

Burnley Borough Council

Housing Land Supply Assessment: October 2025

1. Introduction

This Assessment sets out the updated 5-year housing land supply position for Burnley Borough. It updates the Assessment of October 2024.

2. Burnley's Housing Requirement

A housing requirement is set in Burnley's Local Plan (Adopted 2018). The Plan is underpinned by evidence of Objectively Assessed Housing Need (OAN) set out in the 2016 Burnley Strategic Housing Market Assessment Update and its Addendum of October 2017. Policy SP2 of the Local Plan establishes a requirement for a minimum of 3,880 net additional dwellings over the plan period 2012-2032, equivalent to an indicative average of 194 net additional dwellings per annum.

In July 2023, following a statutory review, the Council resolved that the Local Plan did not require updating. The Plan's housing requirement will therefore continue to be used in undertaking the borough's 5-year housing land supply assessment.

3. Housing Completions

Between 1 April 2024 and 31 March 2025 there were **264** net¹ dwelling completions². Of these, **257** were new build completions and **7** changes of use/conversion³. A list of completions is shown at Appendix A.

The number of completions in 2024/5 showed a small increase on last year's figure.

The average number of completions per annum over the thirteen-year period since the start of the new Local Plan period is **228**.

3.1 Allocated Sites

192 housing completions were on sites allocated for housing in Burnley's Local Plan. This represents 73% of this year's completions. The current status of the allocated housing sites is shown in Appendix C.

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 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

3.2 Windfall Sites

Windfall housing sites are those that have come forward on sites that are not allocated in a local plan. **72** (27%) of this year's housing completions were on windfall sites.

4. Sites under Construction

As at 31 March 2025, development was underway on a total of 17 sites with a potential yield of **478** further dwellings. A list of these sites is provided at Appendix D. Of these, **452** are anticipated to come forward in the 5-year period of this assessment.

5. 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 – 2025	
Year	Demolitions
2012/2013	55
2013/2014	26
2014/2015	92
2015/2016	1
2016/2017	25
2017/2018	0
2018/2019	0
2019/2020	2
2020/2021	1
2021/2022	1
2022/2023	2
2023/2024	1
2024/2025	2
Total Demolitions	208

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

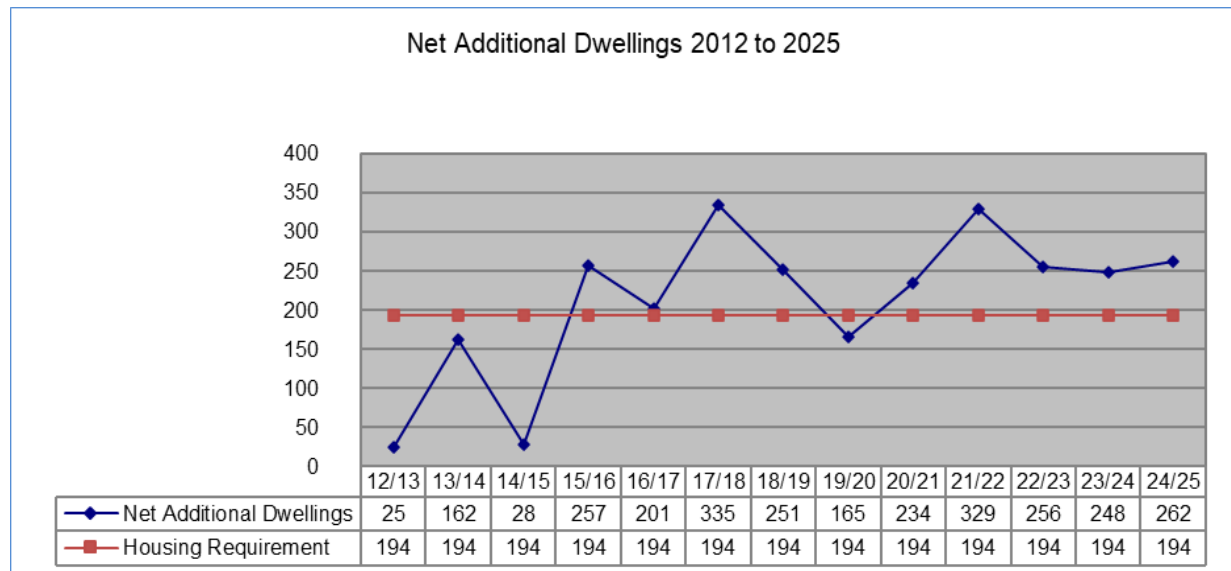
FUL/2024/0104 78 Stirling Court, Briercliffe; and

FUL/2023/0636 243 Burnley Road, Cliviger

6. 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. The average number of net additional dwellings per annum since the start of the new Local Plan period is **212**.

Net Additional Dwellings 2012 - 2025			
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
Totals	2961	208	2753



7. Planning Permissions

During 2024/2025, planning permissions and prior approvals were granted for a total of **232** 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 2025	
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	232
Total	3437

8. Extant Planning Permissions

As at 31st March 2025, **449** dwellings had planning permission on sites that were not yet under construction. Of these, **340** are for new build dwellings and **109** Changes of Use/Conversions. A list of these sites is provided at Appendix D.

9. Housing Delivery Test

The Housing Delivery Test is a measurement of the number of homes delivered against the number required according to a specified source (which in Burnley's case for this particular test is not the adopted Local Plan), over a rolling three-year period. Further information on the Housing Delivery Test is provided in National Planning Policy Guidance (NPPG) on Housing Supply and Delivery.⁴ This states that the Secretary of State will publish the Housing Delivery Test results annually in November. (The 2023 results were published in December 2024.)

