

Burnley Borough Council

Housing Land Supply Assessment: October 2020

1. Introduction

This Assessment sets out the updated 5-year housing land supply position. It updates the Assessment of October 2019.

2. Burnley's Housing Requirement

A housing requirement is set in Burnley's Local Plan (Adopted 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. Policy SP2 of the Local Plan established a requirement of a minimum of 3,880 net additional dwellings over the plan period 2012-2032, equivalent to 194 net additional dwellings per annum.

3. Housing Completions

Between 1st April 2019 and 31st March 2020 there were **167** net¹ dwelling completions². Of these, **163** were new build completions and **4** 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 eight-year period since the start of the new Local Plan period (2012) is 203.

91 housing completions were on sites allocated in Burnley's Local Plan. The current status of the sites allocated for housing in Burnley's Local Plan is shown in Appendix C and E.

Windfall housing sites are those that have come forward for housing on sites that are not allocated in a local plan. 46% of this year's completions were on windfall sites.

4. Sites under Construction

As at 31 March 2020, development was underway on a total of 34 sites in the Borough with a potential yield of 702 new further dwellings. A list of these sites is provided at Appendix D. Of these, 620 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.

5. Demolitions

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

Residential Demolitions 2012 – 2020	
Year	Demolitions
2012/13	55
2013/14	26
2014/15	92
2015/16	1
2016/17	25
2017/18	0
2018/19	0
2019/20	2
Total	201

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

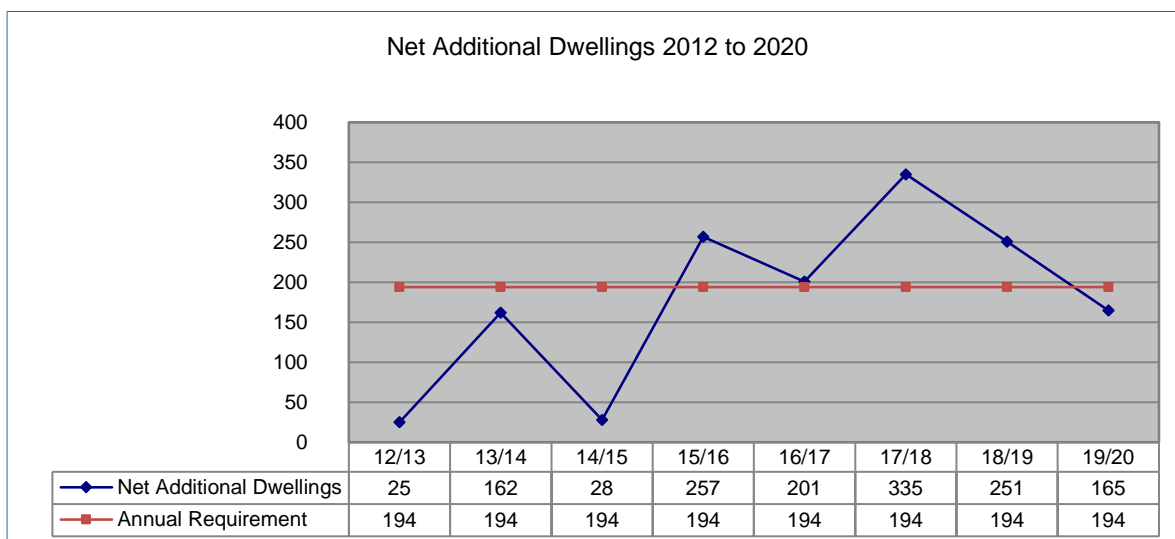
2016/17 – Demolition of 25 properties at Royal Court by Calico Housing following the relocation of residents to new housing at Primrose Mill, Harle Syke.

2019/20 – Demolition of property at Land at junction of Cleaver Street/Cobden Street as part of planning application APP/2018/0404 and demolition of property at 7 Higham Road, Padiham as part of planning application FUL/2019/0270

6. 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 - 2020			
	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
2019/20	167	2	165
Totals	1625	201	1424



7. Planning Permissions

During 2019/2020, planning permissions and prior approvals were granted for a total of 125 new dwellings. A list of the permissions is shown in Appendix B.

New Planning Permissions Granted 2012 to 2020	
Financial Year	Permissions
2012/13	196
2013/14	198
2014/15	129
2015/16	147
2016/17	562
2017/18	126
2018/19	399
2019/20	125
Total	1882

8. Extant Planning Permissions

As at 31st March 2020, 215 dwellings had planning permission on sites that were not yet under construction. Of these, 96 are for new build dwellings and 119 Changes of Use/Conversions.³

A list of these sites is provided at Appendix D.

