

## 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> FO029	<b>Site Name:</b> Land at Sycamore Rise	<b>Settlement:</b> Foulridge
<b>Ward:</b> Foulridge Ward	<b>SHLAA Typology:</b> VLNPD	<b>Co-ordinates:</b> 388888, 442268
<b>Planning App No.:</b> 13/12/0565P		
<b>Development:</b> Outline: Demolition of a stable building and erection of 6 detached dwellings (Access and Layout).		
<b>Site Area (gross):</b> 0.2500 ha	<b>Indicative No. Dwellings:</b> 6	<b>Indicative Density:</b> 24 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 8
<b>Comments:</b> The Council's viability model suggests that this type of site is viable to develop. The planning permission is outline only and a reserved matters application has not yet been submitted. 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

# Pendle Strategic Housing Land Availability Assessment

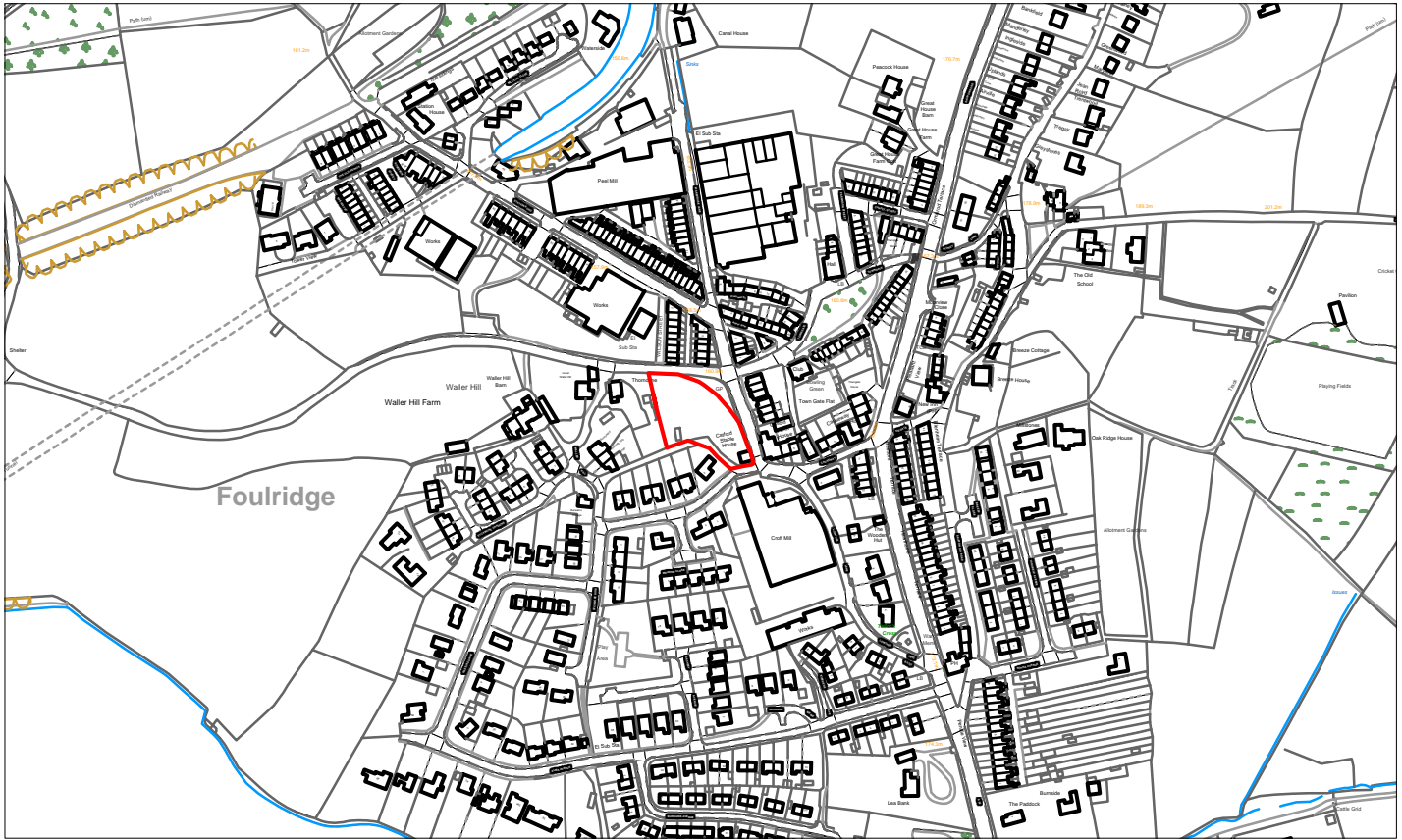
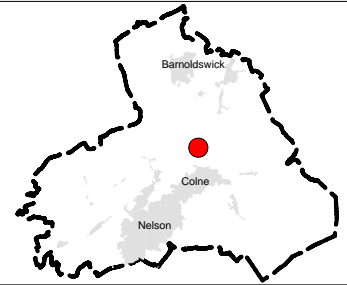
**Site Name:** Land at Sycamore Rise

