

Housing Statistics Release

June 2026



Burnley Borough Council

1. Introduction

This statistical release is issued pending the production of the 2025/26 AMR and shows the key housing development statistics as at 31 March 2026. 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 2025/26

Between 1 April 2025 and 31 March 2026 there were **263** net¹ dwelling completions². Of these, **213** were new build completions and **50** changes of use/conversion. A list of completions is shown at Appendix A.

The number of completions in 2025/6 decreased by 1 from last year's figure.

The average number of completions per annum over the fourteen-year period since the start of the new Local Plan period is **230**.

Allocated Sites

205 housing completions were on sites allocated for housing in Burnley's Local Plan. This represents 78% of this year's completions. The current status of the allocated housing sites is shown in Appendix C.

Windfall Sites

Windfall housing sites are those that have come forward on sites that are not allocated in a local plan. **58** (22%) of this year's housing completions were on windfall sites.

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 was 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 – 2026	
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
2020/21	1
2021/22	1
2022/23	2
2023/24	1
2024/25	2
2025/26	2
Total	210

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

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 two properties as part of the following applications:

APP/2018/0404 Land at junction of Cleaver Street/Cobden Street and FUL/2019/0270 7 Higham Road, Padiham

2020/21 – Demolition of a property previously declared as a completion APP/2015/0144 Former Dexter Paints Site HS1/223

2021/22 – Demolition of a property as part of planning application FUL/2020/0613 Higher Nutshaw Farm

2022/23 – Demolition of two properties as part of the following applications:

FUL/2019/0315 Land to The North of Higher Saxifield Street and FUL/2020/0152 8 Hope Street, Worsthorne-with-Hurstwood

2023/24 – Demolition of property as part of planning application FUL/2021/0384 65 Burnley Road

2024/25 – Demolition of 2 properties as part of the following applications:

FUL/2024/0104 78 Stirling Court, Briercliffe and FUL/2023/0636 243 Burnley Road, Cliviger

2025/26 – Demolition of two properties as part of the following applications:

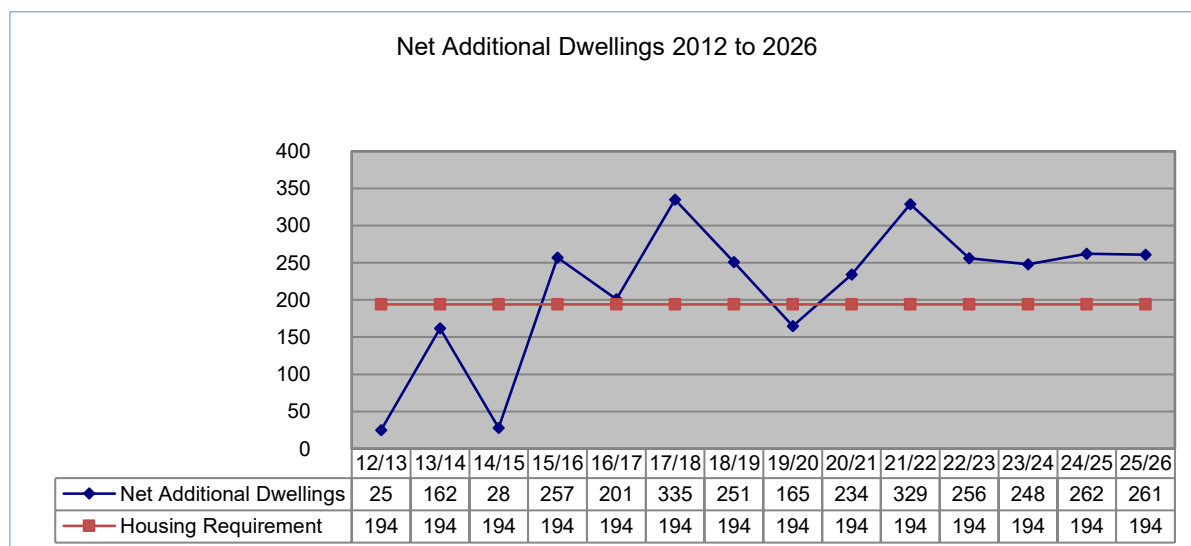
FUL/2022/0507 Walton Copy Farm and FUL/2025/0475 Brackley, 185 Burnley Road

4. Net Additional Dwellings

To calculate the number of net additional dwellings per annum it is necessary to subtract the number of dwelling demolitions in that year from the number of net dwelling completions. The net additional dwelling figure for 2025/26 is **261**.