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

9. 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 and the 2019 results published in February 2020.) Further information on the Housing Delivery Test is provided in the NPPG on Housing Supply and Delivery.⁴

Burnley's score for 2019, published in February 2020, was 405% and as a result there is no consequence of the Housing Delivery Test for the Borough.

10. Five-Year Land 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:*

- 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.”*

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.”*

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

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 – 2020				
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
2019/20	167	76	74	29
Total	1838	1631	1613	488

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 size threshold of 0.4 hectares.

The Local Plan based this on the trend over a 5-year period 2010-2015. 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, 2018/19 and 2019/20 which has resolved this possible anomaly.

The adopted Plan continued to use this same rate, and for this Assessment this 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 71 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 through 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 (2020/21 and 2021/22) 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.”*

All sites on the Council’s brownfield register are either allocated or 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 for this Assessment as necessary against the new NPPF.

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 individual deliverability so the 10% is not applied to these sites (see Appendix D). 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.

11. 5-Year Housing Land Supply Assessment Calculation

5-Year Housing Land Supply Assessment	
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 – 2019/20 (Requirement – (Completions + Empty homes re-occupied)) (1552 – (1424 + 282)) =	(154)
5% Buffer = (970 -154 x 5%)	41
Amended Five Year Supply Target = (970 – 154 + 41)	857
Against this requirement, the Council currently has a supply of:	
Sites under construction (delivery expected in the next 5 years) (Shown in Appendix E)	
Unallocated sites Under Construction =	267
Allocated sites Under Construction (listed below) = HS1/1 Former Hameldon School Sites HS1/3 Former William Blythe Site (part allocated) HS1/31 Barden Mill, Barden Lane	353
Sites not yet started (delivery expected in the next 5 years) (Shown in Appendix D)	
Not major sites and sites with detailed Planning Permissions (including HS1/24 Land at Oswald Street) =	189
Major sites with outline permission including sites allocated in the Local Plan HS1/26 Land adjacent 250 Brownside Road =	18
Local Plan Allocations without Planning Permission* =	833
Windfall Allowance (3x26) =	78
Total Supply =	1738

*As at 31 March 2020. The Local Plan Housing Trajectory anticipated delivery dates for the allocations without planning permission that would form part of the Council's 5-year supply. This has been updated in the table overleaf.

Burnley's Local Plan Housing Allocations without Planning Permission as at 31/03/20		2020-21	2021-22	2022-23	2023-24	2024-25	Total
HS1/2	Hollins Cross Farm			25	25	25	75
HS1/4	Land at Rossendale Road			25	25	25	75
HS1/5	Former Baxi Site				25	25	50
HS1/6	Lambert Howarth				25	25	50
HS1/8	Red Lees Road, Cliviger		20	40	35	30	125
HS1/9	Higher Saxifield		25	25	25	25	100
HS1/11	Former AIT Site					15	15
HS1/12	Former Heckenhurst Reservoir			25	10		35
HS1/13	Tay Street		42				42
HS1/15	Coronation Avenue, Thompson Street				20	21	41
HS1/17	Livingstone Mill					10	10
HS1/19	Land at NE of Sycamore Avenue			10	10	14	34
HS1/20	Ridge Avenue			12	12		24
HS1/21	Land adjacent 2 Queens Park Road					15	15
HS1/23	Land to rear of Bull and Butcher			12	8	12	32
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
HS1/30	Land West of Smithyfield Avenue					20	20
HS1/32	Butchers Farm			12	12		24
Total 2020 – 2025							833

12. Conclusion on Burnley's Housing Land Supply Position

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

The current 5-year supply target = 857

This is equivalent to 172 per annum (857 divided by 5 = 171.4)

Given the 5-year supply of 1738 this is equivalent to 10.1 years (1738 divided by 172 = 10.1)