**Location:** Foulridge

**Site Ref:** FO029

**Site Area:** 0.25 ha

**Grid Ref:** SD 388 442



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### Site Details

<b>Site Ref:</b> FO021	<b>Site Name:</b> Noyna End Farm, Moss Houses Road	<b>Settlement:</b> Foulridge
<b>Ward:</b> Foulridge Ward	<b>SHLAA Typology:</b> I (Barn Conversion)	<b>Co-ordinates:</b> 390594, 442583
<b>Planning App No.:</b> 13/05/0479P		
<b>Development:</b> Remove lean-to's, attach two storey extension to barn and convert to dwelling		
<b>Site Area (gross):</b> 0.0690 ha	<b>Indicative No. Dwellings:</b> 1	<b>Indicative Density:</b> 15 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 4
<b>Comments:</b> 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. Building Control records indicate that the developer is progressing with the development of the site.	
<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
1	0	0	0	0	0	0



# Pendle Strategic Housing Land Availability Assessment

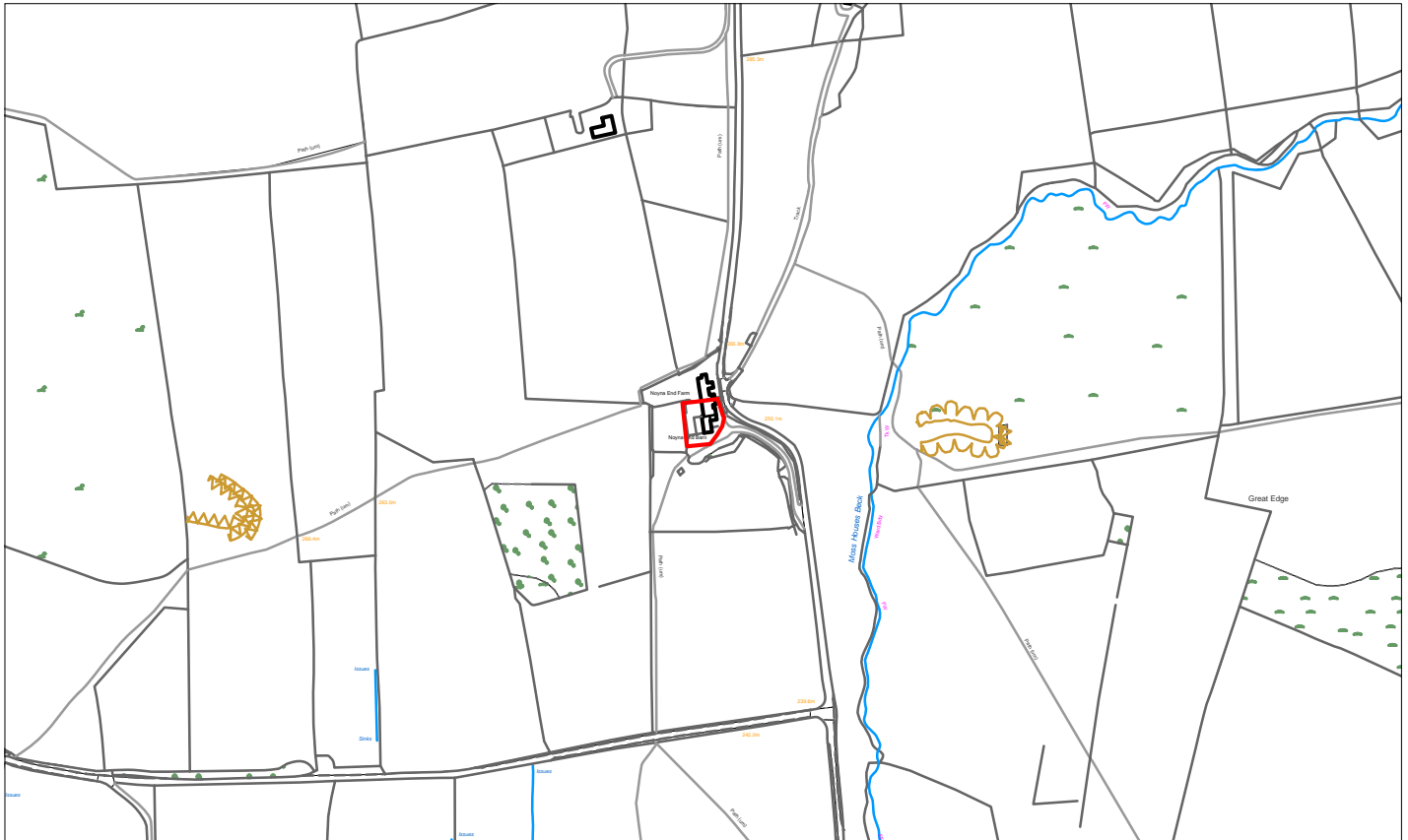
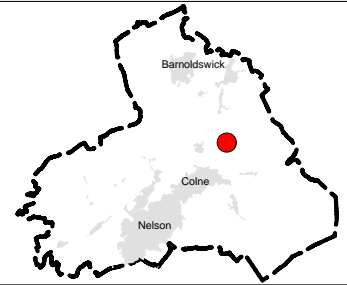
**Site Name:** Noyna Bottom Farm, Nonya Road