Burnley's score for 2023, was **603%** and as a result there is no consequence of the Housing Delivery Test for the Borough.

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

10. Five-Year Housing Land Supply Assessment

10.1 National Policy

Paragraph 78 of the National Planning Policy Framework 2024 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 policies⁵, or against their local housing need where the strategic policies are more than five years old⁶. 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) 20% where there has been significant under delivery⁷ of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁸, and whose annual average housing requirement⁹ is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”*

10.2 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.”*

⁵ The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

⁶ Unless these strategic policies have been reviewed and found not to require updating.

⁷ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement

⁸ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁹ Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

10.3 Windfall Allowance

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

Paragraph 75 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.”

Windfall sites have contributed significantly to the Borough’s housing supply. As shown in the table below, whilst the majority of houses built over the past 15 years have been on windfall sites and it is certain they will contribute to supply in the future, as predicted, they are forming a lesser proportion of the total number of houses delivered as the Local Plan allocations are built out.

Past Windfalls 2010 – 2025					
Year	Net Completions (new build and conversion/cou)	of which windfalls (new build and conversion/cou)	% Windfalls	of which brownfield (current definition)	of which less than 0.4 hectares
2010/11	82	69	84%	67	16
2011/12	131	131	100%	129	40
2012/13	80	80	100%	80	45
2013/14	188	179	95%	178	16
2014/15	120	120	100%	120	15
2015/16	258	258	100%	257	58
2016/17	226	226	100%	224	129
2017/18	335	315	94%	313	75
2018/19	251	177	71%	171	65
2019/20	167	76	46%	74	29
2020/21	235	120	51%	118	31
2021/22	330	145	44%	144	108
2022/23	258	88	34%	85	46
2023/24	249	135	54%	104	28
2024/25	264	72	27%	65	16
Total	3174	2191	69%	2129	717

Policy SP2 of the adopted Local Plan includes a windfall allowance based on small brownfield windfalls (in line with the expectations of the previous NPPF) using previous 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. Subsequent monitoring has resolved this possible anomaly. These windfalls averaged at 26 per annum.

The adopted Plan continued to use this same rate, and for this Assessment this rate is also proposed. This was acknowledged to be a conservative estimate as has proven to be the case. If the last 5 years were to be used to give a new average (using the same criteria), this this would give a windfall figure of 46 per annum. Whilst some new large windfall sites will come forward over the next 5 years, the ongoing build-out of allocated sites is likely to dampen windfall demand/delivery.

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 in some circumstances.
- No allowance has been made to take account other past or future other greenfield windfall sites although these e.g. large greenfield windfalls within the development boundary¹⁰, barn conversions, rural workers dwellings, rural exception sites, disused allotments etc, will 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 have and will continue to come forward as windfalls within the plan period, including through the exercise of permitted development rights that were not a consideration in the Local Plan's windfall allowance.
- No allowance has been made for years 1 and 2 to avoid double counting (as the majority of completions during years 1 and 2 (2023/24 and 2024/25) are likely to be on deliverable sites which already have planning permission and have therefore already been counted).

The windfall allowance remains therefore a conservative estimate as demonstrated by the delivery figures in the table above.

10.4 Identified Sites

As stated earlier, in respect of allocated sites, sites with planning permission or sites identified on a brownfield register, the NPPF 2024 glossary states that:

- 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 homes 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*

¹⁰ e.g Site at Ridge Avenue OUT/2023/0341 - Outline application for up to 40 dwellings (awaiting approval subject to a S106)

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 was tested at the Local Plan Examination and the agreed assumptions have been revisited and updated for this Assessment as necessary against the new NPPF. (See Appendix E)

For sites with planning permission under 0.4 hectares, the Local Plan adopts a 10% non-implementation rate. This Assessment, however, looks at these sites individually to determine their deliverability so the 10% is not applied to these sites (see Appendix D). Either approach is considered valid.

10.5 Empty Homes Allowance

Burnley’s Local Plan 2012 – 2032 made an allowance for the reoccupation of empty homes for the period 2012-19. This allowance (228) was based on the specific performance and targets in the Council’s Empty Homes Strategy (as opposed to a general reduction in the level of empty homes). The figure for the re-occupation of vacant homes via Council direct action for 2012 -2019 used in this assessment is based on actual performance and is 282. This allowance was and is therefore a conservative estimate as the overall number of empty homes has significantly reduced over the Plan period to date. Further analysis of the number vacant homes within the Borough and the Council’s work to reduce the number can be found in the Council’s [Authority Monitoring Report](#).

11. 5-Year Housing Land Supply Assessment Calculation

5 Year Housing Land Supply Calculation Summary

Burnley's Local Plan sets a requirement of a minimum of 3,880 net additional dwellings over the plan period 2012-2032, equivalent to an indicative annual average of 194 net additional dwellings. The Council reviewed the Local Plan in 2023 and found that the Local Plan, including the housing requirement, did not require updating. A new NPPF and revised standard method for calculating local housing need was published in December 2024. The Council's position is that for the purpose of calculating 5 Year supply, the Council can rely on footnote 39 (as the Local Plan has been reviewed).

