

## 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

<b>Site Ref:</b> FE012	<b>Site Name:</b> Spring Mill, Wheatley Lane Road	<b>Settlement:</b> Fence
<b>Ward:</b> Old Laund Booth Ward	<b>SHLAA Typology:</b> RCB	<b>Co-ordinates:</b> 383151, 437790
<b>Planning App No.:</b> 13/14/0088P		
<b>Development:</b>	Outline: Major: Conversion of part of mill building to 3 No. houses and erection of 19 No. houses with associated garages including demolition of part of mill (Access and Layout).	
<b>Site Area (gross):</b>	0.6550 ha	<b>Indicative No. Dwellings:</b> 22
		<b>Indicative Density:</b> 34 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.

<b>(V3) Viable?</b>	(*see note above) Viable	<b>(V3) Viability Model Ref:</b>	Scheme 12
<b>Comments:</b>	The Council's viability model suggests that this type of site is viable to develop. A new outline planning permission was approved in April 2014. A reserved matters application will need to be submitted before work on the site can commence.		
<b>Constraints to overcome:</b>	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	11	11	0	0	0

# Pendle Strategic Housing Land Availability Assessment

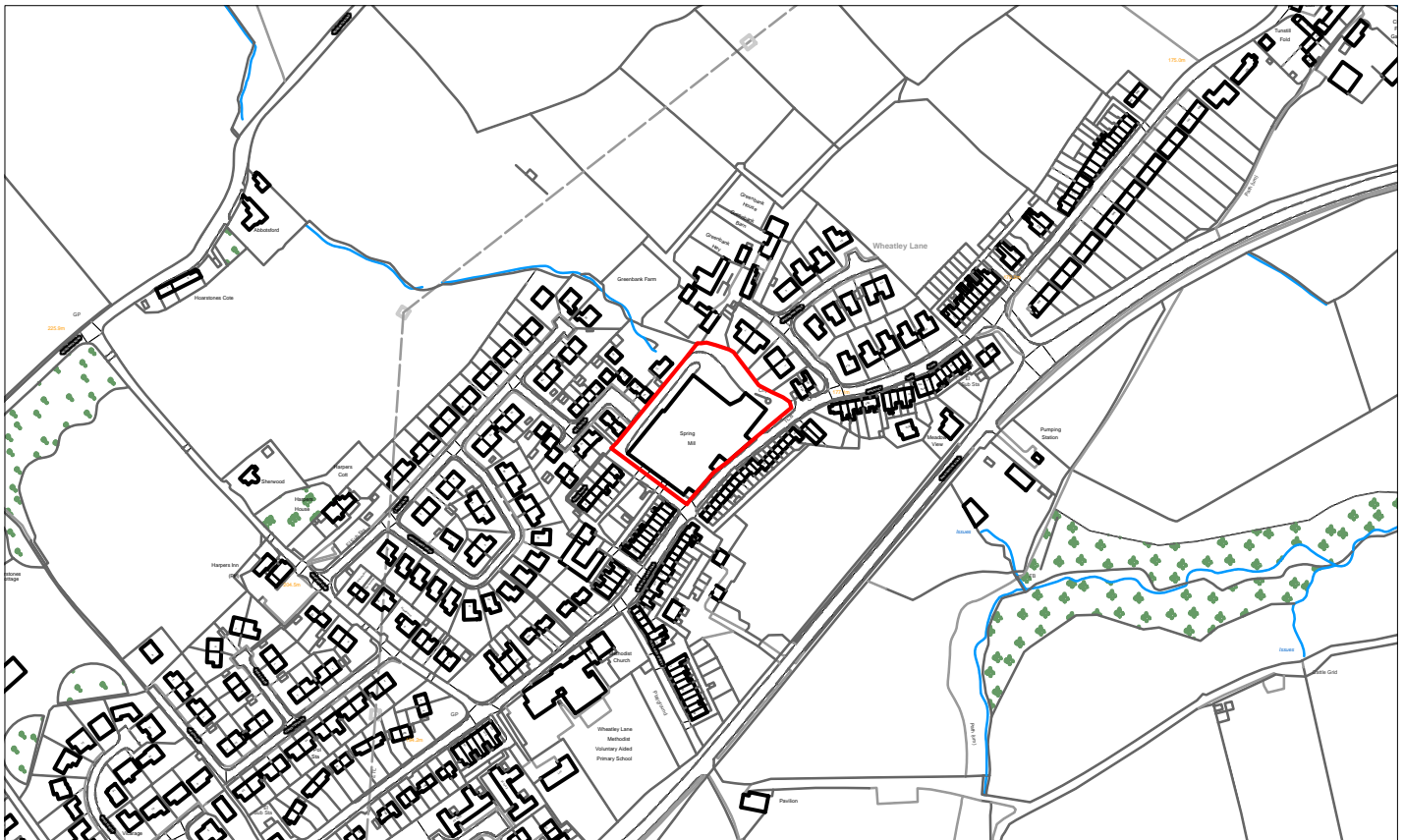
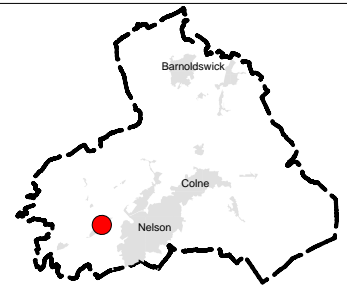
**Site Name:** Spring Mill, Wheatley Lane Road

