

Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BO017 | Site Name: Great Stone Edge Farm | Settlement: Blacko

Ward: Blacko and Higherford Ward | SHLAA Typology: I (Barn Conversion) | Co-ordinates: 386347, 441151

Planning App No.: 13/07/0194P

Development: Full: Alterations to detached barn and shippens to convert to No 2 detached dwellings.

Site Area (gross): 0.0473 ha | Indicative No. Dwellings: 2 | Indicative Density: 42 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) Viable | (V3) Viability Model Ref: Scheme 4

Comments: The Council's viability model suggests that this type of site is viable to develop. Development at the site has started and work is progressing, although work is slow. Building Control records indicate that the developer is progressing with the development of the site.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

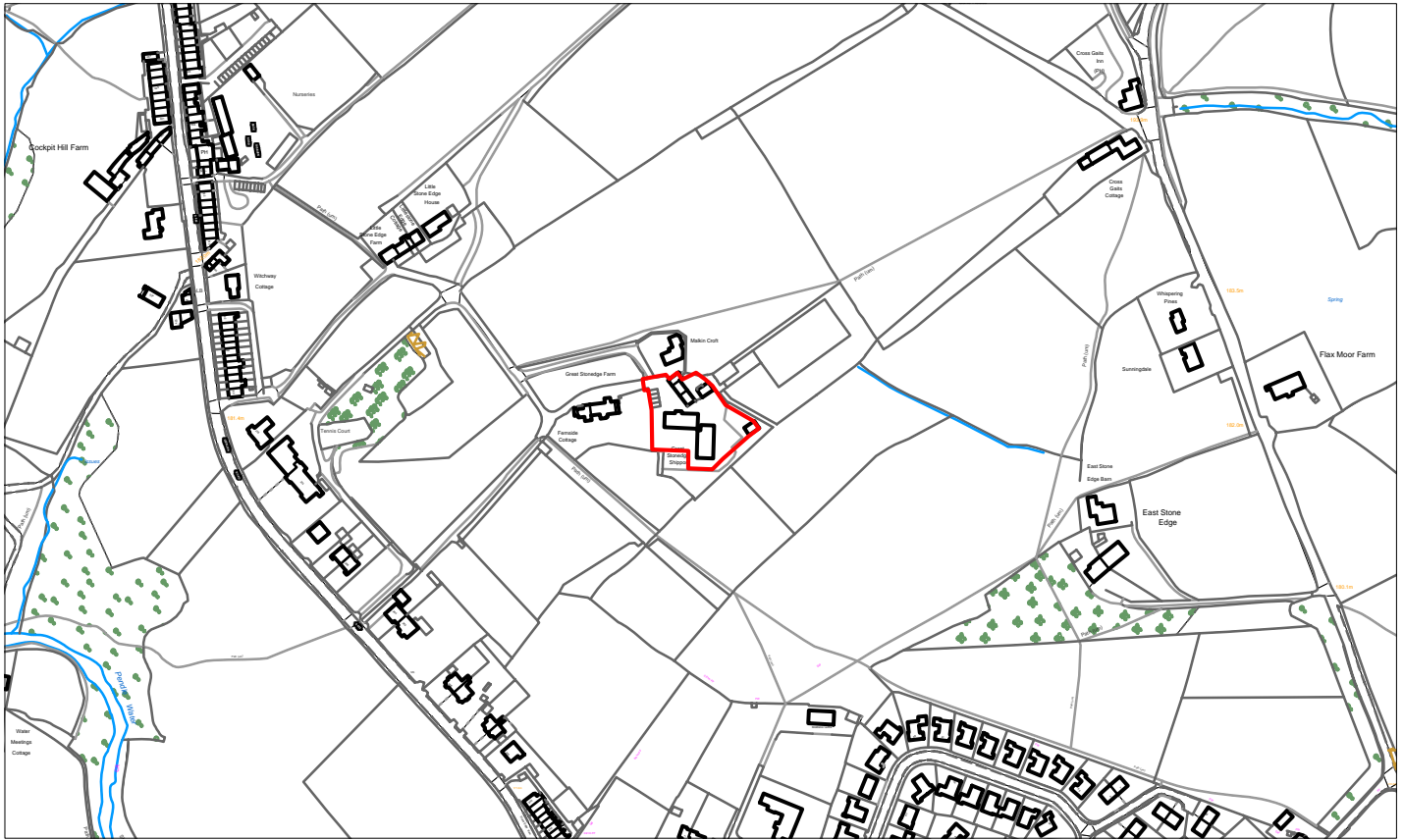
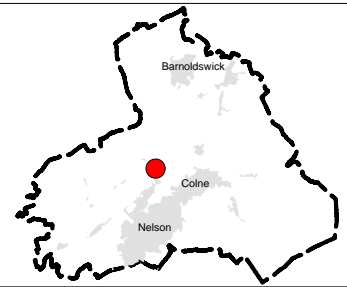
Site Name: Great Stone Edge Farm