Housing Requirement:

Five years supply indicative target = 194×5	970
Surplus 2012/13 – 2024/25 (Requirement – (Completions + Empty homes re-occupied)) $(2522 - (2753 + 282)) =$ (Housing Trajectory Supply Category 1 and 2)	513
5% Buffer = $(970 - 513 \times 5\%)$	23
Amended Five Year Supply Target = $(970 - 513 + 23)$	480

Against this requirement, the Council currently has a supply of:

Sites under construction as at 31 March 2025 (delivery expected in the next 5 years) (Shown in Appendix E)

(Housing Trajectory Supply Category 3)

Unallocated Sites Under Construction =	60
Allocated Sites Under Construction (listed below) =	392
HS1/4 Land at Rossendale Road (whole site - 2 developers)	
HS1/9 Higher Saxifield	
HS1/12 Former Heckenhurst Reservoir	
HS1/30 Land West of Smithyfield Avenue	
HS1/29 Former Lodge Mill, Barden Lane	
HS1/32 Butchers Farm	

Sites not yet started as at 31 March 2025 (delivery expected in the next 5 years) (Shown in Appendix D)

(Housing Trajectory Supply Category 4a and 4b)

Not major sites and sites with detailed planning permissions = (including the following allocations: HS1/22 Former Dexter Paints HS1/2 Hollins Cross Farm)	403
Major sites with outline permission = (including allocations)	0
Local Plan Allocations without Planning Permission as at 31 March 2025* = (Housing Trajectory Supply Category 5)	250
Windfall Allowance (3x26) = (Housing Trajectory Supply Category 6)	78

Total Supply = 1183

* The Local Plan Housing Trajectory anticipated delivery dates for the allocations then without planning permission that would form part of the Council's 5-year supply. This has been updated in Appendix E.

12. Conclusion on Burnley's Housing Land Supply Position

The Council considers that it can demonstrate in excess of 12 years housing land supply.

The current 5-year supply target = 480

This is equivalent to 96 per annum (480 divided by 5 = 96)

Given the 5-year supply of 1183 this is equivalent to 12.3 years (1183 divided by 96 = 12.3)

Housing Land Supply Assessment 2024: Appendix A - Completions 2024/25

Completion ID	Site ID	PP Ref	Site Name	Dwellings Completed	Type e.g. new build	Green/Brownfield	PDL No	GF No	Site Type	Site size category
915	725	22/0670	151 Leyland Road Burnley	1	Conversion	PDL	1	0	Windfall	<0.15 ha
916	742	23/0364	158 St James's Street, Burnley	2	Change of Use	PDL	2	0	Windfall	<0.15 ha
919	756	PAOR/2023/0368	60 Manchester Road, Burnley	4	Change of Use	PDL	4	0	Windfall	<0.15 ha
920	746	23/0053	39 Coleshill Avenue, Burnley	1	New Build	Greenfield	0	1	Windfall	<0.15 ha
921	740	23/0636	243 Burnley Road, Cliviger	1	New Build	PDL	1	0	Windfall	<0.15 ha
922	715	22/0443	Land Between 5 & 7 Olde Back Lane	1	New Build	PDL	1	0	Windfall	<0.15 ha
923	684	20/0152	8 Hope Street, Worsthorne	1	New Build	PDL	1	0	Windfall	<0.15 ha
924	720	21/0274	Land West of Smithyfield Avenue (Applethwaite Homes)	20	New Build	Greenfield	0	20	Allocated	0.4 ha or greater
925	722	21/0659	Land to the West of Briercliffe Road, Burnley General Hospital (Calico)	93	New Build	PDL	93	0	Allocated	0.4 ha or greater
926	473	22/0277	Land rear of 7 Southern Avenue	2	New Build	PDL	2	0	Windfall	0.15 to <0.4 ha
927	718	22/0023	Land At Kinross Street & Airdrie Crescent (Calico)	13	New Build	PDL	13	0	Windfall	0.4 ha or greater
928	700	20/0613	Higher Nutshaw Farm, Manchester Road, Dunnockshaw	1	New Build	PDL	1	0	Windfall	<0.15 ha
929	692	19/0155	Land To The West Red Lees Road Burnley (Miller Homes)	27	New Build	Greenfield	0	27	Allocated	0.4 ha or greater
930	331	19/0552	Hapton Boat Yard	3	New Build	PDL	3	0	Windfall	<0.15 ha
931	453	11/0497	New Hall Street/Barden Lane (Gleeson)	19	New Build	PDL	19	0	Windfall	0.4 ha or greater
932	469	12/0152	New Hall Street (Gleeson)	8	New Build	PDL	8	0	Windfall	0.4 ha or greater
933	721	21/0273	Land South of Rossendale Road (Barrat Homes)	29	New Build	Greenfield	0	29	Allocated	0.4 ha or greater
934	723	23/0169	Land at Barden Lane, Burnley (Together Homes)	23	New Build	PDL	23	0	Allocated	0.4 ha or greater
935	701	21/0264	Former Isaac Centre, Harrogate Crescent (McDermott Homes)	14	New Build	Part PDL	9	5	Windfall	0.4 ha or greater
936	136	21/0613	Rockwater, Foxstones Lane	1	New Build	Greenfield	0	1	Windfall	<0.15 ha
				264			181	83		

