147
2016/17	562
2017/18	126
2018/19	399
Total	1757

7. Extant Planning Permissions

As at 31st March 2019, 267 dwellings had planning permission on sites that were not yet under construction. Of these, 164 are for new build dwellings and 103 Changes of Use/Conversions.³

A list of these sites is provided at Appendix C.

8. Housing Delivery Test

National planning practice guidance (NPPG) on Housing Delivery and Supply states that the Secretary of State will publish the Housing Delivery Test results annually in November. (The 2018 results were in fact published in February 2019)

Further information on the Housing Delivery Test is provided in the NPPG on Housing Supply and Delivery⁴

Burnley's score for 2018, published in February 2019, was 388% and as a result there is no consequence of the Housing Delivery Test for the Borough.

³ Conversions are where existing dwellings are being split or merged e.g. one house into two flats. Changes of use are where a change of Use Class is involved e.g. barn to house

⁴ <https://www.gov.uk/guidance/housing-supply-and-delivery>

9. Five Year Supply Assessment

National Policy

The National Planning Policy Framework 2019 states that local planning authorities should “...identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- d) 5% to ensure choice and competition in the market for land; or
- e) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for fluctuations in the market during that year; or
- f) 20% where there has been significant under delivery over the previous three years, to improve the prospect of achieving the planned supply.”

What are deliverable sites?

The NPPF Glossary states that “To be considered deliverable, sites for housing 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. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

Windfall Allowance

The NPPF Glossary defines windfall sites as sites “... not specifically identified in the development plan.”

Paragraph 70 of the NPPF states that: “Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

In the past, windfall sites have contributed significantly to the Borough’s housing supply. As shown in the table below, the majority of houses built over the past 9 years have been on windfall sites

and it is certain they will contribute to supply in the future. It is therefore considered reasonable to include a windfall allowance within the supply calculations.

Past Windfalls 2010 – 2019				
Year	Net Completions (new build and conversion/cou)	of which windfalls (new build and conversion/cou)	of which brownfield (current definition)	of which less than 0.4 hectares
2010/11	82	69	67	16
2011/12	131	131	129	40
2012/13	80	80	80	45
2013/14	188	179	178	16
2014/15	120	120	120	15
2015/16	258	258	257	58
2016/17	226	226	224	129
2017/18	335	315	313	75
2018/19	251	177	171	65
Total	1672	1555	1539	459

The adopted Local Plan in Policy SP2 includes a windfall allowance based on small brownfield windfalls (in line with the expectations of the previous NPPF) using past completion rates on brownfield sites below the Local Plan allocation threshold of 0.4 hectares.

The Local Plan based this on the trend over a 5 year period 2010-2015. Initially this approach was taken in the Proposed Submission Plan of 2017 to recognise that in 2016 the Council’s housing monitoring survey was delayed due to work on the Preferred Options. This meant that in respect of new builds, which are monitored via site visits, it was not possible for officers to determine whether the houses had been completed before 1 April 2016 or after. This was not the case with change of use/conversions as these are monitored through Council Tax records rather than site visits. This averaged at 26 per annum. Monitoring has now been completed for 2016/17, 2017/18 and 2018/19 which has resolved this possible anomaly.

The adopted Plan however used the same rate and for this Assessment the same rate is also proposed. If the last 5 years were to be used to give a new average, this this would give a windfall figure of 68 per annum. A number of large sites are currently under construction and a number of large sites are now allocated in the Plan and their cumulative build out is likely to dampen overall windfall delivery over the Plan period. In line with the approach of the adopted Local Plan therefore:

- No allowance has been made to take account of past or future garden windfall sites which the NPPF considers to be inappropriate development.
- No allowance has been made to take account other past or future other greenfield windfall sites although these e.g. barn conversions, rural workers dwellings, rural exception sites, disused allotments etc, may still contribute to supply.
- No allowance has been made for future large brownfield windfall sites (over 0.4 hectares) as these would have normally been identified first in the SHLAA and then where appropriate, allocated though the Local Plan. Some such sites, as yet unidentified, will no doubt come forward as windfalls within the plan period.

- No allowance has been made for years 1 and 2 to avoid double counting (as the majority of completions during years 1 and 2 (2019/20 and 2020/21) are likely to be on deliverable sites which already have planning permission and have therefore already been counted).

The windfall allowance is there a conservative estimate.

Identified Sites

In respect of allocated sites, sites with planning permission or sites identified on a brownfield register, the NPPF 2019 states that:

- *“sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

There are no sites on the Council’s brownfield register which are neither allocated nor have planning permission.

The deliverability of the sites identified for allocation were tested at the Local Plan Examination in 2017 and the agreed assumptions have been revisited and updated as necessary against the new NPPF for this Assessment.

For sites with planning permission under 0.4 hectares, the Local Plan adopts at 10% non-implementation rate. This Assessment has looked at these sites individually to determine their deliverability (see Appendix C). Either approach is considered valid.

Empty Homes Allowance

In line with the Burnley’s Local Plan 2012 – 2032, this assessment makes an allowance for 2012-19 for the reoccupation of empty homes. This allowance was based on the Council’s Empty Homes Strategy. This allowance was therefore a conservative estimate. The figure for the re-occupation of vacant homes for 2012-19 used in this assessment is based on actual performance and is 282.

Burnley’s Housing Requirement

A housing requirement is set in the adopted Burnley’s Local Plan (2018). This Plan is underpinned by evidence of Objective Assessed Housing Need (OAN) set out in the Burnley 2016 Strategic Housing Market Assessment and its update of October 2017.