Housing Land Supply Assessment Appendix A - Completions 2019/20

Completion ID	Site ID	PP Ref	Site Name	Dwellings Completed	Type eg new build	Green/Brownfield	PDL No	GF No	Site Type	Site size category
796	653	19/0088	2-3 Crown Point House, Crown Point Road	1	Conversion	PDL	1	0	Windfall	<0.15 ha
797	641	18/0201	35 Clifton Street	1	Conversion	PDL	1	0	Windfall	<0.15 ha
798	590	16/0483	46-48 Abel Street	1	Change of Use	PDL	1	0	Windfall	<0.15 ha
799	648	18/0447	305 Barden Lane	0	Change of Use	PDL	0	0	Windfall	<0.15 ha
800	669	19/0123	60 Lindsay Street, Burnley	1	Change of Use	PDL	1	0	Windfall	<0.15 ha
801	625	18/0126	32 Lighten Road	1	New Build	PDL	1	0	Windfall	<0.15 ha
802	638	18/0513	Land off Florence Avenue	12	New Build	PDL	12	0	Windfall	0.4 ha or greater
803	268	18/0404	Land at Cleaver Street	12	New Build	PDL	12	0	Windfall	<0.15 ha
804	389	16/0506	1 Meadowside, Worsthorne	1	New Build	Greenfield	0	1	Windfall	0.15 to <0.4 ha
806	429	18/0376	Phase 4 Station Road Development	22	New Build	PDL	22	0	Windfall	0.4 ha or greater
808	469	12/0152	New Hall Street	13	New Build	PDL	13	0	Windfall	0.4 ha or greater
810	575	16/0420	Land adjacent 17 Moseley Road	1	New Build	Greenfield	0	1	Windfall	<0.15 ha
811	630	17/0601	Royal Court, Tennyson Street	10	New Build	PDL	10	0	Windfall	0.15 to <0.4 ha
812	577	16/0021	Former WM Blythe Chemicals, Manchester Rd, Hapton	47	New Build	Part PDL	10	37	Allocated	0.4 ha or greater
813	632	18/0003	Land West of Kiddrow Lane	44	New Build	Part PDL	44	0	Allocated	0.4 ha or greater
				167			128	39		

