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# Housing Statistics Release

## July 2020



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**Burnley Borough Council**



## 1. Introduction

This statistical release is issued pending the production of the 2019/20 AMR and shows the key housing statistics as at 31 March 2020. It sets out the housing completion, planning permission, demolition, and net additional dwelling statistics since the start date of Burnley's Local Plan i.e. 1st April 2012.

## 2. Housing Completions 2019/20

Between 1st April 2019 and 31st March 2020 there were **167** net<sup>1</sup> dwelling completions<sup>2</sup>. 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 figure.

The average number of completions per annum over the eight-year period since the start of the new Local Plan period is 203.

### Allocated sites

91 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 C.

### Windfall sites

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.

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

<sup>2</sup> 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.

### 3. Demolitions

In the early years of the Local Plan period there were a large number of residential demolitions resulting from the latter stages of the Borough's Housing Market Renewal Programme. This programme has now been completed. The number of demolitions since the start of the Local Plan period in 2012 is set out in the table below:

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
<b>Total</b>	<b>201</b>

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

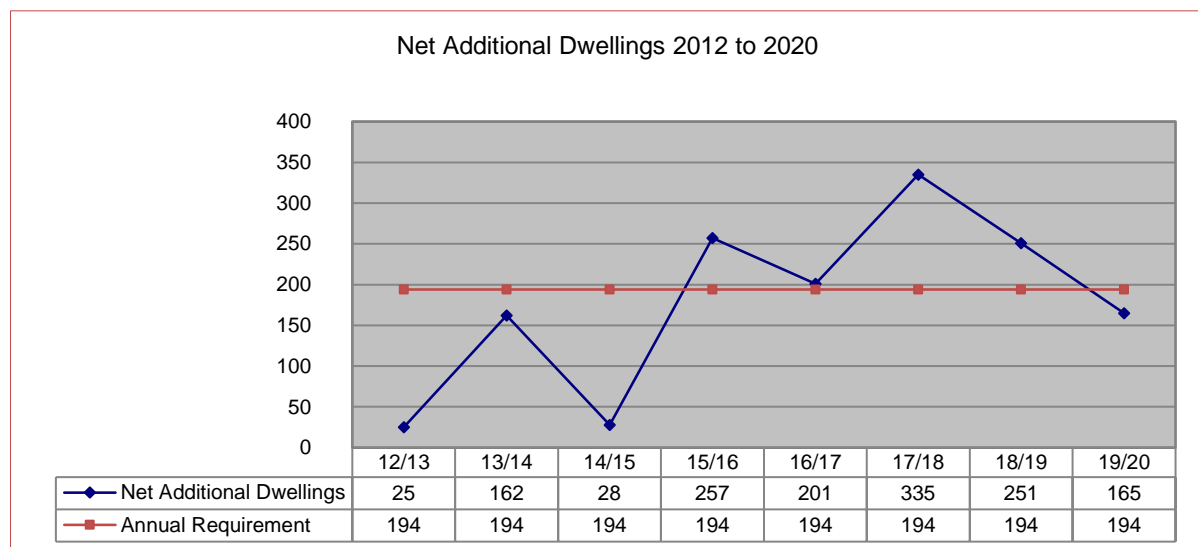
2016/17 – Demolition of 25 properties at Royal Court by Calico Housing following the relocation of residents to new housing at Primrose Mill, Harle Syke.

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

## 5. Net Additional Dwellings

To calculate the number of net additional dwellings per year it is necessary to subtract the number of dwelling demolitions in that year from the number of net dwelling 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
<b>Totals</b>	<b>1625</b>	<b>201</b>	<b>1424</b>



## 6. 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.

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

In 2019/20, delegated powers were granted to approve a further 145 dwellings subject the signing of a Section 106 Agreements – these will be declared in the financial year that the decision notice is issued.

Housing Statistics Release 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 Ighten 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	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 dwellings	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 Statistics Release Appendix C - Burnley's Local Plan Housing Allocations - 2020  
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	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 Rosendale 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	Complete	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	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
HS1/27	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				

\* Delegated powers granted 2019/20 to approve 125 dwellings subject to a S106 Agreement

\*\* Delegated powers granted 2019/20 for 20 dwellings (outline) on part of site and adjacent unallocated site

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**Economy and Growth**

**Burnley Borough Council**

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