10. 5-Year Housing Land Supply Assessment Calculation

5-Year Housing Land Supply Assessment	
Informed by the 2017 SHMA Update, Burnley's Local Plan 2012-2032 proposes an indicative annual average requirement of 194 net additional dwellings. This Assessment assumes any shortfall since the start of the proposed plan period is to be made up within 5 years. No shortfall in fact exists.	
Housing Requirement:	
Five years supply target = 194 x5	970
Surplus 2012/13 – 2018/19 (Requirement – (Completions + Empty homes re-occupied)) (1358 – (1259 + 282)) =	(183)
5% Buffer = (970 -183 x 5%)	40
Amended Five Year Supply Target = (970 – 183 + 40)	827
Against this requirement, the Council currently has a supply of:	
Sites under construction (delivery expected in the next 5 years) (Shown in Appendix C)	
Unallocated sites Under Construction =	231
Allocated sites Under Construction (listed below) = HS1/1 Former Hameldon School Sites HS1/22 Former Dexter Paints HS1/3 Former William Blythe Site HS1/31 Barden Mill, Barden Lane	425
Sites not yet started (delivery expected in the next 5 years) (Shown in Appendix C)	
Not major sites and sites with detailed Planning Permissions (including HS1/24 Land at Oswald Street and) =	176
Major sites with outline permission including sites allocated in the Local Plan HS1/26 Land adjacent 250 Brownside Road; HS1/32 Butchers Farm) =	42
Local Plan Allocations without Planning Permission* =	768
Windfall Allowance (3x26) =	78
Total Supply =	1720

*The Local Plan Housing Trajectory anticipated delivery dates for the allocations which would form part of the Council's 5-year supply. This has been updated as at 31 March 2019 in the table overleaf.

Burnley's Local Plan Housing Allocations without Planning Permission as at 31/03/19		2019-20	2020-21	2021-22	2022-23	2023-24	Total
HS1/2	Hollins Cross Farm				25	25	50
HS1/4	Land at Rossendale Road				25	25	50
HS1/5	Former Baxi Site			25	25	25	75
HS1/6	Lambert Howarth				25	25	50
HS1/7	Ridge Wood			18			18
HS1/8	Red Lees Road, Cliviger*		30	30	30	35	125
HS1/9	Higher Saxifield**		25	25	25	25	100
HS1/11	Former AIT Site				15	15	30
HS1/12	Former Heckenhurst Reservoir				25	10	35
HS1/13	Tay Street				15	15	30
HS1/15	Coronation Avenue, Thompson Street			20	21		41
HS1/17	Livingstone Mill				10	10	20
HS1/19	Land at NE of Sycamore Avenue			10	10	14	34
HS1/20	Ridge Avenue		12	12			24
HS1/23	Land to rear of Bull and Butcher***				12	8	20
HS1/25	Brampton House, 500 Colne Road				12	6	18
HS1/27	Clevelands Road (South)					13	13
HS1/29	Former Lodge Mill, Barden Lane			20	15		35
Total 2019 - 2024							768

* Red Lees Road, Cliviger - Application APP/2019/0155 submitted for 129 dwellings

** Higher Saxifield - Application FUL/2019/0315 submitted for 130 dwellings

*** Land to rear of Bull and Butcher - Application OUT/2019/0340 submitted for 20 dwelling on part (0.38 Ha) of the allocation. Would increase the potential yield across to two parts of the site to 32 dwellings

11. Conclusion on Burnley's Housing Land Supply Position

The Council considers that it can demonstrate in excess of a 10 years housing land supply.

Current 5-year supply target = 827

This is equivalent to 166 per annum (827 divided by 5 = 165.4)

Given the 5-year supply of 1720 this is equivalent to 10.4 years (1720 divided by 166 = 10.4)

Housing Land Supply Assessment 2019 - Appendix A Completions - 2018/19

Completion ID	Site ID	PP Ref	Site Name	Fin Year	Dwellings Completed	Type eg new build	Green/Brownfield	PDL No	GF No	Site Type	Site size category
786	337	15/0183	Land south of Accrington Road, Burnley	2018/19	22	New Build	PDL	22	0	Windfall	0.4 ha or greater
795	570	17/0003	Land Adjacent 38 Ormerod Street, Worsthorne	2018/19	1	New Build	Greenfield	0	1	Windfall	<0.15 ha
783	599	16/0510	Former Albion Mill, Albion Street, Padiham	2018/19	37	New Build	PDL	37	0	Allocated	0.4 ha or greater
784	491	13/0303	Parliament Street, Crowther Street, Branch Road	2018/19	19	New Build	PDL	19	0	Windfall	0.4 ha or greater
782	419	16/0049	Waterside Mill, Langham Street	2018/19	30	New Build	PDL	30	0	Windfall	0.4 ha or greater
787	429	13/0357	Phase 3 Land at Junction of Station Road and Green Lane	2018/19	3	New Build	PDL	3	0	Windfall	0.4 ha or greater
788	577	16/0021	Former WM Blythe Chemicals, Manchester Rd, Hapton	2018/19	28	New Build	PDL	28	0	Allocated	0.4 ha or greater
789	629	18/0261	Land adjacent 1 Carter Avenue, Hapton	2018/19	1	New Build	Greenfield	0	1	Windfall	<0.15 ha
790	632	18/0003	Land West of Kiddrow Lane (Former Hameldon Schools Site)	2018/19	9	New Build	Part PDL	9	0	Allocated	0.4 ha or greater
791	457	11/0475	Land at Oswald Street	2018/19	11	New Build	PDL	11	0	Windfall	0.4 ha or greater
792	469	12/0152	New Hall Street	2018/19	16	New Build	PDL	16	0	Windfall	0.4 ha or greater
793	514	16/0472	Land off Lennox Street, Worsthorne	2018/19	1	New Build	Greenfield	0	1	Windfall	0.15 to <0.4 ha
794	557	18/0152	Land adjacent to 119 Carholme Avenue	2018/19	1	New Build	PDL	1	0	Windfall	<0.15 ha
774	566	16/0025	Deo Favente, The Long Causeway	2018/19	1	Conversion	PDL	1	0	Windfall	0.15 to <0.4 ha
766	627	18/0233	Higher Cockden Byre, Todmorden Road	2018/19	1	Conversion	PDL	1	0	Windfall	<0.15 ha
769	417	17/0578	11 Cobden Street	2018/19	2	Change of Use	PDL	2	0	Windfall	<0.15 ha
770	507	14/0271	Former Barn, Shuttleworth Pasture Farm	2018/19	1	Change of Use	Greenfield	0	1	Windfall	0.4 ha or greater
771	548	17/0140	Duke of York, 129 Colne Road	2018/19	8	Change of Use	PDL	8	0	Windfall	<0.15 ha
772	549	12/0430	Low Sym, Halifax Road	2018/19	1	Change of Use	PDL	1	0	Windfall	<0.15 ha
773	580	16/0334	9 Grimshaw Street/12-16 Nicholas Street	2018/19	15	Change of Use	PDL	15	0	Windfall	0.15 to <0.4 ha
768	649	18/0426	1A Brown Street	2018/19	3	Change of Use	PDL	3	0	Windfall	<0.15 ha
775	526	NOT/2015/0118	Bamber House, Ightenhill Park Lane	2018/19	1	Change of Use	Greenfield	0	1	Windfall	0.15 to <0.4 ha
776	618	NOT/2017/0132	Stephen House, Bethesda Street	2018/19	12	Change of Use	PDL	12	0	Windfall	0.15 to <0.4 ha
777	527	18/0288	Lane House Farm	2018/19	1	Change of Use	Greenfield	0	1	Windfall	<0.15 ha
778	583	17/0066	Public Conveniences, East Street, Hapton	2018/19	1	Change of Use	PDL	1	0	Windfall	<0.15 ha
779	596	NOT/2016/0556	79-81 Church Street, Burnley	2018/19	1	Change of Use	PDL	1	0	Windfall	<0.15 ha
781	640	17/0541	Bull Street, Burnley (Former East Lancs Telegraph)	2018/19	13	Change of Use	PDL	13	0	Windfall	<0.15 ha
785	645	18/0151	79-115 Brunshaw Avenue	2018/19	10	Change of Use	PDL	10	0	Windfall	0.15 to <0.4 ha
780	620	NOT/2017/0281	5 Parker Lane, Burnley	2018/19	1	Change of Use	PDL	1	0	Windfall	<0.15 ha
					251			245	6		