**Location:** Foulridge

**Site Ref:** FO021

**Site Area:** 0.069 ha

**Grid Ref:** SD 390 442



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### Site Details

<b>Site Ref:</b> FO027	<b>Site Name:</b> Oakridge House, Highfield Avenue	<b>Settlement:</b> Foulridge
<b>Ward:</b> Foulridge Ward	<b>SHLAA Typology:</b> VLNPD	<b>Co-ordinates:</b> 389129, 442219
<b>Planning App No.:</b> 13/11/0524P		
<b>Development:</b> Full: Erection of a detached dwellinghouse with an eaves height of 5.1m and a ridge height of 8.55m		
<b>Site Area (gross):</b> 0.0910 ha	<b>Indicative No. Dwellings:</b> 1	<b>Indicative Density:</b> 11 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 4
<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, 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

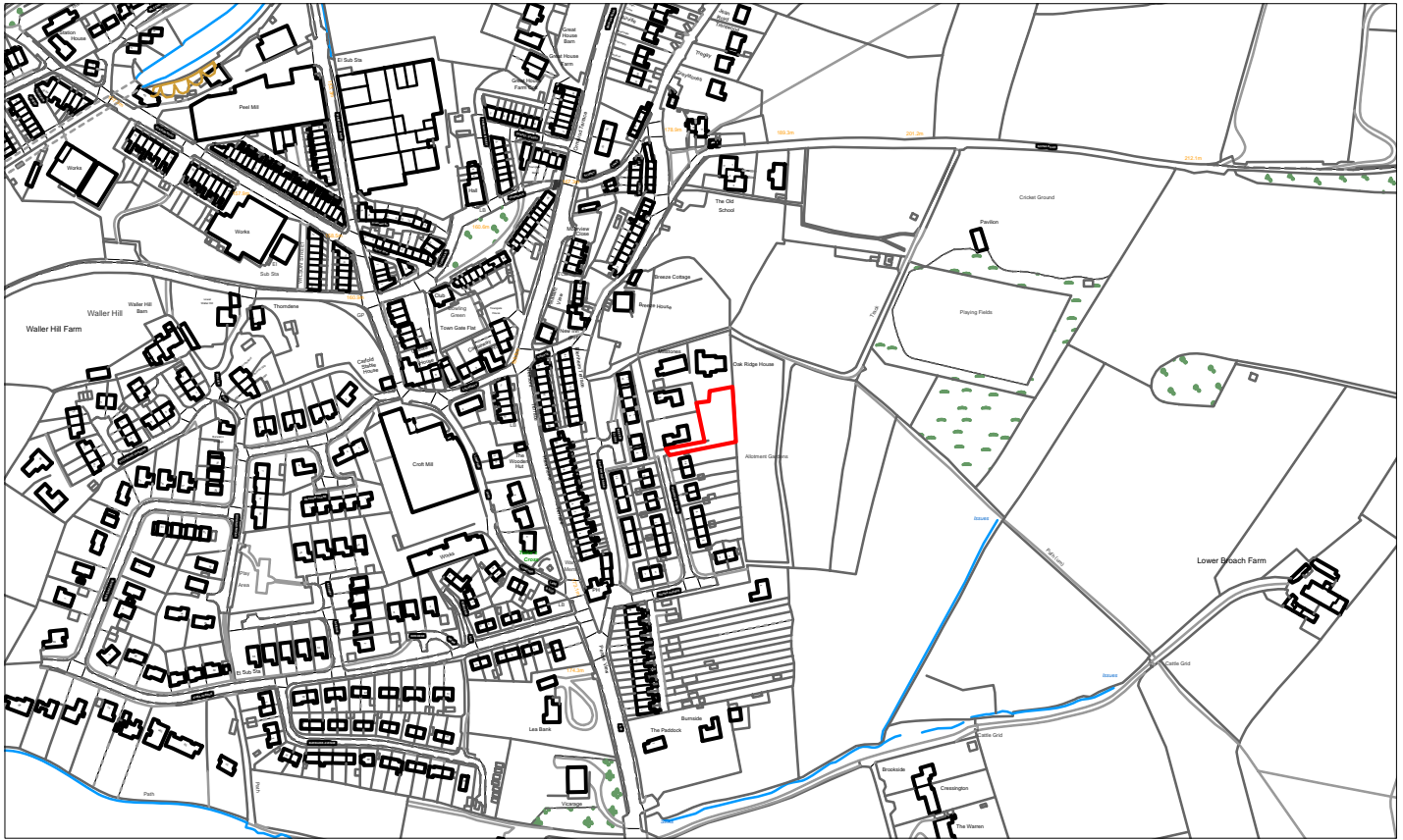
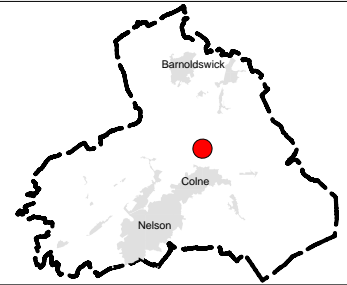
**Site Name:** Oakridge House, Highfield Avenue

**Location:** Foulridge

**Site Ref:** FO027

**Site Area:** 0.091 ha

**Grid Ref:** SD 389 442



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### Site Details

<b>Site Ref:</b> FO028	<b>Site Name:</b> Moss House, Moss Houses Road	<b>Settlement:</b> Foulridge
<b>Ward:</b> Foulridge Ward	<b>SHLAA Typology:</b> I (Barn Conversion)	<b>Co-ordinates:</b> 390436, 441760
<b>Planning App No.:</b> 13/12/0181P		
<b>Development:</b> Full: Conversion of barn to single dwelling with alterations and extension to form garage.		
<b>Site Area (gross):</b> 0.0400 ha	<b>Indicative No. Dwellings:</b> 1	<b>Indicative Density:</b> 25 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.

<b>(V3) Viable?</b> (*see note above) Viable	<b>(V3) Viability Model Ref:</b> Scheme 4
<b>Comments:</b> The Council's viability model suggests that this type of site is viable to develop. Development at the site has started and work is well underway.	
<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
1	0	0	0	0	0	0