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
917	429	Phase 5&6 Station Road, Padiham	18/0504	Proposed residential development of 45no. dwellings and associated works	45	45	Full	New Build	PDL	04/04/2022
880	652	Multi Autoparts, Bank Top Mill, 115 Curson Street	19/0301	Proposed 6no. one bed apartments on part of 1st and 2nd floors with alterations to existing entrance and formation of a new refuse store	6	6	Full	Change of Use	PDL	26/04/2022
881	653	2-3 Crown Point House, Crown Point Road	19/0088	Retrospective application for conversion of one dwelling into two dwellings	2	1	Full	Conversion	PDL	26/07/2022
893	524	Land off Lower Timber Hill Lane	19/0489	Proposed erection of four detached dwellings with access from Lower Timber Hill Lane	4	0	Full	New Build	Greenfield	15/11/2022
894	661	Land at Lawrence Avenue	19/0447	Outline with access off Lawrence Avenue, with all other matters reserved for two self/custom build dwellings	2	2	Outline	New Build	Greenfield	18/10/2022
895	514	Plot 3 Lennox Street	19/0432	Create pair of semi-detached houses in lieu of one detached dwelling	2	1	Full	New Build	Greenfield	27/11/2022
896	329	Land off Duncan Street, Rosegrove	19/0342	Proposed erection of five terraced dwellings	5	0	Full	New Build	PDL	16/12/2022
897	662	20 Violet Street, Burnley	19/0305	Proposed change of use of one dwelling into two self contained flats	2	1	Full	Conversion	PDL	15/08/2022
898	663	Land at Walverden Road, Briercliffe	19/0301	Proposed erection of one detached (4 bedroom) two storey dwelling	1	1	Full	New Build	PDL	29/07/2022
899	664	7 Higham Road, Padiham	19/0270	Proposed replacement dwelling including demolition of existing	1	0	Full	New Build	PDL	19/09/2022
900	345	Ivy Mount Cottage 376 Brunshaw Road	19/0260	Proposed new dwelling with access from Brunshaw Road (amended scheme)	1	0	Full	New Build	PDL	20/09/2022
901	665	Springbank, West Street, Padiham	19/0255	Residential development of six semi-detached houses and nine detached houses and access road	15	15	Full	New Build	PDL	09/01/2023
902	666	95, Parliament Street	19/0202	Proposed change of use of ground floor space from a shop to a studio flat	1	1	Full	Change of Use	PDL	04/09/2022
903	569	7 Southern Avenue	19/0196	Outline application for the erection of a single dwelling including details of access and layout with vehicular access from Southern Court	1	0	Outline	New Build	Greenfield	23/08/2022
904	667	1st and 2nd Floor, 16 Ormerod Street	19/0180	Proposed change of use and conversion of the first and second floors of the building to form eight self-contained flats	8	8	Full	Change of Use	PDL	05/07/2022
905	668	Engine House, Ashfield Road	18/0592	Change of use from disused engine house to a plumbers merchant with residential accommodation over	1	1	Full	Change of Use	PDL	22/10/2022
906	669	60 Lindsay Street, Burnley	19/0123	Proposed change of use from office to residential dwelling	1	1	Full	Change of Use	PDL	31/05/2022
907	670	Hapton Inn, 2 Accrington Road	20/0021	Conversion of first floor of Hapton Inn from 1 apartment to two apartments	2	1	Full	Conversion	PDL	13/03/2023
908	671	117-119 Brougham Street	19/0620	Proposed change of use of an existing un-occupied ground floor shop (A1) and a first floor flat (C3) to create three dwellinghouses (C3)	3	2	Full	Change of Use	PDL	07/02/2023
909	672	37 Queen Victoria Road, Burnley	19/0613	Proposed change of use from A1 to C3 dwelling	1	0	Full	Conversion	PDL	11/02/2023
882	501	3 Elizabeth Street	19/0059	Change of use and conversion of former nightclub into 15 self contained one bedroom supported living units into 10no. Flats	15	15	Full	Change of Use	PDL	08/05/2022
883	654	Lower Timber Hill, Lower Timber Hill Lane	19/0054	Proposed erection of a single detached 4 bedroom dwelling	1	1	Full	New Build	Greenfield	30/04/2022
884	655	106 Wellfield Drive, Burnley	19/0009	Subdivision of existing site into two curtilages with new dwelling on the new plot	1	1	Full	New Build	PDL	06/06/2022
885	656	34 Greenbrook Road	18/0551	Proposed 3 bedroom detached dwelling	1	1	Full	New Build	PDL	29/07/2022
886	657	72/74 Ightenhill Park Lane	19/0074	Proposed change of use from one dwelling to two semi-detached dwellings	2	1	Full	Conversion	PDL	13/09/2019
887	612	Land south of Old Hall Farm, Oswald Street	19/0069	Proposed 8 no. dwellings (amended scheme) re-submission of planning application APP/2017/0472	8	0	Full	New Build	PDL	24/05/2022
888	18	The Stackhouses, Bank Parade, Burnley	19/0057	Proposed four storey rear extension and conversion of existing building (comprising 3no. flats and workshop) into 10no. Flats	10	6	Full	Conversion	PDL	18/10/2022
889	658	Park Gate Barn, Hameldon Road, Hapton	18/0484	Change of use and conversion of agricultural building to form 1 dwelling	1	1	Full	Change of Use	Greenfield	19/06/2022
890	331	Hapton Boat Yard	19/0552	Demolition of 1 no. dwelling and the erection of 3 no. new detached dwellings, the conversion of an office/workshop to form a dwelling	4	4	Full	New Build	PDL	17/02/2023
891	659	1D Valley Gardens, Accrington Road	19/0537	Erection of 2 no. dwellings	2	2	Full	New Build	PDL	13/01/2023
892	660	49 Browhead Court, Shackleton Street	19/0525	Conversion of an existing three bedroomed two storey flat to two separate single bed flats	2	1	Full	Conversion	PDL	12/12/2023
910	673	Rosehill Baptist Church, Healey Grange	19/0609	Change of use of a run-down out building into a dwelling house (a two person studio apartment)	1	1	Full	Change of Use	PDL	31/01/2023
911	674	144-148 St James Street	19/0532	Proposed change of use to 2 residential flats (First floor only)	2	2	Full	Change of Use	PDL	04/02/2023
912	675	Pighole Farm, Walverden Road	19/0302	Proposed sub-division of dwelling into two dwelling	2	1	Full	Conversion	PDL	28/11/2022
913	676	SMILE, The School House, Smirthwaite Street	PAOR/2019/0517	Prior approval for a proposed change of use from offices to residential	1	1	PAOR	Change of Use	PDL	11/12/2022
914	677	8 Mill Hill Lane, Hapton	PAR/2019/0494	Agricultural Prior Approval for the conversion of building to form 1 dwelling	1	1	PAR	Change of Use	Greenfield	13/01/2023
915	678	Barn at Lane House Farm, Burnley Road, Cliviger	PAR/2019/0192	Notification for prior approval agricultural to residential	1	1	PAR	Change of Use	Greenfield	12/07/2022

916	678	Barn at Lane House Farm, Burnley Road, Cliviger	PAR/2019/0481	Conversion of Agricultural barn into 2 dwellings	2	1 PAR	Change of Use	Greenfield	11/11/2022
918	632	Land West of Kiddrow Lane	NMA/2019/0238	Replacement of plots 53 to 60 with plots 53 to 58	6	-2 NMA	New Build	PDL	
						125			

Housing Land Supply Assessment Appendix C - Burnley's Local Plan Housing Allocations - As at 31:03:2020
Burnley's Local Plan 2012 - 2032 Housing Allocations