Housing Land Supply Assessment 2019 - Appendix B Permissions - 2018/19

PP ID	Site ID	Site Name	Application Ref	Application Description	Number of dwellings	Net change in numbers due to this permission	App Type	Category	Green/Brownfield	Expiry of PP
837	417	11 Cobden Street, Hapton	17/0578	Retention of 2no. flats and formation of 1no. flat being a conversion of single storey building at rear of former club	3	3	Full	Change of Use	PDL	11/04/2021
838	623	Bank Hall Lodge, Colne Road	18/0036	Erection of single storey dwelling with dormer windows and detached car port at the end of the driveway	1	1	Full	New Build	PDL	18/04/2021
839	624	1-5 Yorke Street/41 Manchester Road	18/0065	Change of use of part of 1st floor and 2nd floor to form 2no. Flats	2	2	Full	Change of Use	PDL	11/05/2021
840	625	32 Ighten Road	18/0126	Erection of 4 bedroom dwelling in rear garden	1	1	Full	New Build	PDL	08/06/2021
841	626	Land at Brownside Road	17/0397	Outline application for residential development for up to 18 dwellings including details of access (all other matters reserved for future approval)	18	18	Outline	New Build	Part PDL	22/06/2021
842	473	Land rear of Southern Avenue	18/0224	Erection of 5 detached dwellings including details of access (all other matters reserved)	5	0	Outline	New Build	PDL	29/06/2021
843	627	Higher Cockden Byre, Todmorden Road	18/0233	Removal of Condition 2 on Planning Permission APP/2009/0734 restricting the building to be ancillary to the residential use of the adjacent dwelling	1	1	Full	New Build	PDL	29/06/2021
844	628	2 Healey Wood Road	18/0018	Conversion of existing building into 20no. self-contained apartments	20	20	Full	New Build	PDL	06/07/2021
845	136	Rockwater, Foxstones Lane	18/0214	Details of layout, scale, appearance and landscaping following outline planning permission APP/2014/0434	1	0	RM		Greenfield	09/07/2020
846	629	Land adjacent 1 Carter Avenue, Hapton	18/0261	Proposed detached dwelling	1	1	Full	New Build	Greenfield	26/07/2021
847	630	Royal Court, Tennyson Street	17/0601	Proposed erection of 10 no. bungalows and associated landscaping and parking	10	10	Full	New Build	PDL	17/08/2021
848	631	1 Calder Street, Burnley	18/0235	Demolition of 3 storey warehouse and erection of apartment block comprising 11 residential units	11	11	Full	New Build	PDL	30/08/2021
849	515	Land rear of 143-153 Burnley Road, Padiham	18/0335	Erection of detached residential dwelling	1	0	Full	New Build	PDL	04/09/2021
850	632	Land West of Kiddrow Lane	18/0003	Proposed demolition of existing buildings and erection of 250no. dwellings with associated access, car parking, open space and landscaping	250	250	Full	New Build	Part PDL	07/09/2021
851	633	17 Burnley Road, Padiham	18/0364	Proposed change of use of main banking hall to A3/A4 hybrid and change of use of upper floors from storage/offices to 3no. Apartments	3	3	Full	Change of Use	PDL	11/10/2018
852	527	Lane House Farm	18/0288	Change of use of part of agricultural building (Plot 1) to one two-storey dwelling including works within the curtilage (Minor material amendment to NOT/2014/0431)	1	0	Full	Change of Use	Greenfield	23/10/2021
853	429	Phase 4 Station Road Development	18/0376	Erection of 22 dwellings (Minor Material Amendment to Planning permission APP/2014/0151 as amended by APP/2018/023)	22	-17	Full	New Build	PDL	09/07/2017
854	552	Barden Mill, Barden Lane	18/0328	Redevelopment of existing retail mill site in order to erect 8no. 3 storey 4 bed houses; 11no. 2 storey 3 bed houses and one 4 storey apartment building with 16no. 2 bedroom	35	-2	Full	New Build	PDL	01/11/2021
855	634	Rear of 542 Brunshaw Road	18/0306	Proposed bungalow in garden	1	1	Full	New Build	PDL	16/11/2021
856	635	Land Adjacent No.3 (Car Park) Fair View Road	18/0450	Proposed pair of semi-detached houses	2	2	Full	New Build	PDL	16/11/2021
857	636	32 Holyoake Street, Burnley	18/0435	Proposed erection of 2no. Semi-detached dwellings (following demolition of former barn, shed and garage)	2	2	Full	New Build	PDL	19/11/2021
858	637	Former Office Building, Wytham Street	18/0384	Demolish office building, convert former workshop to 10 flats with attached dwelling and formation of associated car park	11	11	Full	New Build	PDL	19/11/2021
859	339	Former Life Church, Sycamore Avenue	18/0020	Proposed demolition of existing building (former Gannow Baths) and erection of 5no 2 storey dwellings fronting onto Sycamore Avenue together with 3 storey 12no	17	16	Full	New Build	PDL	23/11/2021
860	557	Land adjacent to 119 Carholme Avenue	18/0502	Proposed substitution of bungalow type (in reference to planning permission APP/2015/0410).	1	0	Full	New Build	PDL	30/11/2018
861	268	Land at Cleaver Street	18/0404	Application for approval of reserved matters following outline approval (APP/2017/0591) erection of 12no 2 bed apartments. Approval of the details of landscaping and appearance.	12	0	RM		PDL	18/12/2020
862	638	Land off Florence Avenue	18/0513	Erection of 24 dwellings and associated works	24	24	Full	New Build	PDL	22/03/2022
863	639	Land at Grove Lane, Padiham	18/0446	Proposed construction of terrace of 5no. two storey dwellings with forecourt parking	5	5	Full	New Build	Greenfield	25/03/2022