Housing Land Supply Assessment 2025: Appendix B - Permissions 2024/25

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
1030	759	Ridings Cottage, Bacup Road, Cliviger	24/0434	2024/25	Demolition of existing dwelling and associated outbuildings and replacement with one new dwelling	1	1	Full	New Build	PDL	06/12/2027
1031	658	Park Gate Farm, Hameldon Road, Hapton	24/0386	2024/25	Demolition of dwelling and barns and erection of replacement dwelling	1	1	Full	New Build	Greenfield	20/11/2027
1032	582	Land Adjacent To 2A Mill Hill Lane, Hapton	24/0371	2024/25	Proposed new self/custom build dwelling with attached garage	1	1	Full	New Build	Greenfield	23/01/2028
1033	331	Hapton Boat Yard	24/0166	2024/25	Demolition of redundant buildings and the erection of 1no. new detached dwelling (Resubmission of FUL/2020/0346)	1	1	Full	New Build	PDL	16/07/2027
1034	602	Land at Burleigh Street	24/0117	2024/25	Proposed two storey detached dwelling	1	1	Full	New Build	PDL	30/04/2027
1035	760	78 Stirling Court Briercliffe	24/0104	2024/25	Demolition of fire damaged dwelling and erection of dwelling	1	1	Full	New Build	PDL	07/06/2027
1036	534	Former Dexter Paints Site, Gannow Lane	24/0040	2024/25	Erection of 35 bungalows (Use Class C3) for persons aged over 55. Re-submission of planning application (FUL/2022/0136)	35	-1	Full	New Build	PDL	08/05/2027
1037	761	Charter House Resource Centre, Morse Street	23/0692	2024/25	Erection of supported housing building (Use Class C3(b))	1	1	Full	New Build	PDL	26/06/2027
1038	762	Land West of Heckenhurst Avenue, Brownside (Applethwaite)	22/0629	2024/25	Erection of 36 dwellings (three and four bedrooms)	36	36	Full	New Build	Greenfield	29/05/2027
1039	763	190 - 192 Colne Road, Burnley	24/0642	2024/25	Change of use of ground floor retail to cafe/restaurant and change of use on first floor and attic to 3no. self-contained flats	3	3	Full	Change of Use	PDL	10/03/2028
1040	764	1 Brougham Steet, Burnley	24/0545	2024/25	Conversion of Commercial (Class E) into two one bed flats (Class C)	2	2	Full	Change of Use	PDL	21/01/2028
1041	765	7 - 9 Rylands Street, Burnley	24/0585	2024/25	Conversion of 2 existing dwellings to 4 flats with external alterations including staircase from yard to first floor and new doorway at first floor	4	2	Full	Conversion	PDL	02/01/2028
1042	766	72 Manchester Road, Burnley	24/0261	2024/25	Change of use from taxi booking office (sui generis) to two flats (Use Class C3)	2	2	Full	Change of Use	PDL	21/01/2028
1043	767	Long Hey House, Halifax Road, Briercliffe	24/0143	2024/25	Conversion of former garage and stable to single dwelling	1	1	Full	Change of Use	PDL	19/07/2027
1044	768	34-36 Piccadilly Road, Burnley	24/0124	2024/25	Proposed change of use from shop to flat with alterations to front elevation	1	1	Full	Change of Use	PDL	15/05/2027
1045	589	Barn At Causewayside Farm, The Long Causeway	24/0099	2024/25	Change of use and conversion of barn to dwelling (Use Class C3)	1	1	Full	Change of Use	Greenfield	10/05/2027
1046	495	27 Station Road, Padiham	24/0010	2024/25	Change of use of dwelling to 5no. 1-bedroom flats	5	4	Full	Conversion	PDL	16/07/2027
1047	769	Shakespeare Hotel, Wytham Street, Padiham	23/0691	2024/25	Change of use of ground floor from public house (sui generis) to convenience store (Use Class E) and first floor to three flats (Use Class C3), change of use of garage to barbers shop (Use Class E)	3	2	Full	Change of Use	PDL	19/08/2027
1048	758	Chaddesley House, Manchester Road	PAD/2024/0307	2024/25	Change of use of lower ground floor from office (Use Class E) to eight flats (Use Class C3)	8	8	PAD	Change of Use	PDL	01/08/2027
1049	770	Walton Copy Farm, Burnley Road, Cliviger	22/0507	2024/25	Proposed demolition of existing dwelling and adjoining barn and erection of new dwelling	1	1	Full	New Build	PDL	25/06/2027
1050	771	Land south of Rossendale Road, Burnley (Seddon)	21/0691	2024/25	Erection of 111 dwellings	111	111	Full	New Build	Greenfield	21/08/2027
1051	772	Land off Ridge Avenue, Burnley	PIP/2025/0109	2024/25	Permission in Principle for up to 2 Dwellings	2	2	PIP	New Build	Greenfield	27/03/2028
1052	773	Land Off Villiers Street Burnley	24/0113	2024/25	Erection of 32 affordable dwellings with associated infrastructure and landscaping	32	32	Full	New Build	PDL	07/02/2028
1053	774	18 - 24 Nicholas Street Burnley Lancashire	24/0353	2024/25	Change of use from offices (Use Class E) to 18 flats (Use Class C3)	18	18	Full	Change of Use	PDL	29/01/2028
						272	232				

Housing Land Supply Assessment 2025: Appendix C - Burnley's Local Plan Housing Allocations Application Status at October 2025

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	No	—	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	Yes	73	Yes	No
HS1/30	HEL/105	Land West of Smithyfield Avenue	1.72	30	Yes	38	Yes	No
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

Housing Land Supply Assessment 2025 - Appendix D: Schedule of Sites with Planning Permission as at 31st March 2025