Location: Blacko

Site Ref: BO017

Site Area: 0.05 ha

Grid Ref: SD 386 441



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Site Details

Site Ref: BO021	Site Name: Higher Admergill Farm	Settlement: Blacko
Ward: Blacko and Higherford Ward	SHLAA Typology: I (Barn Conversion)	Co-ordinates: 385208, 442532
Planning App No.: 13/13/0006P		
Development: Full: Conversion of part of barn into a four bedroom dwelling house and create residential garden (Resubmission).		
Site Area (gross): 0.1433 ha	Indicative No. Dwellings: 1	Indicative Density: 7 dph

Deliverability and Timescales

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*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 4
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started and the planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

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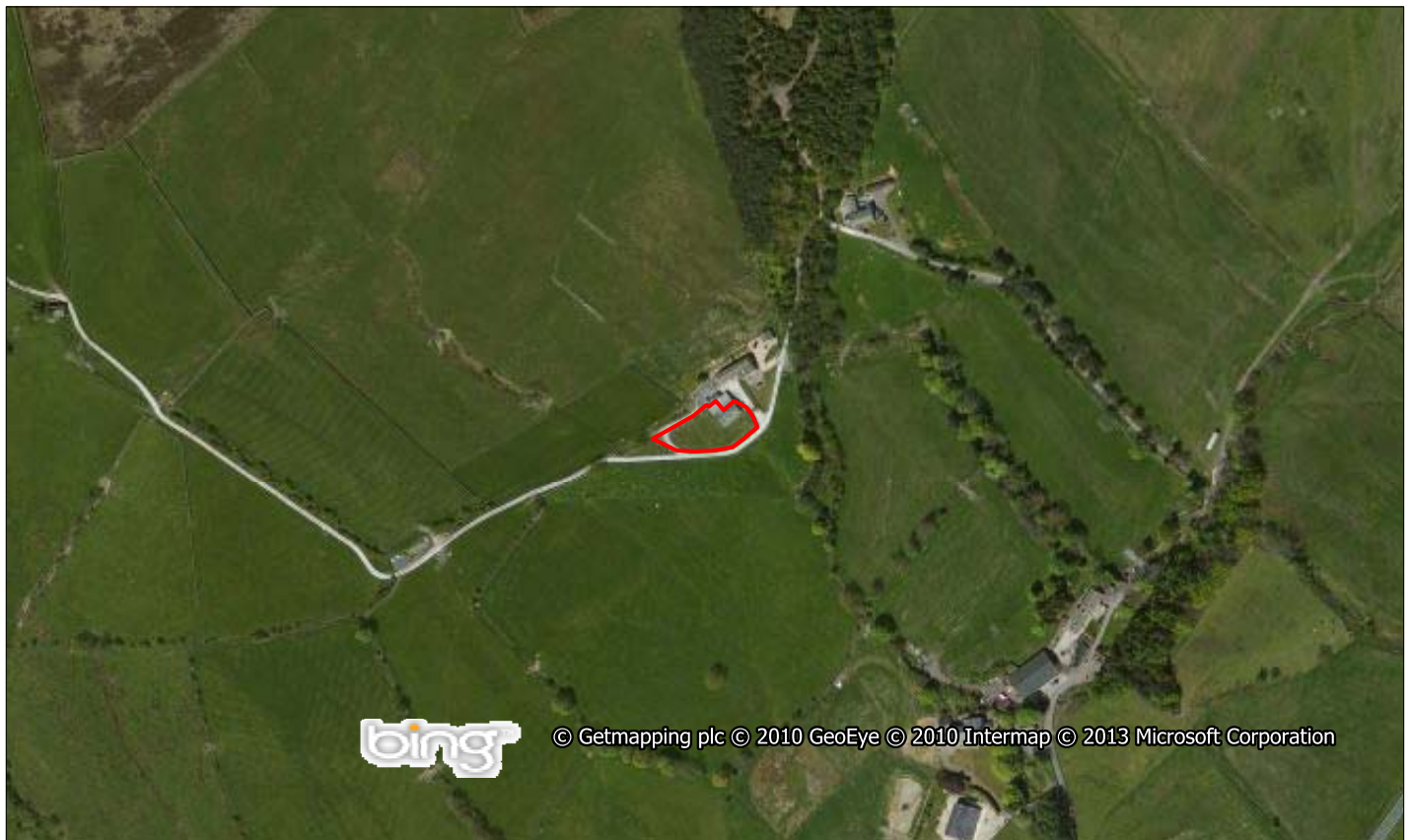
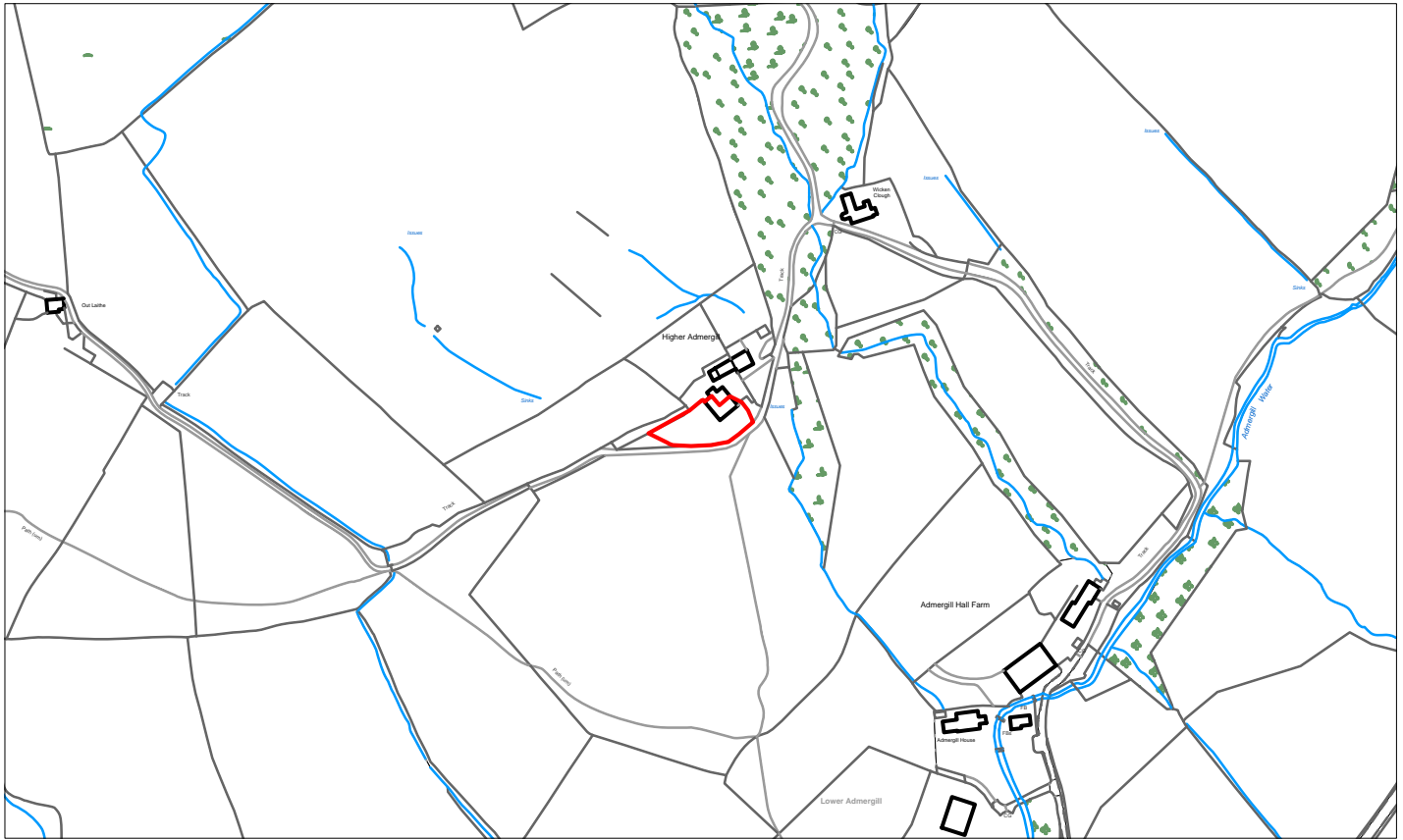
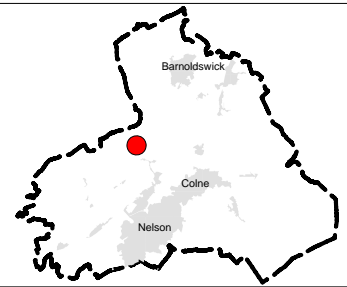
Site Name: Higher Admergill Farm