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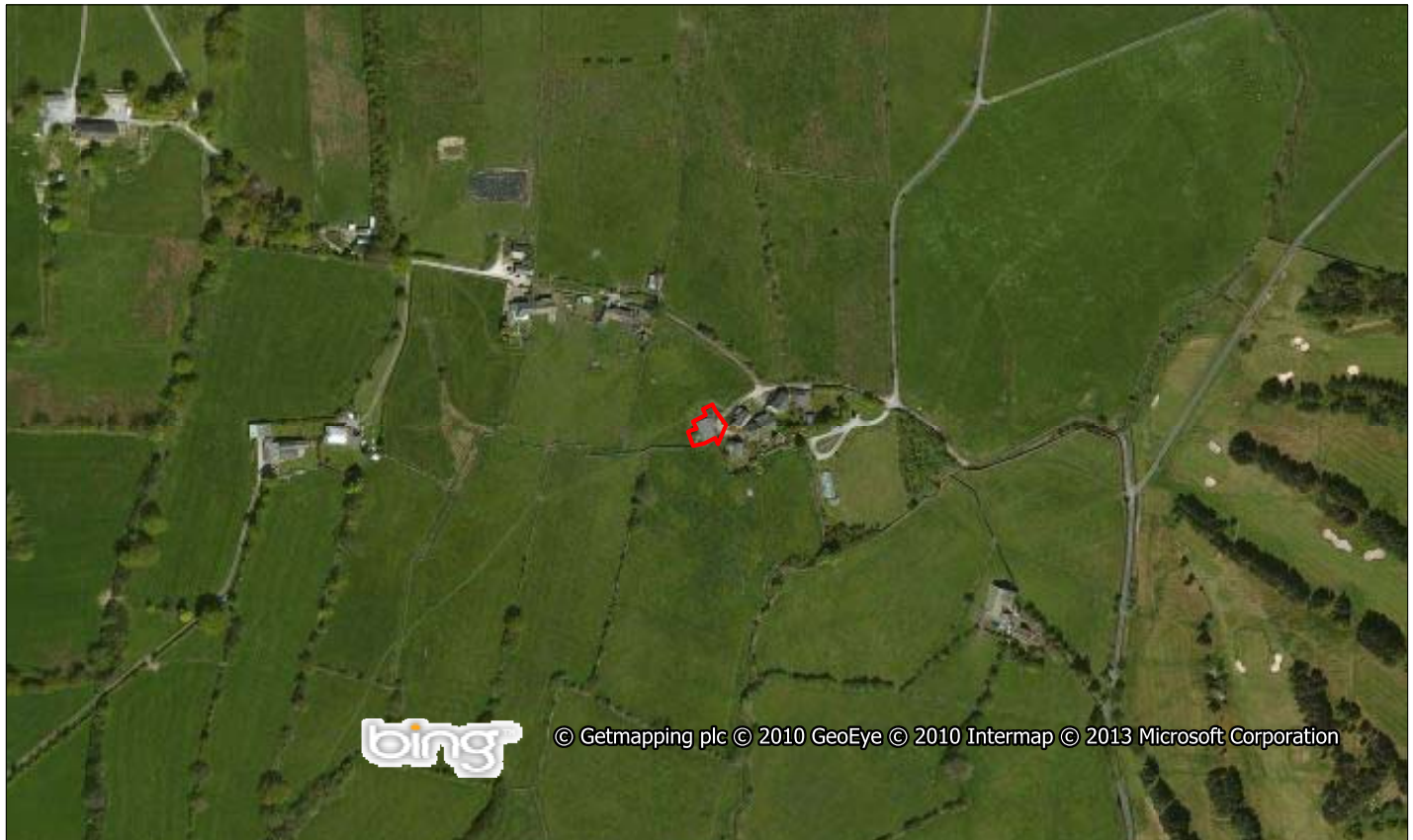