864	640	Bull Street, Burnley (Former East Lancs Telegraph)	17/0541	Proposed change of use from offices and carry out alterations, rooftop extension and balustrade to form 13no. apartments and 4no. ground floor retail and commercial units	13	13	Full	Change of Use	PDL	17/05/2021
865	641	35 Clifton Street	18/0201	Proposed change of use from dwelling house to 2no two bedroom flats	2	1	Full	Conversion	PDL	05/06/2021
866	642	25 Carlton Road	18/0176	Conversion of dwelling to 2no. Apartments	2	1	Full	Conversion	PDL	08/06/2021
867	643	176 Colne Road	17/0502	Proposed change of use of disused part of 176 Colne Road (St Andrews Conservative Club) into 3no. self contained flats (one on each floor).	3	3	Full	Change of Use	PDL	12/06/2021
868	644	Bullions Close Farm, Ightenhill Park Lane	18/0226	Conversion of dwelling and attached games room/garage into to 2 dwellings and conversion and extension of stables/hay store into garage	2	1	Full	Conversion	PDL	30/07/2021
869	645	79-115 Brunshaw Avenue	18/0151	Change of use of 10 mixed use units to 10 apartments	10	10	Full	Change of Use	PDL	16/08/2021
870	646	68 Parliament Street	18/0389	Proposed change of use of ground floor shop to residential and conversion of same to one bed flat	1	1	Full	Change of Use	PDL	13/09/2021
871	647	57 Springfield Road	18/0382	Proposed conversion of single residential dwelling to 2no flats	2	1	Full	Conversion	PDL	14/09/2021
872	642	25 Carlton Road	18/0304	Proposed conversion of dwelling into 3no. Apartments	3	1	Full	Conversion	PDL	21/09/2021
873	648	305 Barden Lane	18/0447	Proposed change of use of ground floor from restaurant (Class A3) to residential use and erection of gate to front (in connection with use of whole building as a single dwelling	1	0	Full	Change of Use	PDL	09/11/2021
874	649	1A Brown Street	18/0426	Change of use to 3no. residential units (retrospective application)	3	3	Full	Change of Use	PDL	14/11/2021
875	650	Badger Hole Barn, Brownside Road	NOT/2018/0114	Prior Approval for a proposed change of use of one agricultural building to 2no. Dwellings	2	2	PA	Change of Use	Greenfield	21/05/2021
876	621	Tractor Shed to the rear of Bottin Mews	NOT/2018/0285	Proposed change of use of Agricultural building to two self contained dwellings	2	0	PA	Change of Use	Greenfield	03/08/2021
877	632	Land West of Kiddrow Lane	19/0013	Replace 10 semi-detached dwellings with 6 detached dwellings (plots 6,13,15, 76, 77 and 78), amend house types on plots 66 and 67 and amend car parking layout for plots 129 and 130 (in reference to planning application APP/2018/0003)	246	-4	NMA	New Build	Part PDL	
878	651	Units 1, 2 & 3 Ing Hey Farm Todmorden Road	NOT/2018/0169	Change of use from class B1 (c) business use to 3no. residential dwellings (class C3)	3	3	Full	Change of Use	PDL	25/05/2021
						399				

Housing Land Supply Assessment 2019 - Appendix C - Schedule of Sites with Planning Permission