Location: Blacko

Site Ref: BO021

Site Area: 0.1433 ha

Grid Ref: SD 385 442



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Site Details

Site Ref: BO023	Site Name: 457 Gisburn Road	Settlement: Blacko
Ward: Blacko and Higherford Ward	SHLAA Typology: I (Conversion)	Co-ordinates: 385979, 441395
Planning App No.: 13/13/0322P		
Development: Full: Change of use from outbuilding/workshop to a single dwellings (C30; raise roof, insert four velux windows, alterations to the front elevation and insert windows in front and rear elevations.		
Site Area (gross): 0.0090 ha	Indicative No. Dwellings: 1	Indicative Density: 111 dph

Deliverability and Timescales

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The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 4
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started, however, the planning permission was only granted in the last year. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	1	0	0	0	0

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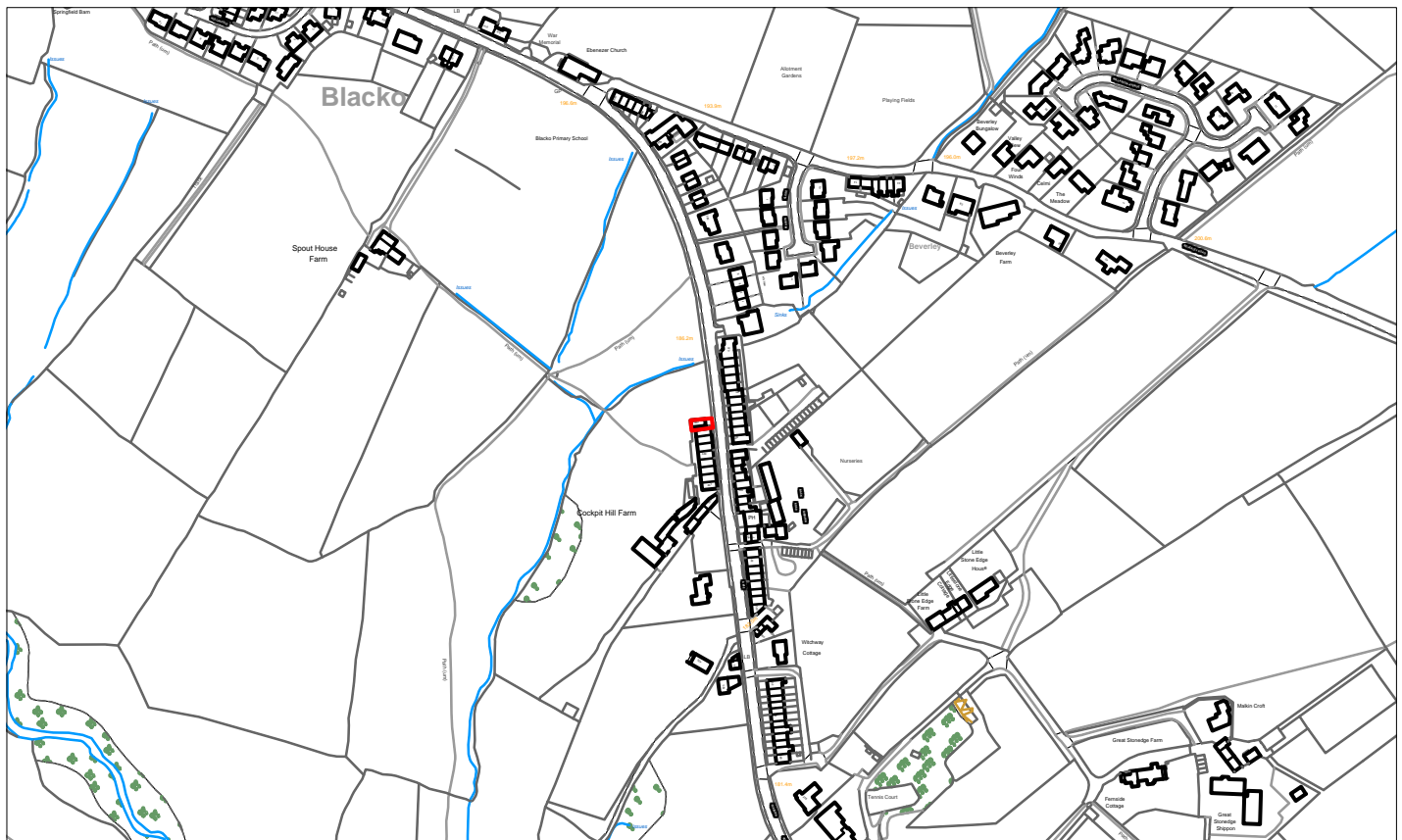
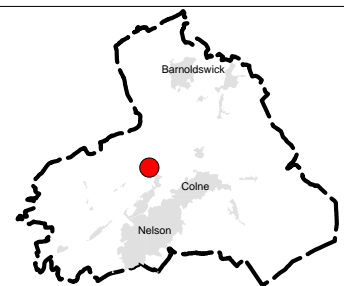
Site Name: 457 Gisburn Road

Location: Blacko

Site Ref: BO023

Site Area: 0.009 ha

Grid Ref: SD 385 441



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Site Details

Site Ref: BO024	Site Name: Springfield Nurseries, 2 Back Gisburn Road	Settlement: Blacko
Ward: Blacko and Higherford Ward	SHLAA Typology: PDVDLB	Co-ordinates: 386057, 441333
Planning App No.: 13/13/0527P		
Development:	Full: Demolition of partial complete dwelling and erection of single detached dwelling house (8.8m maximum to ridge).	