**Location:** Fence

**Site Ref:** FE012

**Site Area:** 0.655 ha

**Grid Ref:** SD 383 437



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Site Details

Site Ref: FE015 | Site Name: 532 Wheatley Lane Road | Settlement: Fence

Ward: Old Laund Booth Ward | SHLAA Typology: RCB | Co-ordinates: 382611, 437341

Planning App No.: 13/12/0235P, 13/13/0091P

Development: Full: Erection of 5 x dwelling houses and conversion of former mill to 2 x apartments, associated parking, new access and demolition of outbuildings and lean-to the mill building.  
Full: Demolish Former office/store building and erection of 3 No. dwellings

Site Area (gross): 0.1400 ha | Indicative No. Dwellings: 8 | Indicative Density: 50 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 8

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 nearly complete.

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
3	0	0	0	0	0	0



# Pendle Strategic Housing Land Availability Assessment

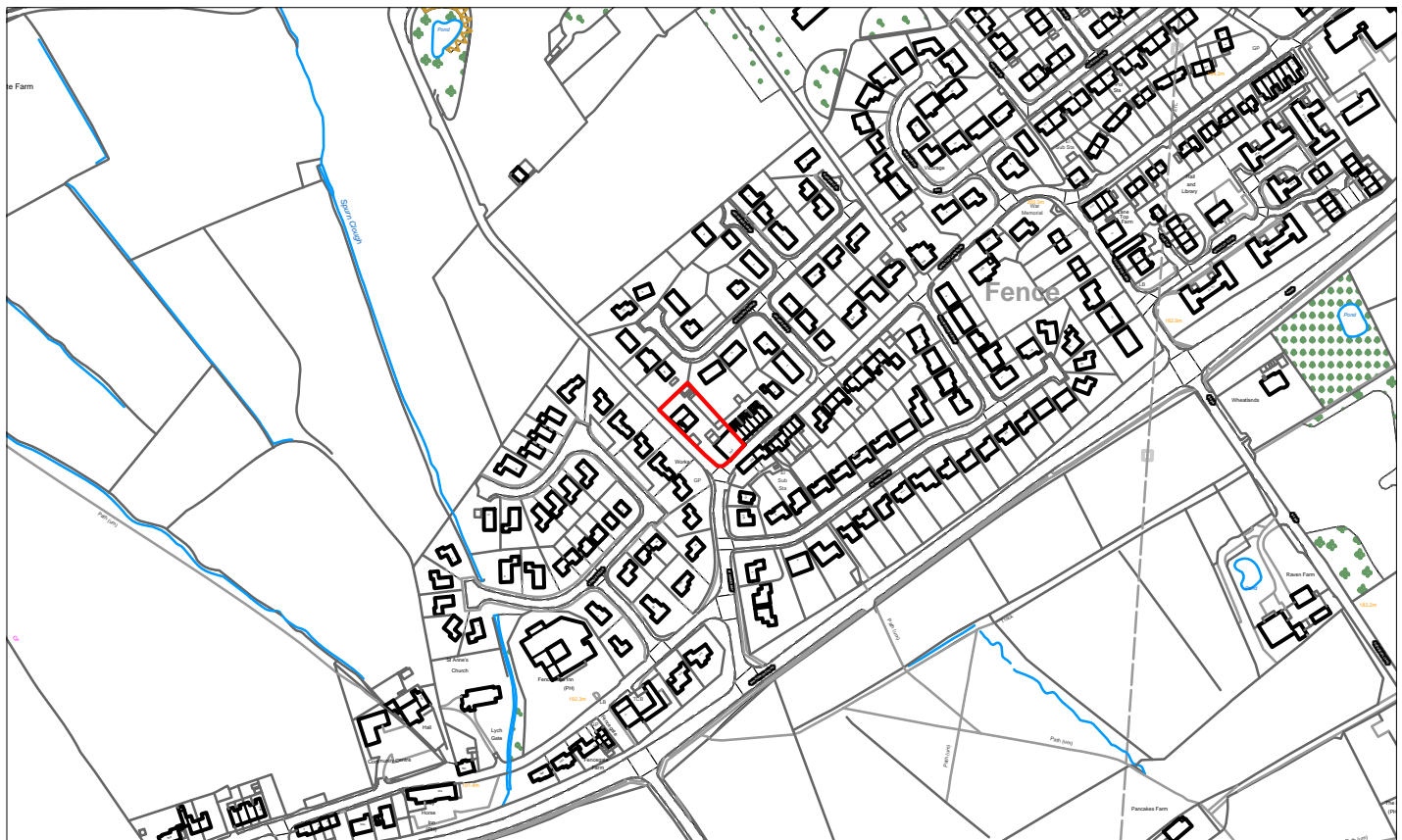
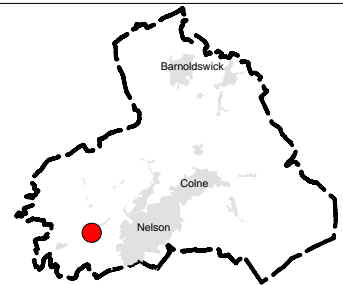
**Site Name:** 532 Wheatley Lane Road

**Location:** Fence

**Site Ref:** FE015

**Site Area:** 0.14 ha

**Grid Ref:** SD 382 437



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## 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

<b>Site Ref:</b> FE016	<b>Site Name:</b> Harpers Inn, Harpers Lane	<b>Settlement:</b> Fence
<b>Ward:</b> Old Laund Booth Ward	<b>SHLAA Typology:</b> PDVDLB	<b>Co-ordinates:</b> 382865, 437683
<b>Planning App No.:</b> 13/13/0172P		
<b>Development:</b> Full: Demolition of existing public house and erection of 6 two storey dwellings.		

<b>Site Area (gross):</b> 0.1620 ha	<b>Indicative No. Dwellings:</b> 6	<b>Indicative Density:</b> 37 dph
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### 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.

<b>(V3) Viable?</b> (*see note above) Viable	<b>(V3) Viability Model Ref:</b> Scheme 8
<b>Comments:</b> The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started, however, 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	6	0	0	0	0