The average number of net additional dwellings per annum over the fourteen-year period since the start of the new Local Plan period is **215**.

Net Additional Dwellings 2012 - 2026			
Year	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
2020/21	235	1	234
2021/22	330	1	329
2022/23	258	2	256
2023/24	249	1	248
2024/25	264	2	262
2025/26	263	2	261
Totals	3224	210	3014



5. Planning Permissions

During 2025/2026, planning permissions and prior approvals were granted for a total of 166 new dwellings. A list of the permissions is included at Appendix B. These figures do not include schemes awaiting the signing of a Section 106 Agreement.

New Planning Permissions Granted 2012 to 2026	
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
2020/21	422
2021/22	86
2022/23	517
2023/24	298
2024/25	*238
2025/26	166
Total	3609

* Revised figure due to errors found in planning application software – previously was 232

Housing Statistics Release 2026: Appendix A - Completions 2025/26

Completion ID	Site ID	PP Ref	Site Name	Year	Dwellings Completed	Type eg new build	Greenfield/ Brownfield	PDL No	GF No	Site Type	Site size category
937	331	24/0166	Hapton Boat Yard	2025/26	1	New Build	PDL	1	0	Windfall	<0.15 ha
938	736	24/0001	Caravan, Hameldon Stables, Hameldon Road	2025/26	1	New Build	PDL	1	0	Windfall	<0.15 ha
939	579	20/0321	Butchers Farm ('Pendle View'), Ormerod St, Worsthorne	2025/26	27	New Build	Part PDL	18	9	Allocated	0.4 ha or greater
940	747	23/0045	66 - 68 Bank Parade Burnley	2025/26	9	Change of Use	PDL	9	0	Windfall	<0.15 ha
941	758	PAOR/2023/0204	Chaddesley House, Manchester Road	2025/26	24	Change of Use	PDL	24	0	Windfall	<0.15 ha
942	758	PAD/2024/0307	Chaddesley House, Manchester Road	2025/26	8	Change of Use	PDL	8	0	Windfall	<0.15 ha
943	765	24/0585	7 - 9 Rylands Street, Burnley	2025/26	2	Conversion	PDL	2	0	Windfall	<0.15 ha
944	687	19/0315	Land to the North of Higher Saxifield Street (Oaken Heights)	2025/26	36	New Build	Greenfield	0	36	Allocated	0.4 ha or greater
945	705	PAR/2022/0408	Proctor Cote Farm, Todmorden Road	2025/26	2	Change of Use	Greenfield	0	2	Windfall	<0.15 ha
946	720	21/0274	Land West of Smithyfield Avenue (Ribblesdale)	2025/26	7	New Build	Greenfield	0	7	Allocated	0.4 ha or greater
947	721	21/0273	Land South of Rossendale Road (Brun Lea Heights)	2025/26	30	New Build	Greenfield	0	30	Allocated	0.4 ha or greater
948	771	21/0691	Land South of Rossendale Road, Burnley (Buttercross Hall)	2025/26	20	New Build	Greenfield	0	20	Allocated	0.4 ha or greater
949	723	23/0169	Land at Barden Lane Burnley (Weavers Lodge)	2025/26	50	New Build	PDL	50	0	Allocated	0.4 ha or greater
950	734	22/0059	Former Padiham County Primary School, Burnley Road	2025/26	5	New Build	PDL	5	0	Windfall	0.4 ha or greater
951	751	22/0149	Hollins Cross Farm, Wooplumpton Road (Hollinsgate)	2025/26	11	New Build	Greenfield	0	11	Allocated	0.4 ha or greater
952	760	24/0104	78 Stirling Court, Briercliffe	2025/26	1	New Build	PDL	1	0	Windfall	<0.15 ha
953	762	22/0629	Land West of Heckenhurst Avenue, Brownside (Meadow View)	2025/26	24	New Build	Greenfield	0	24	Allocated	0.4 ha or greater
954	730	22/0166	Mosque 112 - 114 Burns Street	2025/26	4	Change of Use	PDL	4	0	Windfall	<0.15 ha
955	766	24/0261	72 Manchester Road Burnley	2025/26	1	Change of Use	PDL	1	0	Windfall	<0.15 ha
					263			124	139		