Site REF	SHLAA Ref	Site Name	Site Area (Ha)	Anticipated Yield (Local Plan)	Extant PP 31:03:20*	PP Yield	Under Construction	Complete
HS1/1	HEL/043	Former Hameldon Schools Sites	10.10	250	Yes	244	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	151	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 Saxfield	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	No	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	Yes	8	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	No		No	No
				2118				

*Please see Trajectory in Appendix E for progress

Housing Land Supply Assessment Appendix D - Schedule of Sites with Planning Permission - As at 31.03.2020

Site ID	PP ID	Application Ref	Site Name	Type	Site Current Total	Site Total Outstanding	Site Progress as at 31 March 2018	Site PP Status as at 31 March 2018	Number of dwellings shown on this approval	Net change in numbers due to this permission	Green/Brownfield	Allocated/Windfall	Site Site 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	Outline		
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	Outline		
222	322	06/0210	Land at Clifton Street	New Build			UC	Implemented	40		28 PDL	Windfall	0.15 to <0.4 ha	RM		
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	
262	294	05/0097	Land adjacent 81 Accrington Road	New Build			UC	Implemented	8		8 PDL	Windfall	<0.15 ha	Outline		
331	347	07/1108	Dwellings at Hapton Boat Yard (East)	New Build			UC	Implemented	1		1 PDL	Windfall	<0.15 ha	Full		
331	890	19/0552	Dwellings at Hapton Boat Yard (East)	New Build	4	4	UC	Implemented	4		4 PDL	Windfall	<0.15 ha	Full	Detailed PP	4
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	Full		
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	Outline		
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
345	341	07/0784	Land rear of 376 Brunshaw Road	New Build			UC	Implemented	1		1 PDL	Windfall	<0.15 ha	Outline		
345	900	19/0260	Land rear of 376 Brunshaw Road	New Build	1	1	UC	Implemented	1		0 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
345	404	08/0671	Land rear of 376 Brunshaw Road	New Build			UC	Implemented	1		0 PDL	Windfall	<0.15 ha	Full		
429	578	14/0151	Land at jtn of Station Road and Green Ln, Padham	New Build			UC	Implemented	77	-24	24 PDL	Windfall	0.4 ha or greater	Hybrid		
429	555	13/0357	Land at jtn of Station Road and Green Ln, Padham	New Build			UC	Implemented	23		0 PDL	Windfall	0.4 ha or greater	RM		
429	545	13/0077	Land at jtn of Station Road and Green Ln, Padham	New Build			UC	Implemented	20		0 PDL	Windfall	0.4 ha or greater	RM		
429	853	18/0376	Land at jtn of Station Road and Green Ln, Padham	New Build			UC	Implemented	22		-17 PDL	Windfall	0.4 ha or greater	Full		
429	481	10/0713	Land at jtn of Station Road and Green Ln, Padham	New Build			UC	Implemented	144		144 PDL	Windfall	0.4 ha or greater	Outline		
429	917	18/0504	Land at jtn of Station Road and Green Ln, Padham	New Build	110	45	UC	Implemented	45		7 PDL	Windfall	0.4 ha or greater	Full	Detailed PP	45
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	101	UC	Implemented	133		133 PDL	Windfall	0.4 ha or greater	Full	Detailed PP	101
508	590	14/0382	Former Library, Barbon Street, Briercliffe Road	New Build			UC	Implemented	1		1 PDL	Windfall	0.15 to <0.4 ha	Outline		
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
514	895	19/0432	Land off Lennox Street, Worsthorne	New Build	4	3	UC	Implemented	2		1 Greenfield	Windfall	0.15 to <0.4 ha	Full	Detailed PP	3
514	588	14/0122	Land off Lennox Street, Worsthorne	New Build			UC	Implemented	3		3 Greenfield	Windfall	0.15 to <0.4 ha	Outline		
514	779	16/0472	Land off Lennox Street, Worsthorne	New Build			UC	Implemented	3		0 Greenfield	Windfall	0.15 to <0.4 ha	RM		
515	740	15/0222	Land rear of 143-153 Burnley Road, Padham	New Build			UC	Implemented	1		0 PDL	Windfall	<0.15 ha	Full		
515	849	18/0335	Land rear of 143-153 Burnley Road, Padham	New Build	1	1	UC	Implemented	1		0 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
515	577	14/0199	Land rear of 143-153 Burnley Road, Padham	New Build			UC	Implemented	1		1 PDL	Windfall	<0.15 ha	Full		