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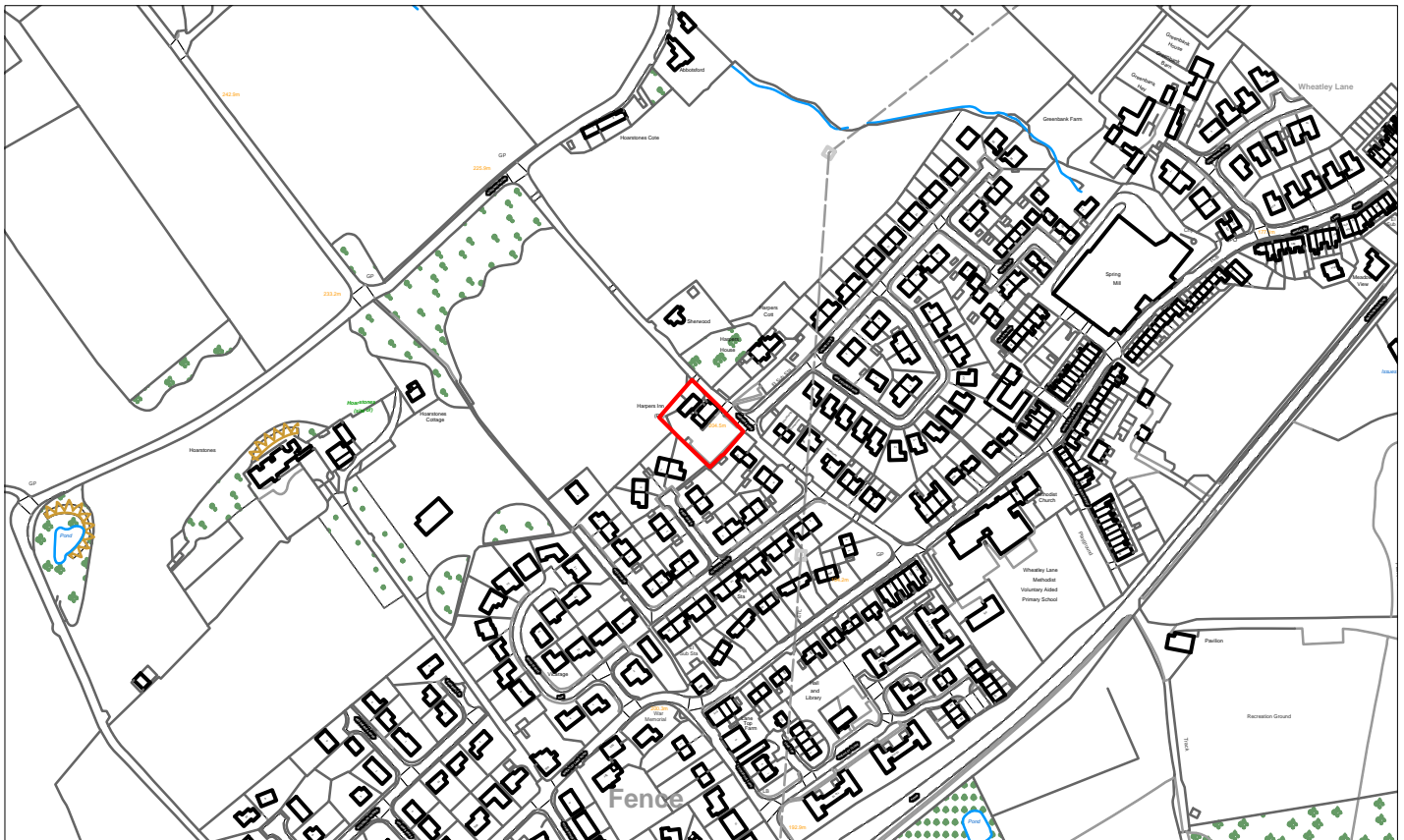
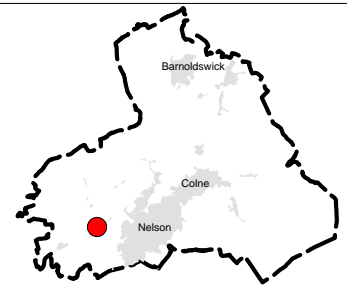
**Site Name:** Harpers Inn, Harpers Lane

**Location:** Fence

**Site Ref:** FE016

**Site Area:** 0.162 ha

**Grid Ref:** SD 382 437



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Pendle Strategic Housing Land Availability Assessment

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Site Details				
Site Ref: FE014		Site Name: Harpers House, Harpers Lane		Settlement: Fence
Ward: Old Laund Booth Ward		SHLAA Typology: I (Garden Land)		Co-ordinates: 382872, 437716
Planning App No.: 13/11/0486P				
Development: Full: Erection of detached dwelling house.				
Site Area (gross): 0.1100 ha		Indicative No. Dwellings: 1		Indicative Density: 9 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“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.”</i></p> <p>*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.</p> <p>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.</p>	
(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