Site Area (gross):	0.0660 ha	Indicative No. Dwellings:	1	Indicative Density:	15 dph
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Deliverability and Timescales

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(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 4
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started, however, the planning permission was only granted in the last year. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	1	0	0	0	0

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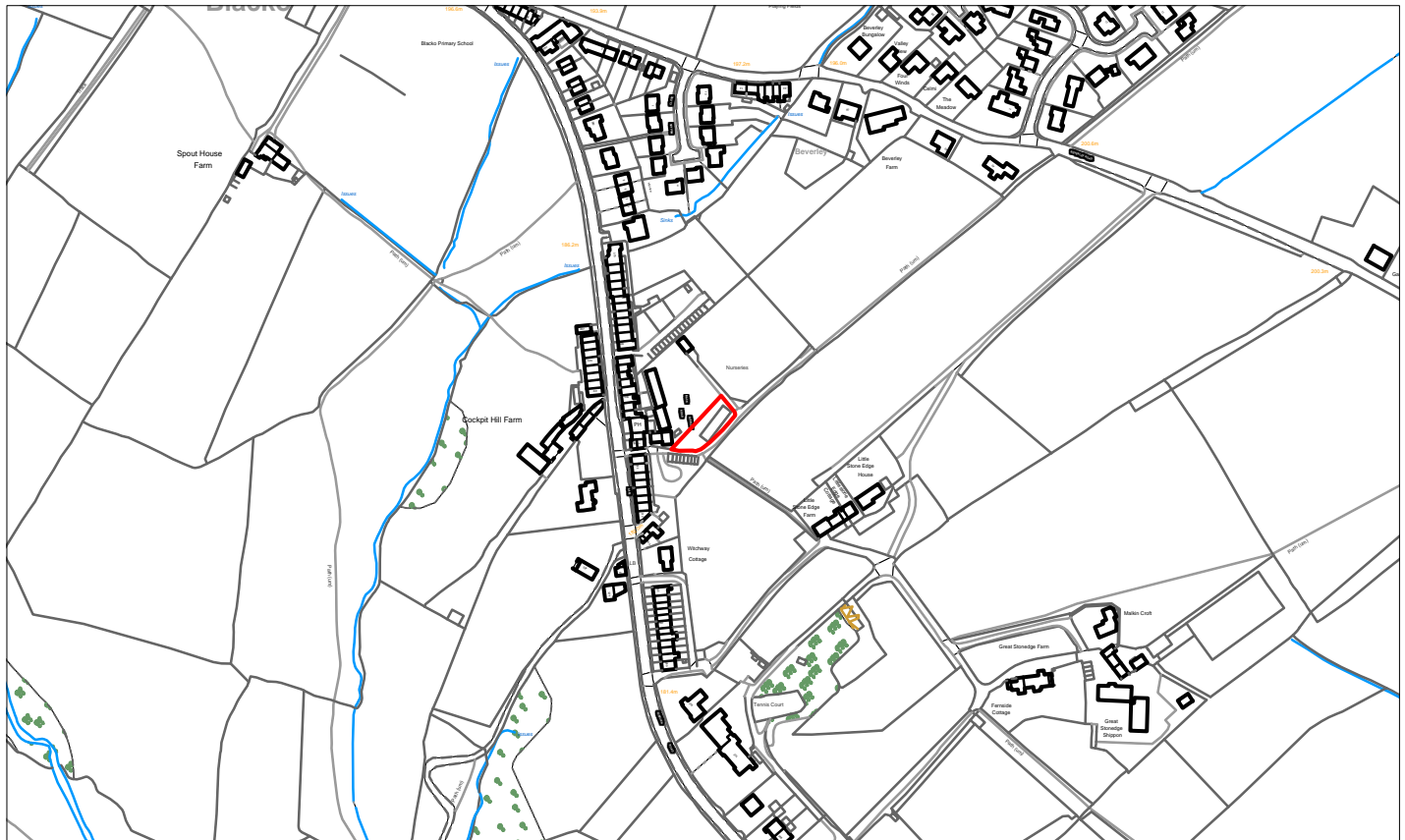
Site Name: Springfield Nurseries, Back Gisburn Road

Location: Blacko

Site Ref: BO024

Site Area: 0.066 ha

Grid Ref: SD 386 441



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