Site ID	PP ID	Application Ref.	Site Name	Type	Site Current Total	Site Total Outstanding	Site Progress as at 31 March 2019	Site PP Status as at 31 March 2019	Number of dwellings shown on this approval	Net change in numbers due to this permission	Green/Brownfield	Allocated/Windfall	Site Size Category	App Type	Deliverability Category (NPPF)	Units Included in 5-Year Assessment
175	646	07/0790	Land at Salus Street	New Build	13	11	UC	Implemented	13	13	PDL	Windfall	0.15 to <0.4 ha	Full	Detailed PP	11
175	182	04/0133	Land at Salus Street	New Build			UC	Implemented	7	7	PDL	Windfall	0.15 to <0.4 ha			
222	659	07/0171	Land at Clifton Street	New Build	40	12	UC	Implemented	40	0	PDL	Windfall	0.15 to <0.4 ha	RM	Detailed PP	
222	258	04/1051	Land at Clifton Street	New Build			UC	Implemented	12	12	PDL	Windfall	0.15 to <0.4 ha			
222	322	06/0210	Land at Clifton Street	New Build			UC	Implemented	40	28	PDL	Windfall	0.15 to <0.4 ha			
262	294	05/0097	Land adjacent 81 Accrington Road	New Build			UC	Implemented	8	8	PDL	Windfall	<0.15 ha			
262	354	06/1119	Land adjacent 81 Accrington Road	New Build	9	9	UC	Implemented	9	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	
268	861	18/0404	Land at junction of Cleaver Street/Cobden Street	New Build	12	12	UC	Implemented	12	0	PDL	Windfall	<0.15 ha	RM	Detailed PP	12
268	624	05/0790	Land at junction of Cleaver Street/Cobden Street	New Build			UC	Implemented	3	3	PDL	Windfall	<0.15 ha			
268	586	14/0086	Land at junction of Cleaver Street/Cobden Street	New Build			UC	Implemented	12	12	PDL	Windfall	<0.15 ha			
268	409	08/0712	Land at junction of Cleaver Street/Cobden Street	New Build			UC	Implemented	13	5	PDL	Windfall	<0.15 ha			
268	813	17/0591	Land at junction of Cleaver Street/Cobden Street	New Build			UC	Implemented	12	12	PDL	Windfall	<0.15 ha			
268	297	05/1095	Land at junction of Cleaver Street/Cobden Street	New Build			UC	Implemented	8	5	PDL	Windfall	<0.15 ha			
339	349	07/0701	Land SE of Sycamore Avenue (including Life Church)	New Build			UC	Implemented	40	40	PDL	Windfall	0.4 ha or greater			
339	825	17/0240	Land SE of Sycamore Avenue (including Life Church)	New Build			UC	Implemented	1	1	PDL	Windfall	0.4 ha or greater			
339	859	18/0020	Land SE of Sycamore Avenue (including Life Church)	New Build	17	17	UC	Implemented	17	16	PDL	Windfall	0.4 ha or greater	Full	Detailed PP	17
389	455	09/0714	Old Hall Farm, Worsthorne	New Build			UC	Implemented	2	2	Greenfield	Windfall	0.15 to <0.4 ha			
389	446	09/0711	Old Hall Farm, Worsthorne	New Build			UC	Implemented	5	-2	Greenfield	Windfall	0.15 to <0.4 ha			
389	415	07/0739	Old Hall Farm, Worsthorne	New Build			UC	Implemented	7	7	Greenfield	Windfall	0.15 to <0.4 ha			
389	580	14/0341	Old Hall Farm, Worsthorne	New Build			UC	Implemented	2	1	Greenfield	Windfall	0.15 to <0.4 ha			
389	800	16/0506	Old Hall Farm, Worsthorne	New Build	8	1	UC	Implemented	1	0	Greenfield	Windfall	0.15 to <0.4 ha	Full	Detailed PP	1
429	853	18/0376	Land at jtn of Station Road and Green Ln, Padiham	New Build	103	22	UC	Implemented	22	-17	PDL	Windfall	0.4 ha or greater	Full	Detailed PP	22
429	545	13/0077	Land at jtn of Station Road and Green Ln, Padiham	New Build			UC	Implemented	20	0	PDL	Windfall	0.4 ha or greater			
429	555	13/0357	Land at jtn of Station Road and Green Ln, Padiham	New Build			UC	Implemented	23	0	PDL	Windfall	0.4 ha or greater			
429	481	10/0713	Land at jtn of Station Road and Green Ln, Padiham	New Build			UC	Implemented	144	144	PDL	Windfall	0.4 ha or greater			
429	578	14/0151	Land at jtn of Station Road and Green Ln, Padiham	New Build			UC	Implemented	77	-24	PDL	Windfall	0.4 ha or greater			
453	504	11/0497	New Hall Street/Barden lane	New Build	58	27	UC	Implemented	58	58	PDL	Windfall	0.4 ha or greater	Full	Detailed PP	
469	530	12/0152	New Hall Street	New Build	133	114	UC	Implemented	133	133	PDL	Windfall	0.4 ha or greater	Full	Detailed PP	100
508	812	17/0469	Former Library, Barbon Street, Briercliffe Road	New Build	1	1	UC	Implemented	1	0	PDL	Windfall	0.15 to <0.4 ha	Full	Detailed PP	1
508	590	14/0382	Former Library, Barbon Street, Briercliffe Road	New Build			UC	Implemented	1	1	PDL	Windfall	0.15 to <0.4 ha			
514	779	16/0472	Land off Lennox Street, Worsthorne	New Build	3	2	UC	Implemented	3	0	Greenfield	Allocated	0.15 to <0.4 ha	RM	Detailed PP	2
514	588	14/0122	Land off Lennox Street, Worsthorne	New Build			UC	Implemented	3	3	Greenfield	Allocated	0.15 to <0.4 ha			
534	674	15/0114	Former Dexter Paints, Gannow Lane	New Build	27	26	UC	Implemented	27	27	PDL	Windfall	0.4 ha or greater	Full	Detailed PP	26
552	854	18/0328	Barden Mill, Barden Lane, Burnley	New Build	35	35	UC	Implemented	35	-2	PDL	Allocated	0.4 ha or greater	Full	Detailed PP	35
552	737	14/0031	Barden Mill, Barden Lane, Burnley	New Build			UC	Implemented	37	37	PDL	Allocated	0.4 ha or greater			
552	816	17/0583	Barden Mill, Barden Lane, Burnley	New Build			UC	Implemented	16	0	PDL	Allocated	0.4 ha or greater			
575	770	16/0420	Land adjacent 17 Moseley Road	New Build	1	1	UC	Implemented	1	1	Greenfield	Windfall	<0.15 ha	Full	Detailed PP	1
577	772	16/0021	Former WM Blythe Chemicals, Manchester Rd, Hapton	New Build	202	174	UC	Implemented	202	202	PDL	Allocated	0.4 ha or greater	Full	Detailed PP	174
625	840	18/0126	32 Ighten Road	New Build	1	1	UC	Implemented	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
630	847	17/0601	Royal Court, Tennyson Street	New Build	10	10	UC	Implemented	10	10	PDL	Windfall	0.15 to <0.4 ha	Full	Detailed PP	10
631	848	18/0235	1 Calder Street, Burnley	New Build	11	11	UC	Implemented	11	11	PDL	Windfall	<0.15 ha	Full	Detailed PP	11
632	850	18/0003	Land West of Kiddrow Lane (Former Hameldon Schools Site)	New Build			UC	Implemented	250	250	Part PDL	Allocated	0.4 ha or greater			
632	877	19/0013	Land West of Kiddrow Lane (Former Hameldon Schools Site)	New Build	246	237	UC	Implemented	246	-4	Part PDL	Allocated	0.4 ha or greater	NMA	Detailed PP	190
584	780	16/0099	395 Padiham Road Burnley	Conversion	2	1	UC	Implemented	3	2	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
257	663	12/0488	81-83 Brougham Street	Change of Use	2	1	UC	Implemented	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
257	304	05/0587	81-83 Brougham Street	Change of Use			UC	Implemented	1	1	PDL	Windfall	<0.15 ha			
285	332	15/0197	59 Queensberry Road	Change of Use	2	1	UC	Implemented	1	0	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
285	318	07/0079	59 Queensberry Road	Change of Use			UC	Implemented	2	1	PDL	Windfall	<0.15 ha			
417	464	10/0067	The Winchester, 11 Cobden Street	Change of Use			UC	Implemented	1	1	PDL	Windfall	<0.15 ha			
417	837	17/0578	The Winchester, 11 Cobden Street	Change of Use	3	1	UC	Implemented	3	3	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
477	574	13/0265	129-131 Burnley Road, Padiham	Change of Use	3	1	UC	Implemented	3	3	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
499	591	14/0454	14 Burnley Road, Padiham (Prestige Beds)	Change of Use	11	9	UC	Implemented	11	11	PDL	Windfall	<0.15 ha	Full	Detailed PP	9
506	596	14/0131	County Court, Bankhouse Street	Change of Use	8	8	UC	Implemented	8	0	PDL	Windfall	<0.15 ha	Full	Detailed PP	
506	572	13/0314	County Court, Bankhouse Street	Change of Use			UC	Implemented	8	8	PDL	Windfall	<0.15 ha			
527	700	NOT/2014/0431	Lane House Farm, Burnley Rd, Cliviger	Change of Use			UC	Implemented	2	2	Greenfield	Windfall	<0.15 ha			
527	852	18/0288	Lane House Farm, Burnley Rd, Cliviger	Change of Use	2	1	UC	Implemented	1	0	Greenfield	Windfall	<0.15 ha	Full	Detailed PP	1