# Pendle Strategic Housing Land Availability Assessment

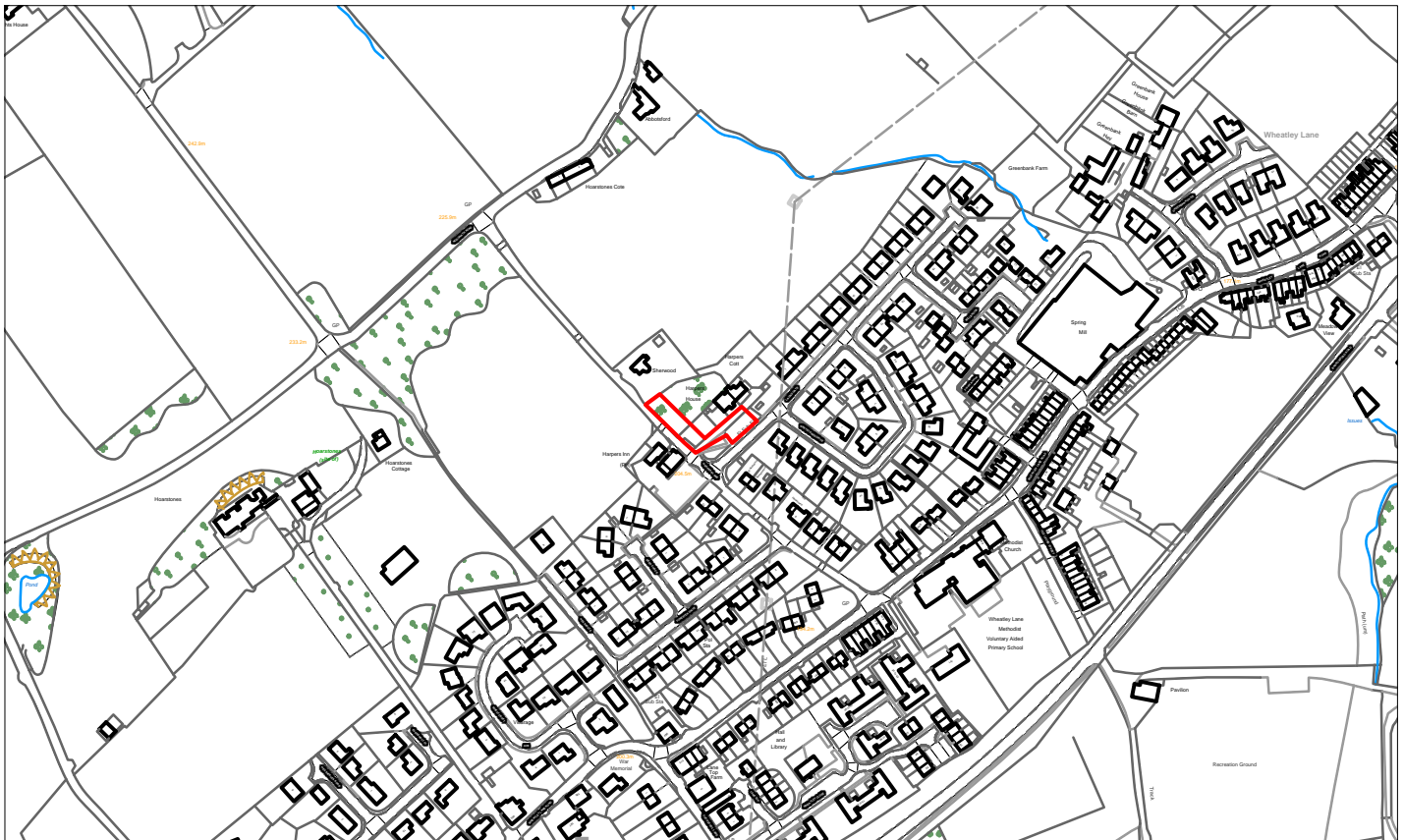
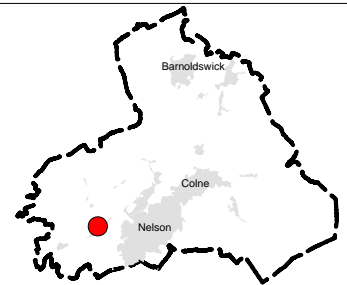
**Site Name:** Harpers House, Harper Lane

**Location:** Fence

**Site Ref:** FE014

**Site Area:** 0.11 ha

**Grid Ref:** SD 382 437



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