534	674 15/0114	Former Dexter Paints, Gannow Lane	New Build	27	26 UC	Implemented	27	27	27 PDL	Allocated	0.4 ha or greater	Full	Detailed PP	
552	816 17/0583	Barden Mill, Barden Lane, Burnley	New Build		UC	Implemented	16	16	0 PDL	Allocated	0.4 ha or greater	NMA	Detailed PP	35
552	854 18/0328	Barden Mill, Barden Lane, Burnley	New Build	35	35 UC	Implemented	35	35	-2 PDL	Allocated	0.4 ha or greater	Full	Detailed PP	
552	737 14/0031	Barden Mill, Barden Lane, Burnley	New Build		UC	Implemented	37	37	37 PDL	Allocated	0.4 ha or greater	Full	Detailed PP	
577	772 16/0021	Former WM Blythe Chemicals, Manchester Rd, Hapton	New Build	202	127 UC	Implemented	202	202	202 PDL	Allocated/Windfall	0.4 ha or greater	Full	Detailed PP	127
631	848 18/0235	1 Calder Street, Burnley	New Build	11	11 UC	Implemented	11	11	11 PDL	Windfall	<0.15 ha	Full	Detailed PP	11
632	877 19/0013	Land West of Kiddrow Lane - Valour Park	New Build		UC	Implemented	246	246	-4 Part PDL	Allocated	0.4 ha or greater	NMA		
632	850 18/0003	Land West of Kiddrow Lane - Valour Park	New Build		UC	Implemented	250	250	250 Part PDL	Allocated	0.4 ha or greater	Full		
632	918 19/0238	Land West of Kiddrow Lane - Valour Park	New Build	244	191 UC	Implemented	6	6	-2 Part PDL	Allocated	0.4 ha or greater	NMA	Detailed PP	191
634	855 18/0306	Rear of 542 Brunshaw Road	New Build	1	1 UC	Implemented	1	1	1 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
638	862 18/0513	Land off Florence Avenue	New Build	24	12 UC	Implemented	24	24	24 PDL	Windfall	0.4 ha or greater	Full	Detailed PP	12
655	884 19/0009	106 Wellfield Drive, Burnley	New Build	1	1 UC	Implemented	1	1	1 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
656	885 18/0551	34 Greenbrook Road	New Build	1	1 UC	Implemented	1	1	1 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
664	899 19/0270	7 Higham Road, Padtham	New Build	1	1 UC	Implemented	1	1	0 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
571	765 16/0348	32-36 Coal Clough Lane	Conversion	8	8 UC	Implemented	8	8	8 PDL	Windfall	<0.15 ha	Full	Detailed PP	8
584	780 16/0099	395 Padtham Road Burnley	Conversion	2	1 UC	Implemented	3	3	2 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
257	304 05/0587	81-83 Brougham Street	Change of Use		UC	Implemented	1	1	1 PDL	Windfall	<0.15 ha	Full		
257	663 12/0488	81-83 Brougham Street	Change of Use	2	1 UC	Implemented	1	1	1 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
285	332 15/0197	59 Queensberry Road	Change of Use	2	1 UC	Implemented	1	1	0 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
285	318 07/0079	59 Queensberry Road	Change of Use		UC	Implemented	2	2	1 PDL	Windfall	<0.15 ha	Full		
417	464 10/0067	The Winchester, 11 Cobden Street	Change of Use		UC	Implemented	1	1	1 PDL	Windfall	<0.15 ha	Full		
417	837 17/0578	The Winchester, 11 Cobden Street	Change of Use	3	1 UC	Implemented	3	3	3 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
477	574 13/0265	129-131 Burnley Road, Padtham	Change of Use	3	1 UC	Implemented	3	3	3 PDL	Windfall	<0.15 ha	Full	Detailed PP	1
499	591 14/0454	14 Burnley Road, Padtham (Prestige Beds)	Change of Use	11	9 UC	Implemented	11	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	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	8 PDL	Windfall	<0.15 ha	Full		
527	852 18/0288	Lane House Farm, Burnley Rd, Cliviger	Change of Use	2	1 UC	Implemented	1	1	0 Greenfield	Windfall	<0.15 ha	Full	Detailed PP	1
527	700 14/0431	Lane House Farm, Burnley Rd, Cliviger	Change of Use		UC	Implemented	2	2	2 Greenfield	Windfall	<0.15 ha	Prior notification		
604	805 17/0341	9-11 Brown Street	Change of Use	4	4 UC	Implemented	4	4	4 PDL	Windfall	<0.15 ha	Full	Detailed PP	4
618	830 17/0132	Stephen House, Bethesda Street	Change of Use	39	27 UC	Implemented	39	39	39 PDL	Windfall	<0.15 ha	PA	Detailed PP	27
624	839 18/0065	1-5 Yorke Street/41 Manchester Road	Change of Use	2	2 UC	Implemented	2	2	2 PDL	Windfall	<0.15 ha	Full	Detailed PP	2
136	160 03/0532	Rockwater, Foxtones Lane	New Build	1024	702	Extant PP	1	1	0 Greenfield	Windfall	<0.15 ha	RM		620
136	845 18/0214	Rockwater, Foxtones Lane	New Build	2	1 Not Started	Extant PP	1	1	0 Greenfield	Windfall	<0.15 ha	RM	Detailed PP	1
136	133 02/0133	Rockwater, Foxtones Lane	New Build		Not Started	Extant PP	1	1	1 Greenfield	Windfall	<0.15 ha	RM	Detailed PP	