618	830	NOT/2017/0132	Stephen House, Bethesda Street	Change of Use	39	27	UC	Implemented	39	39	PDL	Windfall	<0.15 ha	PA	Detailed PP	27
					1002	773										656
136	845	18/0214	Rockwater, Foxstones Lane	New Build	2	1	Not Started	Extant PP	1	0	Greenfield	Windfall	<0.15 ha	RM	Detailed PP	1
136	160	03/0532	Rockwater, Foxstones Lane	New Build			Not Started	Extant PP	1	0	Greenfield	Windfall	<0.15 ha			
136	639	14/0434	Rockwater, Foxstones Lane	New Build			Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha			
136	133	02/0133	Rockwater, Foxstones Lane	New Build			Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha			
377	759	15/0538	Land adjacent 30 Pine Street	New Build	3	3	Not Started	Extant PP	3	3	PDL	Windfall	<0.15 ha	Full	Detailed PP	
377	403	08/0660	Land adjacent 30 Pine Street	New Build			Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha			
383	762	15/0048	Land at Simpson Street	New Build	19	19	Not Started	Extant PP	19	0	PDL	Windfall	0.15 to <0.4 ha	Outline	Outline Major	
383	514	11/0515	Land at Simpson Street	New Build			Not Started	Extant PP	19	0	PDL	Windfall	0.15 to <0.4 ha			
383	424	08/0219	Land at Simpson Street	New Build			Not Started	Extant PP	19	19	PDL	Windfall	0.15 to <0.4 ha			
473	842	18/0224	Land rear of 7 Southern Avenue	New Build	5	5	Not Started	Extant PP	5	0	PDL	Windfall	0.15 to <0.4 ha	Outline	Outline Not Major	5
473	741	15/0233	Land rear of 7 Southern Avenue	New Build			Not Started	Extant PP	5	0	PDL	Windfall	0.15 to <0.4 ha			
473	543	12/0230	Land rear of 7 Southern Avenue	New Build			Not Started	Extant PP	5	5	PDL	Windfall	0.15 to <0.4 ha			
494	562	13/0325	Ridgewood High School, March Street	New Build			Not Started	Extant PP	24	24	PDL	Windfall	0.4 ha or greater			
494	768	16/0372	Ridgewood High School, March Street	New Build	24	24	Not Started	Extant PP	24	0	PDL	Windfall	0.4 ha or greater	Outline	Outline Major	
511	820	18/0064	Land adjacent 9 & 15 Southern Avenue	New Build	1	1	Not Started	Extant PP	1	0	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
511	584	15/0003	Land adjacent 9 & 15 Southern Avenue	New Build			Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha			
515	577	14/0199	Land rear of 143-153 Burnley Road, Padiham	New Build			Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha			
515	849	18/0335	Land rear of 143-153 Burnley Road, Padiham	New Build	1	1	Not Started	Extant PP	1	0	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
515	740	15/0222	Land rear of 143-153 Burnley Road, Padiham	New Build			Not Started	Extant PP	1	0	PDL	Windfall	<0.15 ha			
524	653	13/0367	Land off Lower Timber Hill Lane	New Build			Not Started	Extant PP	4	4	Greenfield	Windfall	0.15 to <0.4 ha			
524	803	17/0197	Land off Lower Timber Hill Lane	New Build	4	4	Not Started	Extant PP	4	0	Greenfield	Windfall	0.15 to <0.4 ha	RM	Detailed PP	4
569	763	16/0118	7 Southern Avenue	New Build	1	1	Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha	Outline	Outline Not Major	
574	769	16/0418	Land to rear 164 Oxford Road	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
579	774	16/0417	Butchers Farm, Ormerod Street, Worsthorne	New Build	24	24	Not Started	Extant PP	24	24	Part PDL	Allocated	0.4 ha or greater	Outline	Outline Major	24
582	777	17/0036	215 Manchester Road, Hapton	New Build	1	1	Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha	Outline	Outline Not Major	1
602	802	17/0129	Land at Burleigh Street	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
607	810	17/0429	Land adjacent 50 Ardwick Street	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
608	811	17/0426	261 Rossendale Road	New Build	1	1	Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha	Full	Detailed PP	1
611	817	17/0597	Land at Cog Lane	New Build	3	3	Not Started	Extant PP	3	3	PDL	Wind Fall	<0.15 ha	Full	Detailed PP	1
612	818	17/0472	Land south of Old Hall Farm, Oswald Street	New Build	8	8	Not Started	Extant PP	8	8	PDL	Allocated	0.4 ha or greater	Full	Detailed PP	8
613	819	17/0357	Club House, Colne Road	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	0.4 ha or greater	Full	Detailed PP	1
623	838	18/0036	Bank Hall Lodge, Colne Road	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
626	841	17/0397	Land at Brownside Road, Worsthorne	New Build	18	18	Not Started	Extant PP	18	18	Part PDL	Allocated	0.4 ha or greater	Outline	Outline Major	18
634	855	18/0306	Rear of 542 Brunshaw Road	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
635	856	18/0450	Land Adjacent No.3 (Car Park) Fair View Road	New Build	2	2	Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha	Full	Detailed PP	2
636	857	18/0435	32 Holyoake Street, Burnley	New Build	2	2	Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha	Full	Detailed PP	2
637	858	18/0384	Former Office Building, Wytham Street	New Build	11	11	Not Started	Extant PP	11	11	PDL	Windfall	<0.15 ha	Full	Detailed PP	11
638	862	18/0513	Land off Florence Avenue	New Build	24	24	Not Started	Extant PP	24	24	PDL	Windfall	0.4 ha or greater	Full	Detailed PP	24
639	863	18/0446	Land at Grove Lane, Padiham	New Build	5	5	Not Started	Extant PP	5	5	Greenfield	Windfall	<0.15 ha	Full	Detailed PP	5
609	814	17/0454	Rowley Farm, Rowley Lane	Mixed			Not Started	Extant PP	3	3	Greenfield	Windfall	<0.15 ha			
609	828	17/0459	Rowley Farm, Rowley Lane	Mixed	4	4	Not Started	Extant PP	2	1	Greenfield	Windfall	<0.15 ha	Full	Detailed PP	4
571	765	16/0348	32-36 Coal Clough Lane	Conversion	8	8	Not Started	Extant PP	8	8	PDL	Windfall	<0.15 ha	Full	Detailed PP	8
615	824	17/0209	7 Stockbridge Road, Padiham	Conversion	1	1	Not Started	Extant PP	2	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
628	844	18/0018	2 Healey Wood Road	Conversion	20	20	Not Started	Extant PP	20	20	PDL	Windfall	<0.15 ha	Full	Detailed PP	20
641	865	18/0201	35 Clifton Street, Burnley	Conversion	1	1	Not Started	Extant PP	2	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
642	872	18/0304	25 Carlton Road, Burnley	Conversion	2	2	Not Started	Extant PP	3	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	2
642	866	18/0176	25 Carlton Road, Burnley	Conversion			Not Started	Extant PP	2	1	PDL	Windfall	<0.15 ha			
644	868	18/0226	Bullions Close Farm, Ightenhill Park Lane	Conversion	1	1	Not Started	Extant PP	2	1	PDL	Windfall	0.4 ha or greater	Full	Detailed PP	1
647	871	18/0382	57 Springfield Road	Conversion	1	1	Not Started	Extant PP	2	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
578	773	16/0487	1A Bridge Street, Padiham	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
588	784	16/0269	20-22 Plumbe Street	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
589	785	16/0389	Land adjacent Lower Causeway Side, Long Causeway	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	0.15 to <0.4 ha	Full	Detailed PP	1
590	786	16/0483	46-48 Abel Street	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
592	835	NOT/2017/0291	Causewayside Farm, The Long Causeway	Change of Use			Not Started	Extant PP	1	0	Greenfield	Windfall	0.15 to <0.4 ha			
592	788	NOT/2016/0230	Causewayside Farm, The Long Causeway	Change of Use			Not Started	Extant PP	3	3	Greenfield	Windfall	0.15 to <0.4 ha			
592	836	NOT/2017/0439	Causewayside Farm, The Long Causeway	Change of Use	2	2	Not Started	Extant PP	1	-1	Greenfield	Windfall	0.15 to <0.4 ha	PA	Detailed PP	2
594	790	NOT/2016/0218	85 Hammerton Street	Change of Use	6	6	Not Started	Extant PP	6	6	PDL	Windfall	<0.15 ha	Full	Detailed PP	6
601	798	17/0114	The Paddock 1, Highfield Avenue	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	Detailed PP	1
604	805	17/0341	9-11 Brown Street	Change of Use	4	4	Not Started	Extant PP	4	4	PDL	Windfall	<0.15 ha	Full	Detailed PP	4