Housing Statistics Release 2026: Appendix B - Permissions 2025/26

PP ID	Site ID	Site Name	Application Ref	Year	Application Description	Number of dwellings shown on this approval	Net change in numbers due to this permission	App Type	Category	Green/ Brownfield	Expiry of PP
1054	775	10A Briercliffe Road, Burnley	23/0409	2025/26	Two-storey house with parking on site of 40 Ford Street, 10A and 10B Briercliffe Road (as was)	1	1	Full	New Build	PDL	10/10/2028
1055	776	3 St Andrews Street, Burnley	25/0325	2025/26	Change of use to 2no. residential units and a maintenance store	2	1	Full	Change of Use	PDL	02/07/2028
1056	777	Butchers Farmhouse Barn, Ormerod Street	25/0349	2025/26	Change of use from an agricultural barn to 5no. residential dwellings	5	5	Full	Change of Use	PDL	29/09/2028
1057	778	Land Adjacent To 6 Huntroyde Close	25/0237	2025/26	Erection of two bungalows	2	2	PIP	New Build	PDL	30/09/2028
1058	779	Land Adjacent To Fighting Cocks, Long Causeway	25/0254	2025/26	Erection of dwelling with attached single garage	1	1	Full	New Build	Greenfield	18/08/2028
1059	780	78 Burnley Road, Padiham	25/0306	2025/26	Change of use from retail shops to mixed use with 2no. retail units and 4no. Apartments	4	4	Full	Change of Use	PDL	18/07/2028
1060	781	Brackley 185 Burnley Road, Hapton	25/0475	2025/26	Proposed demolition of the existing dwellinghouse and erection of a two storey dwellinghouse	1	1	Full	New Build	PDL	03/10/2028
1061	782	Land To The Rear of 2 Fleetwood Road, Burnley	25/0173	2025/26	Demolition of structure and erection of dwelling	1	1	Full	New Build	PDL	13/11/2028
1062	724	5-17 Croft Street 3-9 Yorkshire Street	25/0398	2025/26	Change of use of the first and second floors to Residential (Class C3) with second floor extension to create 24 apartments and associated works.	24	24	Full	Change of Use	PDL	12/12/2028
1063	783	Land And Premises No. 308 Red Lees Rd	25/0454	2025/26	Proposed 9 dwellings with associated access and landscaping work	9	9	Full	New Build	PDL	14/11/2028
1064	784	32 - 40 Keirby Walk, Burnley	24/0693	2025/26	Change of use of first and second floor to four flats	4	4	Full	Change of Use	PDL	19/12/2028
1065	785	Wood Top C Of E School,Cambridge Street	24/0369	2025/26	Demolition of school and erection of building containing 39 flats for persons aged over 55	39	39	Full	New Build	PDL	19/12/2028
1066	786	19 Lubbock Street, Burnley	25/0624	2025/26	Proposed Change of use from Dwelling to 2no Flats	2	1	Full	Conversion	PDL	07/01/2029
1067	787	64 Station Road, Padiham	25/0445	2025/26	Change of use of the property to one dwelling	1	1	Full	Change of Use	PDL	12/01/2029
1068	788	150-152 St Jamess Street, Burnley	25/0429	2025/26	Change of use from 1no. Shop (Class E) to 2no. Shops (Class E) at ground floor and 2no. apartments across the first and second floor	2	2	Full	Change of Use	PDL	13/02/2029
1069	789	8 Church Street, Padiham	25/0667	2025/26	Convert existing upper floor flat to 2no flats	2	1	Full	Conversion	PDL	11/02/2029
1070	777	Butchers Farmhouse Barn, Ormerod Street	25/0641	2025/26	Rebuilding of Barn for residential use (C3)	5	0	Full	New Build	PDL	18/02/2029
1071	790	Land off Ridge Avenue Burnley	23/0341	2025/26	Outline application for up to 40 dwellings	40	40	Outline	New Build	Greenfield	19/02/2029
1072	447	Brampton House, 500 Colne Road	25/0581	2025/26	Demolition of Existing Detached Dwelling and Erection of 3 No. Self-Build Detached dwellings	3	3	Full	New Build	PDL	03/03/2029
1073	639	Land at Grove Lane, Padiham	25/0580	2025/26	Erection of 5 dwellings with access from Grove Lane	5	5	Full	New Build	Greenfield	26/03/2029
1074	791	25 Wren Street, Burnley	25/0189	2025/26	Conversion of the dwellinghouse into two one-bed self-contained flats	2	1	Full	Conversion	PDL	19/05/2028
1075	529	Land at Hillside Farm	PAR/2025/0178	2025/26	Change of use of former agricultural building of traditional construction with stone walls under a blue slate roof coupled with a rear single storey extension	1	0	PAR	Change of Use	Greenfield	16/05/2028
1076	783	Land And Premises No. 308 Red Lees Rd	PAD/2025/0455	2025/26	Prior notification for change of use from restaurant (Class E(b)) to 7no. apartments (Class C3).	7	7	PAD	Change of Use	PDL	06/11/2028
1077	792	Towneley House, 1 Kingsway, Burnley	PAD/2025/0623	2025/26	Prior notification submission for change of use from offices to form 12no. apartments (Class C3)	12	12	PAD	Change of Use	PDL	16/01/2029
1078	793	1 Bloomfield Bungalow, Halifax Road	PAR/2025/0674	2025/26	Prior approval application for the conversion of an agricultural building to a residential dwelling	1	1	PAR	Change of Use	Greenfield	11/02/2029
						176	166				