136	639/14/0434	Rockwater, Fostones Lane	New Build									1	1	Greenfield	Windfall	<0.15 ha	Outline				
329	369/07/0475	Garage Site at Duncan Street	New Build	Not Started	Extant PP	Extant PP	10			10		10		10 PDL	Windfall	<0.15 ha	Outline	Detailed PP			5
329	896/19/0342	Garage Site at Duncan Street	New Build	Not Started	Extant PP	Extant PP	5			5		5		0 PDL	Windfall	<0.15 ha	Full				
329	447/09/0757	Garage Site at Duncan Street	New Build	Not Started	Extant PP	Extant PP	5			5		5		-5 PDL	Windfall	<0.15 ha	Outline				
473	842/18/0224	Land rear of 7 Southern Avenue	New Build	Not Started	Extant PP	Extant PP	5			5		5		0 PDL	Windfall	0.15 to <0.4 ha	Outline	Outline Not Major			5
473	543/12/0230	Land rear of 7 Southern Avenue	New Build	Not Started	Extant PP	Extant PP	5			5		5		5 PDL	Windfall	0.15 to <0.4 ha	Outline				
473	741/15/0233	Land rear of 7 Southern Avenue	New Build	Not Started	Extant PP	Extant PP	5			5		5		0 PDL	Windfall	0.15 to <0.4 ha	Outline				
511	584/15/0003	Land adjacent 9 & 15 Southern Avenue	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
511	820/18/0064	Land adjacent 9 & 15 Southern Avenue	New Build	Not Started	Extant PP	Extant PP	1			1		1		0 PDL	Windfall	<0.15 ha	Full				
524	803/17/0197	Land off Lower Timber Hill Lane	New Build	Not Started	Extant PP	Extant PP	4			4		4		0 Greenfield	Windfall	0.15 to <0.4 ha	RM				
524	653/13/0367	Land off Lower Timber Hill Lane	New Build	Not Started	Extant PP	Extant PP	4			4		4		4 Greenfield	Windfall	0.15 to <0.4 ha	Outline				
524	893/19/0489	Land off Lower Timber Hill Lane	New Build	Not Started	Extant PP	Extant PP	4			4		4		0 Greenfield	Windfall	0.15 to <0.4 ha	Full	Detailed PP			4
569	903/19/0196	7 Southern Avenue	New Build	Not Started	Extant PP	Extant PP	1			1		1		0 Greenfield	Windfall	<0.15 ha	Outline	Outline Not Major			1
569	763/16/0118	7 Southern Avenue	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 Greenfield	Windfall	<0.15 ha	Outline				
602	802/17/0129	Land at Burligh Street	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
607	810/17/0429	Land adjacent 50 Ardwick Street	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
608	811/17/0426	261 Rossendale Road	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 Greenfield	Windfall	<0.15 ha	Full	Detailed PP			1
611	817/17/0597	Land at Cog Lane	New Build	Not Started	Extant PP	Extant PP	3			3		3		3 PDL	Windfall	<0.15 ha	Full	Detailed PP			3
612	887/19/0069	Land south of Old Hall Farm, Oswald Street	New Build	Not Started	Extant PP	Extant PP	8			8		8		0 PDL	Allocated	0.4 ha or greater	Full	Detailed PP			
612	818/17/0472	Land south of Old Hall Farm, Oswald Street	New Build	Not Started	Extant PP	Extant PP	8			8		8		8 PDL	Allocated	0.4 ha or greater	Full				
613	819/17/0357	Club House, Colne Road	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 PDL	Windfall	0.4 ha or greater	Full	Detailed PP			1
623	838/18/0036	Bank Hall Lodge, Colne Road	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
626	841/17/0397	Land at Brownsie Road, Worsthorne	New Build	Not Started	Extant PP	Extant PP	18			18		18		18 Part PDL	Allocated	0.4 ha or greater	Outline	Outline Major			18
635	856/18/0450	Land Adjacent No.3 (Car Park) Fair View Road	New Build	Not Started	Extant PP	Extant PP	2			2		2		2 PDL	Windfall	<0.15 ha	Full	Detailed PP			2
635	857/18/0435	32 Holyoake Street, Burnley	New Build	Not Started	Extant PP	Extant PP	2			2		2		2 PDL	Windfall	<0.15 ha	Full	Detailed PP			2