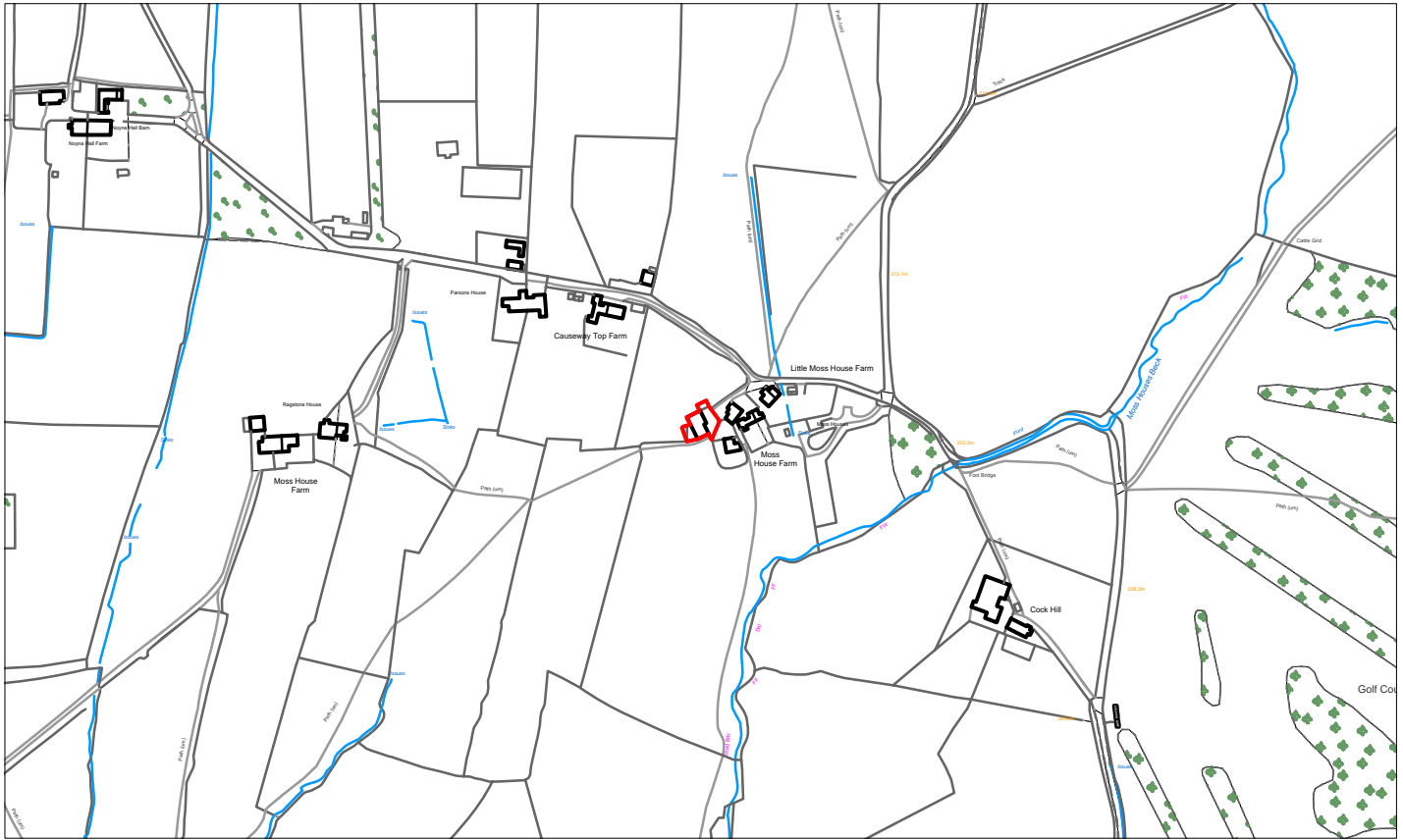
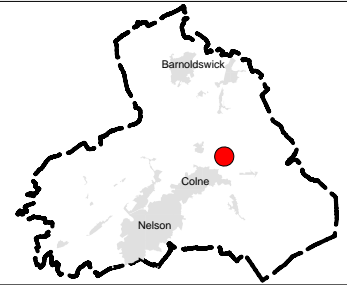
**Site Name:** Moss House, Moss Houses Road