Housing Land Supply Assessment 2019 - Appendix D
Burnley's Local Plan 2012 - 2032 Housing Allocations

Site REF	SHLAA Ref	Site Name	Site Area (Ha)	Anticipated Yield	Extant PP?	PP Yield	Under Construction	Complete
HS1/1	HEL/043	Former Hameldon Schools Sites	10.10	250	Yes	246	Yes	No
HS1/2	HEL/071	Hollins Cross Farm	8.65	184	No		No	No
HS1/3	HEL/034	Former William Blythe Site	6.00	151	Yes	202	Yes	No
HS1/4	HEL/094d	Land at Rossendale Road	7.52	188	No		No	No
HS1/5	HEL/011	Former Baxi Site	8.23	244	No		No	No
HS1/6	HEL/055b	Lambert Howarth	2.99	100	No		No	No
HS1/7	HEL/231	Ridge Wood	0.87	18	No		No	No
HS1/8	HEL/091	Red Lees Road, Cliviger	5.00	125	No		No	No
HS1/9	HEL/074	Higher Saxifield	5.17	120	No		No	No
HS1/10	HEL/066	Land at Burnley General Hospital	1.27	64	No		No	No
HS1/11	HEL/007	Former AIT Site	1.81	54	No		No	No
HS1/12	HEL/033	Former Heckenhurst Reservoir	1.38	35	No		No	No
HS1/13	HEL/136	Tay Street	1.18	35	No		No	No
HS1/14	HEL/067	Former Gardner's Site	1.43	43	No		No	No
HS1/15	HEL/027	Coronation Avenue, Thompson Street	0.90	41	No		No	No
HS1/16	HEL/039	Gordon Street Mill	1.41	39	No		No	No
HS1/17	HEL/109	Livingstone Mill	0.95	38	No		No	No
HS1/18	HEL/125	Perserverance Mill, Padiham	1.18	56		56	Yes	Yes
HS1/19	HEL/249	Land at NE of Sycamore Avenue	0.77	34	No		No	No
HS1/20	HEL/133	Ridge Avenue	1.46	24	No		No	No
HS1/21	HEL/058	Land adjacent 2 Queens Park Road	0.95	29	No		No	No
HS1/22	HEL/250	Former Dexter Paints	0.83	27	Yes	27	Yes	No
HS1/23	HEL/100	Land to rear of Bull and Butcher	0.95	24	No		No	No
HS1/24	HEL/077	Land at Oswald Street	0.60	20	No		No	No
HS1/25	HEL/014	Brampton House, 500 Colne Road	0.64	18	No		No	No
HS1/26	HEL/059	Land adjacent 250 Brownside Road	0.73	18	Yes	18	No	No
HS1/28	HEL/139	Cleavelands Road (South)	0.42	13	No		No	No
HS1/29	HEL/256	Former Lodge Mill, Barden Lane	2.32	35	No		No	No
HS1/30	HEL/105	Land West of Smithyfield Avenue	1.72	30	No		No	No
HS1/31	HEL/260	Barden Mill, Barden Lane	0.85	37	Yes	35	Yes	No
HS1/32	HEL/019	Butchers Farm	1.17	24	Yes	24	No	No
				2118				