Site ID	PP ID	Application Ref	Site Name	Type	Site Current Total	Site Total Outstanding	Site Progress as at 31 March 2025	Site Status as at 31 March 2025	Number of dwellings shown on this approval	Net change in numbers due to this permission	Green/ Brownfield	Allocated/ Windfall	Site Size Category	App Type	Units included in 5-year Assessment	Added to Trajectory
331	925	20/0346	Dwellings at Hapton Boat Yard (East)	New Build			UC	Implemented	1	1	PDL	Windfall	<0.15 ha			
331	890	19/0552	Dwellings at Hapton Boat Yard (East)	New Build			UC	Implemented	4	4	PDL	Windfall	<0.15 ha			
331	1033	24/0166	Dwellings at Hapton Boat Yard (East)	New Build	6	1	UC	Implemented	1	1	PDL	Windfall	<0.15 ha	Full	1	
331	347	07/1108	Dwellings at Hapton Boat Yard (East)	New Build			UC	Implemented	1	1	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	859	18/0020	Land SE of Sycamore Avenue (including Life Church)	New Build	17	12	UC	Implemented	17	16	PDL	Windfall	0.4 ha or greater	Full	0	
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			
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	3	
514	779	16/0472	Land off Lennox Street, Worsthorne	New Build			UC	Implemented	3	0	Greenfield	Windfall	0.15 to <0.4 ha			
514	588	14/0122	Land off Lennox Street, Worsthorne	New Build			UC	Implemented	3	3	Greenfield	Windfall	0.15 to <0.4 ha			
579	991	20/0321	Butchers Farm, Ormerod Street, Worsthorne	New Build	28	28	UC	Implemented	28	28	Part PDL	Allocated	0.4 ha or greater	Full	28	
579	774	16/0417	Butchers Farm, Ormerod Street, Worsthorne	New Build			UC	Implemented	24	24	Part PDL	Allocated	0.4 ha or greater			
611	817	17/0597	Land at Cog Lane	New Build	3	3	UC	Implemented	3	3	PDL	Windfall	<0.15 ha	Full	0	
631	848	18/0235	1 Calder Street, Burnley	New Build	11	11	UC	Implemented	11	11	PDL	Windfall	<0.15 ha	Full	0	
655	884	19/0009	106 Wellfield Drive, Burnley	New Build	1	1	UC	Implemented	1	1	PDL	Windfall	<0.15 ha	Full	1	
687	933	19/0315	Land To The North Of Higher Saxifield Street	New Build	130	130	UC	Implemented	130	130	Greenfield	Allocated	0.4 ha or greater	Full	130	
720	976	21/0274	Land West Of Smithyfield Avenue	New Build	38	7	UC	Implemented	38	38	Greenfield	Allocated	0.4 ha or greater	Full	7	
721	977	21/0273	Land South Of Rossendale Road	New Build	87	30	UC	Implemented	87	87	Greenfield	Allocated	0.4 ha or greater	Full	30	
723	1011	23/0169	Land At Barden Lane Burnley	New Build	73	50	UC	Implemented	73	0	PDL	Allocated	0.4 ha or greater	RM	50	
723	979	21/0443	Land At Barden Lane Burnley	New Build			UC	Implemented	73	73	PDL	Allocated	0.4 ha or greater			
760	1035	24/0104	78 Stirling Court, Briercliffe	New Build	1	1	UC	Implemented	1	1	PDL	Windfall	<0.15 ha	Full	1	
762	1038	22/0629	Land West Of Heckenhurst Avenue, Brownside	New Build	36	36	UC	Implemented	36	36	Greenfield	Allocated	0.4 ha or greater	Full	36	
771	1050	21/0691	Land south of Rossendale Road, Burnley	New Build	111	111	UC	Implemented	111	111	Greenfield	Allocated	0.4 ha or greater	Full	111	
719	974	21/0729	Westgate Mill Sandygate Burnley	Change of Use	13	13	UC	Implemented	13	13	PDL	Windfall	<0.15 ha	Full	13	
747	1014	23/0045	66 - 68 Bank Parade Burnley	Change of Use	9	9	UC	Implemented	9	9	PDL	Windfall	<0.15 ha	Full	9	
758	1048	PAD/2024/0307	Chaddesley House, Manchester Road	Change of Use	32	32	UC	Implemented	8	8	PDL	Windfall	0.15 to <0.4 ha	PAD	32	
758	1029	PAOR/2023/0204	Chaddesley House, Manchester Road	Change of Use			UC	Implemented	24	24	PDL	Windfall	0.15 to <0.4 ha			