637	858/18/0384	Former Office Building, Wytham Street	New Build	Not Started	Extant PP	Extant PP	11			11		11		11 PDL	Windfall	<0.15 ha	Full	Detailed PP			11
639	863/18/0446	Land at Grove Lane, Padliham	New Build	Not Started	Extant PP	Extant PP	5			5		5		5 Greenfield	Windfall	<0.15 ha	Full	Detailed PP			5
654	883/19/0054	Lower Timber Hill, Lower Timber Hill Lane	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 Greenfield	Windfall	<0.15 ha	Full	Detailed PP			1
659	891/19/0537	10 Vally Gardens, Accrington Road	New Build	Not Started	Extant PP	Extant PP	2			2		2		2 PDL	Windfall	<0.15 ha	Full	Detailed PP			2
661	894/19/0447	Land at Lawrence Avenue	New Build	Not Started	Extant PP	Extant PP	2			2		2		2 Greenfield	Windfall	<0.15 ha	Outline	Outline Not Major			2
663	898/19/0301	Land at Walverden Road, Biercliffe	New Build	Not Started	Extant PP	Extant PP	1			1		1		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
665	901/19/0255	Springbank, West Street, Padliham	New Build	Not Started	Extant PP	Extant PP	15			15		15		15 PDL	Windfall	0.4 ha or greater	Full	Detailed PP			15
609	828/17/0459	Rowley Farm, Rowley Lane	Mixed	Not Started	Extant PP	Extant PP	2			2		2		1 Greenfield	Windfall	<0.15 ha	Full	Detailed PP			4
609	814/17/0454	Rowley Farm, Rowley Lane	Mixed	Not Started	Extant PP	Extant PP	3			3		3		3 Greenfield	Windfall	<0.15 ha	Full				
615	824/17/0209	7 Stockbridge Road, Padliham	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
628	844/18/0018	2 Healey Wood Road	Conversion	Not Started	Extant PP	Extant PP	20			20		20		20 PDL	Windfall	<0.15 ha	Full	Detailed PP			20
642	872/18/0304	25 Carlton Road, Burnley	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			2
642	866/18/0176	25 Carlton Road, Burnley	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			2
644	868/18/0226	Bullions Close Farm, Ightenhill Park Lane	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	0.4 ha or greater	Full	Detailed PP			1
647	871/18/0382	57 Springfield Road	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
657	886/19/0074	72/74 Ightenhill Park Lane	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
660	892/19/0525	49 Browhead Court, Shackleton Street	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
662	897/19/0305	20 Violet Street, Burnley	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
670	907/20/0021	Hapton Inn, 2 Accrington Road	Conversion	Not Started	Extant PP	Extant PP	1			1		1		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
672	909/19/0613	37 Queen Victoria Road, Burnley	Conversion	Not Started	Extant PP	Extant PP	1			1		1		0 PDL	Windfall	<0.15 ha	Full	Detailed PP			0
675	912/19/0302	Pighole Farm, Walverden Road	Conversion	Not Started	Extant PP	Extant PP	2			2		2		1 PDL	Windfall	<0.15 ha	Full	Detailed PP			1
501	882/19/0059	3 Elizabeth Street	Change of Use	Not Started	Extant PP	Extant PP	15			15		15		15 PDL	Windfall	<0.15 ha	Full	Detailed PP			15
501	604/14/0361	3 Elizabeth Street	Change of Use	Not Started	Extant PP	Extant PP	14			14		14		14 PDL	Windfall	<0.15 ha	Full				
592	835/17/0291	Causewayside Farm, The Long Causeway	Change of Use	Not Started	Extant PP	Extant PP	1			1		1		0 Greenfield	Windfall	0.15 to <0.4 ha	PA				
592	788/16/0230	Causewayside Farm, The Long Causeway	Change of Use	Not Started	Extant PP	Extant PP	3			3		3		3 Greenfield	Windfall	0.15 to <0.4 ha	Full				

Economy and Growth

Burnley Borough Council

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