Housing Land Supply Assessment 2019 - Appendix E - Housing Trajectory - Position as at 310319

Allocation	SHLAA Ref	Site Name	Extant PP?	Outstanding Anticipated Yield	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
Net additional dwellings 2012 - 2019					1259													
Re-occupation of Vacant stock 2014 -2019					282													
Sites Under Construction (Remaining units as at 31st March 2019)																		
HS1/1	HEL/043	Former Hameldon School Sites, Kiddrow Lane	Yes	237	30	40	40	40	40	40	7							
HS1/3	HEL/034	Former WM Blythe Chemicals, Manchester Rd, Hapton	Yes	174	35	35	35	35	34									
	HEL/063	New Hall Street	Yes	114	20	20	20	20	20	14								
HS1/31	HEL/260	Barden Mill, Barden Lane, Burnley	Yes	35	20	15												
	HEL/063	New Hall Street/Barden lane	Yes	27						6	21							
		Stephen House, Bethesda Street	Yes	27	15	12												
HS1/22	HEL/250	Former Dexter Paints, Gannow Lane	Yes	26	13	13												
	HEL/147	Land at jtn of Station Road and Green Ln, Padiham	Yes	22	22													
	HEL/134	Land SE of Sycamore Avenue (including Life Church)	Yes	17	17													
		Land at junction of Cleaver Street/Cobden Street	Yes	12		12												
	HEL/121	Land at Salus Street	Yes	11		11												
		1 Calder Street, Burnley	Yes	11			11											
		Royal Court, Tennyson Street	Yes	10	10													
		14 Burnley Road, Padiham (Prestige Beds)	Yes	9		9												
	HEL/061	Land off Lennox Street, Worsthorne	Yes	2	1	1												
	HEL/121	Old Hall Farm, Worsthorne	Yes	1	1													
		Former Library, Barbon Street, Briercliffe Road	Yes	1	1													
		Land adjacent 17 Moseley Road	Yes	1	1													
		32 Ighten Road	Yes	1	1													
		395 Padiham Road Burnley	Yes	1	1													
		81-83 Brougham Street	Yes	1	1													
		59 Queensberry Road	Yes	1	1													
		The Winchester, 11 Cobden Street	Yes	1	1													
		129-131 Burnley Road, Padiham	Yes	1	1													
		Lane House Farm, Burnley Rd, Cliviger	Yes	1	1													
		Land at Clifton Street	Yes	0														
		Land adjacent 81 Accrington Road	Yes	0														
		County Court, Bankhouse Street	Yes	0														
Sites with Planning Permission Not Started																		
Not major sites and sites with detailed Planning Permission																		
Not major sites and sites with detailed Planning Permissions split over 5 years					168	34	34	34	33	33								
HS1/24	HEL/077	Land at Oswald Street	Yes	8		8												
Major sites with outline permission including those sites allocated in the Local Plan																		
HS1/26	HEL/059	Land adjacent 250 Brownside Road	Yes	18		5	5	5	3									
HS1/32	HEL/019	Butchers Farm	Yes	24		12	12											
Burnley's Local Plan Housing Allocations without Planning Permission																		
HS1/2	HEL/071	Hollins Cross Farm	No	184				25	25	25	25	25	25	25	9			
HS1/4	HEL/094d	Land at Rossendale Road	No	188				25	25	25	25	30	30	28				
HS1/5	HEL/011	Former Baxi Site	No	244			25	25	25	25	25	25	25	25	25	19		
HS1/6	HEL/055b	Lambert Howarth	No	100				25	25	25	25							
HS1/7	HEL/231	Ridge Wood	No	18			18											
HS1/8	HEL/091	Red Lees Road, Cliviger*	No	125		30	30	30	35									
HS1/9	HEL/074	Higher Saxifield**	No	120		25	25	25	25	20								
HS1/10	HEL/066	Land at Burnley General Hospital	No	64								20	20	20	4			
HS1/11	HEL/007	Former AIT Site	No	54				15	15	10	14							
HS1/12	HEL/033	Former Heckenhurst Reservoir	No	35				25	10									
HS1/13	HEL/136	Tay Street	No	35				15	15	5								
HS1/14	HEL/067	Former Gardner's Site	No	43											20	20	3	
HS1/15	HEL/027	Coronation Avenue, Thompson Street	No	41			20	21										
HS1/16	HEL/039	Gordon Street Mill	No	39						15	20	4						
HS1/17	HEL/109	Livingstone Mill	No	38				10	10	10	8							
HS1/19	HEL/249	Land at NE of Sycamore Avenue	No	34			10	10	14									
HS1/20	HEL/133	Ridge Avenue	No	24		12	12											
HS1/21	HEL/058	Land adjacent 2 Queens Park Road	No	29						15	14							
HS1/23	HEL/100	Land to rear of Bull and Butcher*	No	24				12	8	12								
HS1/25	HEL/014	Brampton House, 500 Colne Road	No	18				12	6									
HS1/27	HEL/139	Cleavelands Road (South)	No	13					13									
HS1/29	HEL/256	Former Lodge Mill, Barden Lane	No	35			20	15										
HS1/30	HEL/105	Land West of Smithyfield Avenue	No	30						20	10							
Windfall Allowance					286			26	26	26	26	26	26	26	26	26	26	
					4324	227	294	343	449	407	293	220	130	126	124	84	65	29
						194	194	194	194	194	194	194	194	194	194	194	194	

* Red Lees Road, Cliviger - Application APP/2019/0155 submitted for 129 dwellings

** Higher Saxifield - Application FUL/2019/0315 submitted for 130 dwellings

*** Land to rear of Bull and Butcher - Application OUT/2019/0340 submitted for 20 dwelling on part (0.38 Ha) of the allocation. Would increase the potential yield across to two parts of the site to 32 dwellings

Economy and Growth

Burnley Borough Council

October 2019 V.1