					600	478										452
134	222	04/0635	Land rear of Cherry Fold Barn	New Build			Not Started	Extant PP	3	0	PDL	Windfall	<0.15 ha			
134	511	11/0120	Land rear of Cherry Fold Barn	New Build			Not Started	Extant PP	4	4	PDL	Windfall	<0.15 ha			
134	130	02/0629	Land rear of Cherry Fold Barn	New Build			Not Started	Extant PP	3	3	PDL	Windfall	<0.15 ha			
134	973	22/0017	Land rear of Cherry Fold Barn	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	0	
211	968	22/0353	Claremont Street	New Build	7	7	Not Started	Extant PP	7	7	PDL	Windfall	<0.15 ha	Full	7	
211	610	06/0837	Claremont Street	New Build			Not Started	Extant PP	18	11	PDL	Windfall	<0.15 ha			
211	251	04/1223	Claremont Street	New Build			Not Started	Extant PP	7	7	PDL	Windfall	<0.15 ha			
404	458	09/0313	Land adjacent Belvedere Road	New Build			Not Started	Extant PP	7	7	PDL	Windfall	<0.15 ha			
404	975	21/0352	Land adjacent Belvedere Road	New Build	20	20	Not Started	Extant PP	20	20	PDL	Windfall	<0.15 ha	Full	20	
404	544	12/0235	Land adjacent Belvedere Road	New Build			Not Started	Extant PP	7	0	PDL	Windfall	<0.15 ha			
534	1019	22/0136	Former Dexter Paints, Gannow Lane	New Build			Not Started	Extant PP	36	9	PDL	Allocated	0.4 ha or greater			
534	1036	24/0040	Former Dexter Paints, Gannow Lane	New Build	35	35	Not Started	Extant PP	35	-1	PDL	Allocated	0.4 ha or greater	Full	35	
534	674	15/0114	Former Dexter Paints, Gannow Lane	New Build			Not Started	Extant PP	27	27	PDL	Allocated	0.4 ha or greater			
569	923	20/0363	7 Southern Avenue	New Build			Not Started	Extant PP	1	0	Greenfield	Windfall	<0.15 ha			
569	763	16/0118	7 Southern Avenue	New Build			Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha			
569	1005	23/0408	7 Southern Avenue	New Build	1	1	Not Started	Extant PP	1	0	Greenfield	Windfall	<0.15 ha	Full	1	
569	903	19/0196	7 Southern Avenue	New Build			Not Started	Extant PP	1	0	Greenfield	Windfall	<0.15 ha			
582	1032	24/0371	215 Manchester Road, Hapton	New Build	1	1	Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha	Full	1	
582	777	17/0036	215 Manchester Road, Hapton	New Build			Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha			
602	1034	24/0117	Land at Burleigh Street	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1	
602	802	17/0129	Land at Burleigh Street	New Build			Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha			
663	967	22/0412	Land at Walverden Road, Briercliffe	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1	
663	898	19/0301	Land at Walverden Road, Briercliffe	New Build			Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha			
665	1018	22/0541	Springbank, West Street, Padiham	New Build	16	1	Not Started	Extant PP	1	1	PDL	Windfall	0.4 ha or greater	Full	1	
665	901	19/0255	Springbank, West Street, Padiham	New Build			Not Started	Extant PP	15	15	PDL	Windfall	0.4 ha or greater			
680	920	PIP/2020/0581	Land Between Hill Farm And Copucobana Halifax Road	New Build			Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha			
680	1001	PIP/2023/0648	Land Between Hill Farm And Copucobana Halifax Road	New Build	1	1	Not Started	Extant PP	1	0	Greenfield	Windfall	<0.15 ha	PIP	1	
708	997	23/0781	Former Green Side Farm Burnley Road Hapton	New Build	1	1	Not Started	Extant PP	1	0	Greenfield	Windfall	<0.15 ha	Full	1	
708	957	PAR/2021/0701	Former Green Side Farm Burnley Road Hapton	New Build			Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha			