Housing Statistics Release 2026 - Appendix C: Burnley's Local Plan Housing Allocations - Status as at 31st March 2026

Site REF	SHLAA Ref	Site Name	Site Area (Ha)	Local Plan Anticipated Yield	Extant PP?	PP Yield	Under Construction	Complete
HS1/1	HEL/043	Former Hameldon Schools Sites	10.10	250	Complete	244	—	Yes
HS1/2	HEL/071	Hollins Cross Farm	8.65	184	Yes	200	Yes	No
HS1/3	HEL/034	Former William Blythe Site (Allocated Part)	6.00	151	Complete	151	—	Yes
HS1/4	HEL/094d	Land at Rossendale Road	7.52	188	Yes	198	Yes	No
HS1/5	HEL/011	Former Baxi Site - see Note 1	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	Complete	125	—	Yes
HS1/9	HEL/074	Higher Saxifield	5.17	120	Yes	130	Yes	No
HS1/10	HEL/066	Land at Burnley General Hospital	1.27	64	Complete	93	—	Yes
HS1/11	HEL/007	Former AIT Site	1.81	54	No	—	No	No
HS1/12	HEL/033	Former Heckenhurst Reservoir	1.38	35	Yes	36	Yes	No
HS1/13	HEL/136	Tay Street	1.18	35	Complete	42	—	Yes
HS1/14	HEL/067	Former Gardner's Site - see Note 2	1.43	43	No	—	No	No
HS1/15	HEL/027	Coronation Avenue, Thompson Street - see Note 3	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
HS1/19	HEL/249	Land at NE of Sycamore Avenue	0.77	34	Complete	34	—	Yes
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	35	No	No
HS1/23	HEL/100	Land to rear of Bull and Butcher - see Note 4	0.95	24	No	—	No	No
HS1/24	HEL/077	Land at Oswald Street - see note 5	0.60	20	No	—	No	No
HS1/25	HEL/014	Brampton House, 500 Colne Road	0.64	18	Yes	3	No	No
HS1/26	HEL/059	Land adjacent 250 Brownside Road	0.73	18	Complete	18	—	Yes
HS1/27	HEL/139	Cleavelands Road (South)	0.42	13	No	—	No	No
HS1/28	HEL/036b	George Street Mill - See Note 6	0.00	0	No	—	No	No
HS1/29	HEL/256	Former Lodge Mill, Barden Lane	2.32	35	Complete	73	—	Yes
HS1/30	HEL/105	Land West of Smithyfield Avenue	1.72	30	Complete	38	—	Yes
HS1/31	HEL/260	Barden Mill, Barden Lane	0.85	37	Complete	35	—	Yes
HS1/32	HEL/019	Butchers Farm	1.17	24	Yes	28	Yes	No
				2118				

Note 1 Applicaton OUT/2023/0294 for 40 dwellings on higher part of site. Awaiting s.106

Note 2 Fomer Gardner's Site: Site now considered unlikely to come forward in this plan period. Application FUL/2020/0204 implemented to retain site in employment use

Note 3 Application FUL/2023/0748 for 29 dwellings submitted 2023/24 - pending

Note 4 Application for C2 care home approved 2021/22 on part of site. Care home complete

Note 5 Application FUL/2023/0437 for 105 dwellings refused. Previous scheme approved for 8 dwellings (APP/2019/0069) now lapsed

Note 6 George Street Mill: No capacity identified in the Local Plan as dual alloctaion for housing or employment use. Site now expected to be brought forward for housing through the Joint Venture Partnership