**Location:** Foulridge

**Site Ref:** FO028

**Site Area:** 0.04 ha

**Grid Ref:** SD 390 441



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### Site Details

<b>Site Ref:</b> FO030	<b>Site Name:</b> Hullet Hall Barn, County Brook Lane	<b>Settlement:</b> Foulridge
<b>Ward:</b> Foulridge Ward	<b>SHLAA Typology:</b> I (Barn Conversion)	<b>Co-ordinates:</b> 388585, 443709
<b>Planning App No.:</b> 13/13/0336P		
<b>Development:</b> Full: Conversion of barn into dwelling house (C3).		
<b>Site Area (gross):</b> 0.2700 ha	<b>Indicative No. Dwellings:</b> 1	<b>Indicative Density:</b> 4 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.

<b>(V3) Viable?</b> (*see note above) Viable	<b>(V3) Viability Model Ref:</b> Scheme 4
<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, 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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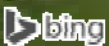
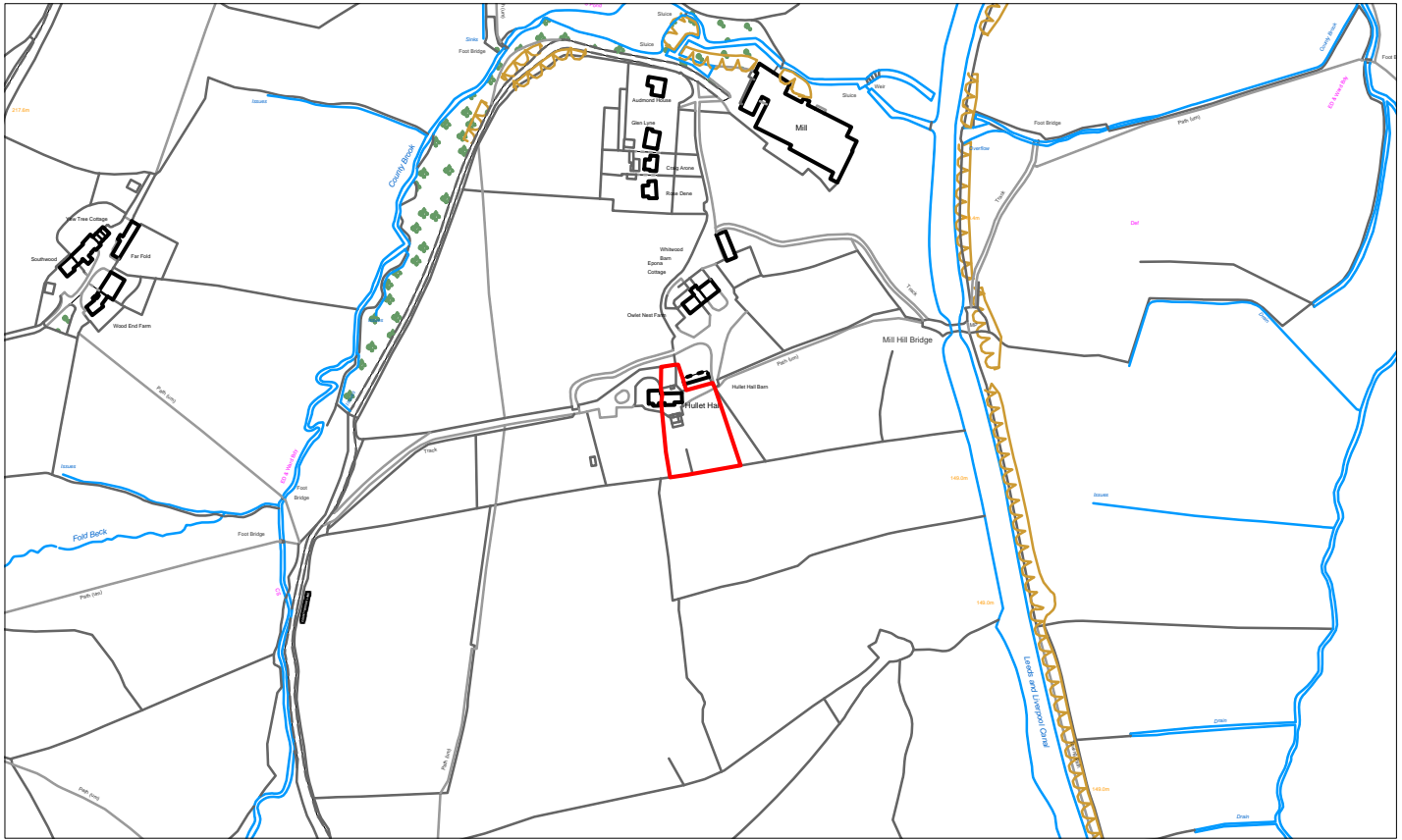
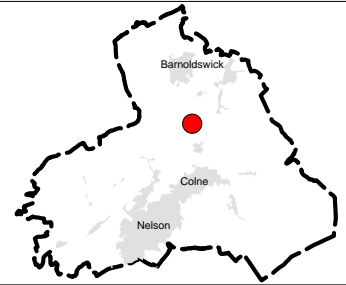
**Site Name:** Hullet Hall Barn, County Brook Lane

**Location:** Foulridge

**Site Ref:** FO030

**Site Area:** 0.270 ha

**Grid Ref:** SD 388 443



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