734	993	22/0059	Padiham County Primary School, Burnley Road	New Build	19	19	Not Started	Extant PP	19	19	PDL	Windfall	0.4 ha or greater	Full	19
736	996	24/0001	Caravan Hameldon Stables Hameldon Road	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1
738	999	23/0571	Land Formerly The Site Of 40 Plumbe Street	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1
741	1004	23/0432	4 Lindsay Park	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1
744	1008	PIP/2023/0283	Land At Halstead Farm Lower Rosegrove Lane	New Build	9	9	Not Started	Extant PP	9	9	Greenfield	Windfall	0.4 ha or greater	PIP	9
748	1015	23/0034	Halstead Farm Lower Rosegrove Lane	New Build	2	2	Not Started	Extant PP	2	2	Part PDL	Windfall	0.15 to <0.4 ha	Full	2
751	1020	22/0149	Hollins Cross Farm, Woolplumpton Road	New Build	200	200	Not Started	Extant PP	200	200	Greenfield	Allocated	0.4 ha or greater	Full	187
759	1030	24/0434	Ridings Cottage, Bacup Road, Cliviger	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1
761	1037	23/0692	Charter House Resource Centre, Morse Street	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	0.15 to <0.4 ha	Full	1
770	1049	22/0507	Walton Copy Farm, Burnley Road, Cliviger	New Build	1	1	Not Started	Extant PP	1	1	PDL	Windfall	0.15 to <0.4 ha	Full	1
772	1051	PIP/2025/0109	Land Off Ridge Avenue, Burnley	New Build	2	2	Not Started	Extant PP	2	2	Greenfield	Windfall	<0.15 ha	PIP	2
773	1052	24/0113	Land Off Villiers Street Burnley	New Build	32	32	Not Started	Extant PP	32	32	PDL	Windfall	0.4 ha or greater	Full	32
658	1031	24/0386	Park Gate Farm, Hameldon Road, Hapton	Mixed	1	1	Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha	Full	1
658	889	18/0484	Park Gate Farm, Hameldon Road, Hapton	Mixed			Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha		
495	1046	24/0010	Station Hotel, Station Road	Conversion	4	4	Not Started	Extant PP	5	4	PDL	Windfall	<0.15 ha	Full	4
495	564	13/0112	Station Hotel, Station Road	Conversion			Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha		
749	1016	22/0705	Old Hall Farm Oswald Street	Conversion	6	5	Not Started	Extant PP	6	5	PDL	Windfall	<0.15 ha	Full	5
765	1041	24/0585	7 - 9 Rylands Street, Burnley	Conversion	2	2	Not Started	Extant PP	4	2	PDL	Windfall	<0.15 ha	Full	2
388	426	08/0169	Millbank House, 9, 11, 13 & 15 Bank Parade	Change of Use			Not Started	Extant PP	4	4	PDL	Windfall	<0.15 ha		
388	716	11/0197	Millbank House, 9, 11, 13 & 15 Bank Parade	Change of Use			Not Started	Extant PP	2	0	PDL	Windfall	<0.15 ha		
388	989	PAD/2022/0685	Millbank House, 9, 11, 13 & 15 Bank Parade	Change of Use	5	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1
388	567	13/0457	Millbank House, 9, 11, 13 & 15 Bank Parade	Change of Use			Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha		
529	1028	PAR/2023/0227	Land at Hillside Farm, Billington Rd	Change of Use	1	1	Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha	PAR	1
529	702	NOT/2015/0446	Land at Hillside Farm, Billington Rd	Change of Use			Not Started	Extant PP	2	2	Greenfield	Windfall	<0.15 ha		
589	785	16/0389	Land adjacent Lower Causeway Side, Long Causeway	Change of Use			Not Started	Extant PP	1	1	PDL	Windfall	0.15 to <0.4 ha		
589	1045	24/0099	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	1
705	953	PAR/2021/0184	Proctor Cote Farm Todmorden Road	Change of Use	2	2	Not Started	Extant PP	2	2	Greenfield	Windfall	<0.15 ha	PAR	2
713	1003	23/0472	Merrills Head Barn The Long Causeway	Change of Use	1	1	Not Started	Extant PP	1	0	PDL	Windfall	0.4 ha or greater	Full	1
713	964	22/0710	Merrills Head Barn The Long Causeway	Change of Use			Not Started	Extant PP	1	1	PDL	Windfall	0.4 ha or greater	Full	
714	965	22/0481	126 St Jamess Street Burnley	Change of Use	2	2	Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha	Full	2
717	971	22/0066	140 - 142 St Jamess Street	Change of Use	2	2	Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha	Full	2
724	980	21/0234	5-17 Croft Street 3-9 Yorkshire Street	Change of Use	32	32	Not Started	Extant PP	32	32	PDL	Windfall	<0.15 ha	Outline	0
726	982	22/0462	Imperial Chambers 32 Manchester Road	Change of Use	6	6	Not Started	Extant PP	6	6	PDL	Windfall	0.15 to <0.4 ha	Full	6
728	984	22/0388	4 Parker Lane Burnley	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1
730	986	22/0166	Mosque 112 - 114 Burns Street	Change of Use	4	4	Not Started	Extant PP	4	4	PDL	Windfall	<0.15 ha	Full	4
732	988	21/0027	164-166 St Jamess Street Burnley	Change of Use	2	2	Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha	Full	2
733	992	22/0546	Holmby Street Garage Holmby Street	Change of Use	2	2	Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha	Full	2
737	998	23/0742	Former A Hamer & Co Cabinet Works Bank St, Padiham	Change of Use	4	4	Not Started	Extant PP	4	4	PDL	Windfall	<0.15 ha	Full	4
750	1017	22/0692	St John's Barn Off Green Lane	Change of Use	1	1	Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha	Full	1
753	1022	23/0391	113 Lyndhurst Road Burnley	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1
754	1023	23/0192	9 Halstead Street Burnley	Change of Use			Not Started	Extant PP	3	3	PDL	Windfall	<0.15 ha		
754	1024	23/0389	9 Halstead Street Burnley	Change of Use	3	3	Not Started	Extant PP	3	0	PDL	Windfall	<0.15 ha	Full	3
755	1025	PAD/2023/0549	325 Manchester Road	Change of Use	2	1	Not Started	Extant PP	2	1	PDL	Windfall	<0.15 ha	PAD	1
757	1027	PAR/2023/0245	Barn At Pilkingtons Field, Sellars Fold Farm	Change of Use	1	1	Not Started	Extant PP	1	1	Greenfield	Windfall	<0.15 ha	PAR	1
763	1039	24/0642	190 - 192 Colne Road, Burnley	Change of Use	3	3	Not Started	Extant PP	3	3	PDL	Windfall	<0.15 ha	Full	3
764	1040	24/0545	1 Brougham Steet, Burnley	Change of Use	2	2	Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha	Full	2
766	1042	24/0261	72 Manchester Road, Burnley	Change of Use	2	2	Not Started	Extant PP	2	2	PDL	Windfall	<0.15 ha	Full	2
767	1043	24/0143	Long Hey House, Halifax Road, Briercliffe	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	0.15 to <0.4 ha	Full	1
768	1044	24/0124	34-36 Piccadilly Road, Burnley	Change of Use	1	1	Not Started	Extant PP	1	1	PDL	Windfall	<0.15 ha	Full	1
769	1047	23/0691	Shakespeare Hotel, Wytham Street, Padiham	Change of Use	2	2	Not Started	Extant PP	3	2	PDL	Windfall	<0.15 ha	Full	2
774	1053	24/0353	18 - 24 Nicholas Street Burnley Lancashire	Change of Use	18	18	Not Started	Extant PP	18	18	PDL	Windfall	<0.15 ha	Full	18
					470	449									403

Housing Land Supply Assessment 2025: Appendix E - Housing Trajectory as at 31 March 2025 unless stated

Supply Category															
1	Net additional dwellings 1 April 2012 - 31 March 2025						2753								
2	Re-occupation of Vacant stock 2014 -2019						282								
			Planning Status*				Outstanding Anticipated Yield as at 31 March 2025								
	Allocation Ref.	SHLAA Ref.	Site Name	Extant PP 31/03/25?	Progresss 31/03/25	Progress as at 31/10/25									
								2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
3	Sites Under Construction (Remaining units as at 31st March 2025)														
	HS1/4	HEL/094d	Land at Rossendale Road (Part - Barratt Homes)	Full	Site active	Site active	30	30							
	HS1/9	HEL/074	Higher Saxifield	Full	Site active	Site active	130	33	31	39	27				
	HS1/30	HEL/720	Land West of Smithyfield Avenue	Full	Site active	Site active	7	7							
	HS1/29	HEL/246	Former Lodge Mill, Barden Lane Burnley	Full	Site active	Site active	50	34	16						
	HS1/12	HEL/033	Land West of Heckenhurst Avenue, Brownside	Full	Site active	Site active	36	13	14	9					
	HS1/4	HEL/094d	Land at Rossendale Road (Part - Seddon Homes)	Full	Site active	Site active	111	27	31	28	25				
	HS1/32	HEL/019	Butchers Farm	Full	Site active	Site active	28	28							
		HEL/061	Land off Lennox Street, Worsthorne	Full	Site active	Site active	3	1	1	1					
			Dwellings at Hapton Boat Yard (East)	Full	Site active	Site active	1	1							
			106 Wellfield Drive, Burnley	Full	Site active	Site active	1	1							
			78 Stirling Court, Briercliffe	Full	Site active	Site active	1	1							
			Westgate Mill, Sandygate	Full	Site active	Site active	13	13							
			66-68 Bank Parade Burnley	Full	CoU Underway	CoU Underway	9	9							
			Chaddesley House, Manchester Road	Full	CoU Underway	CoU Underway	32	32							
		HEL/134	Land SE of Sycamore Avenue (including Life Church)	Full	Site stalled	Site stalled See Note 1	0								
			Land at Cog Lane	Full	Site stalled	Site stalled	0								
			1 Calder Street, Burnley	Full	Site stalled	Site stalled	0								
	4	Sites with Planning Permission - Not Started						Outstanding Anticipated Yield as at 31 March 2025	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
	4a	Sites with detailed Planning Permission (major and minor) and not major sites with outline planning permission													
	Sites with detailed PP (major and minor) and not major sites with outline planning permission (excluding sites allocated in the Local Plan) split over 5 years						181	36	36	37	36	36			
	Sites allocated in the Local Plan														
	HS1/22	HEL/534	Former Dexter Paints, Gannow Lane	Full	Application Approved	Awaiting pre-commencement conditions	35		19	16					
	HS1/2	HEL/071	Hollins Cross Farm	Full	Condition discharge underway	Site active	200	16	46	36	43	46	13		
4b	Major sites with outline permission (including those sites allocated in the Local Plan)														
			5-17 Croft Street 3-9 Yorkshire Street	Outline	No Progress	No Progress	0								
5	Burnley's Local Plan Housing Allocations without Planning Permission						Outstanding Anticipated Yield as at 31 March 2025	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
	HS1/5	HEL/011	Former Baxi Site (Lower)	No	See Note 2	Note 2	0								
	HS1/6	HEL/055b	Lambert Howarth	No	Pre-application (part)	Further Pre-application	100			15	20	25	20	20	
	HS1/7	HEL/231	Ridge Wood	No	See Note 3	Note 3	0								
	HS1/11	HEL/007	Former AIT Site	No	No Progress	No Progress	54						15	15	
	HS1/14	HEL/067	Former Gardner's Site	No	See Note 4	Note 4	0								
	HS1/15	HEL/027	Coronation Avenue, Thompson Street	No	See Note 5	Note 5	41		10	20	11				
	HS1/16	HEL/039	Gordon Street Mill	No	No Progress	No Progress	39					15	20	4	
	HS1/17	HEL/109	Livingstone Mill	No	No Progress	Pre-application	38			21	17				
	HS1/20	HEL/133	Ridge Avenue	No	No Progress	No Progress	24				12	12			
	HS1/21	HEL/058	Land adjacent 2 Queens Park Road	No	Pre-application	No Progress	29					15	14		
	HS1/23	HEL/100	Land to rear of Bull and Butcher	No	See Notes 6 & 7	See Notes 6 & 7	0								
	HS1/24	HEL/077	Land at Oswald Street	No	Application refused Note 8	No Progress	20						10	10	
	HS1/25	HEL/014	Brampton House, 500 Colne Road	No	No Progress	No Progress	18						12	6	
	HS1/27	HEL/139	Cleavelands Road (South)	No	No Progress	No Progress	13						13		
	HS1/28	HEL/036b	George Street Mill	No	No Progress	Council owned site See Note 9	57			26	31				
	6	Windfall Allowance													
	Windfall Allowance						130			26	26	26	26	26	
	Total Supply 2012-2032						4466	282	204	274	248	175	143	81	
	Indicative annual average							194	194	194	194	194	194	194	

- Note 1: Land SE of Sycamore Avenue - Replacement Planning Application FUL/2025/0420 for 5 dwellings submitted
- Note 2: Former Baxi Site (Upper) OUT/2023/0294 Outline application for erection of up to 40 dwellings Approved subject to s.106 November 2023 (Lower): Site now considered unlikely to come forward in this plan period
- Note 3: Ridge Wood: Site now considered unlikely to come forward in this plan period due to difficult ground conditions
- Note 4: Fomer Gardner's Site: Site now considered unlikley to come forward in this plan period. Application FUL/2020/0204 implemented to retain site in employment use
- Note 5: Coronation Avenue/Thompson Street: Full application FUL/2023/0748 submitted for 29 dwellings.
- Note 6: Land to rear of Bull and Butcher: East - Permission implemented for C2 Nursing Home on part (0.38 Ha) of the allocation.
- Note 7: Land to rear of Bull and Butcher: West - No progress
- Note 8: Land at Oswald Street: Application FUL/2023/0437 for 105 dwellings on a larger site including this allocation refused July 2024.
- Note 9: 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

*Planning Status:

Progress - this only relates to formal applications or pre-application requests - other progress, e.g.site investigation, marketing or sale of site, informal advice and discussion are not shown in this table but may have been used to estimate the completion dates.

Economy and Growth

Burnley Borough Council

October 2025 V.1