

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:	TN053	Site Name:	Land at Green Meadow, Colne Road	Settlement:	Trawden
Ward:	Boulsworth Ward	SHLAA Typology:	VLNPD	Co-ordinates:	390929, 438633
Planning App No.:	13/13/0427P				
Development:	Full: Erection of 6 dwellings (3 pairs of semi-detached houses).				
Site Area (gross):	0.2220 ha	Indicative No. Dwellings:	6	Indicative Density:	27 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 8
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development has started and work is well underway.
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	6	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

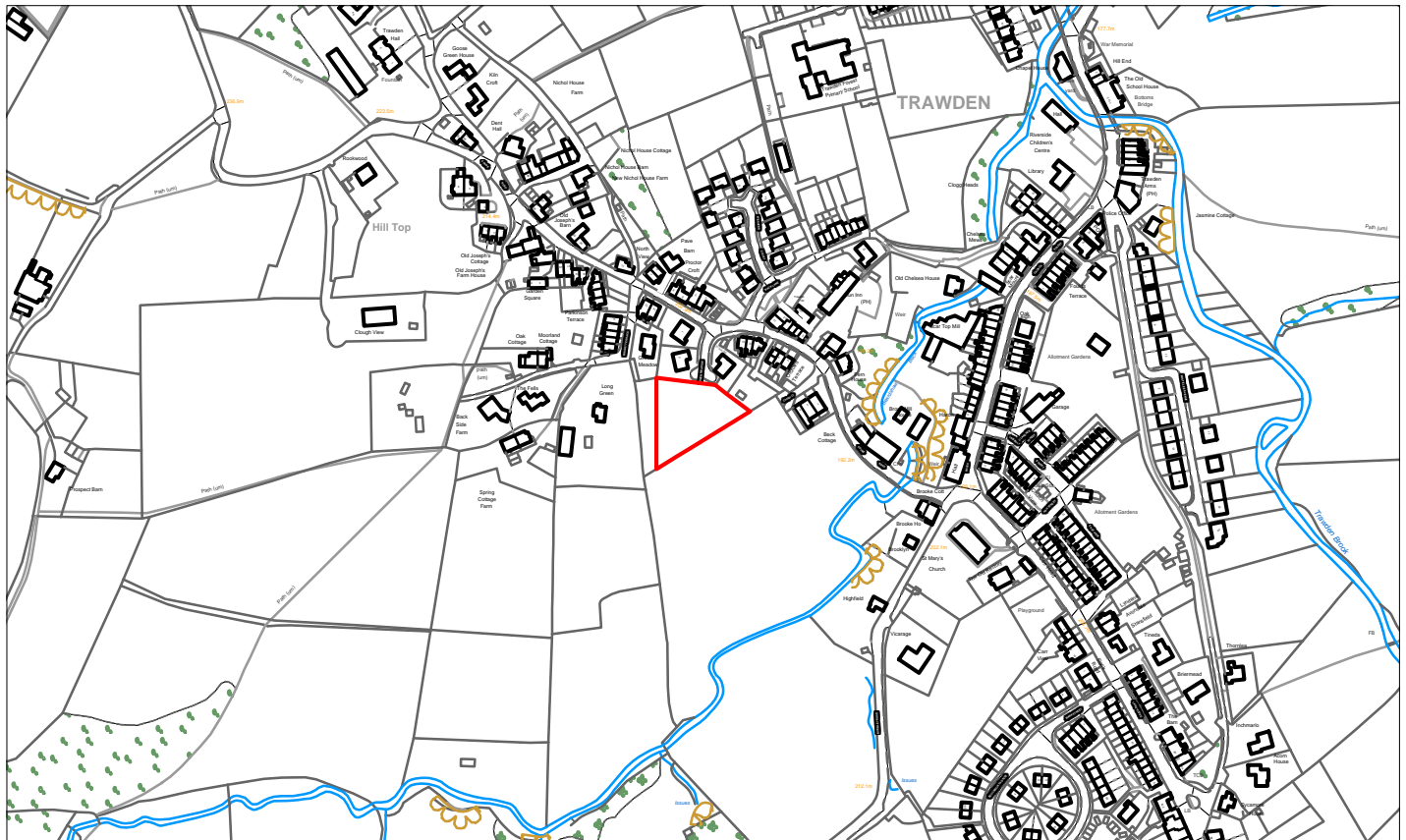
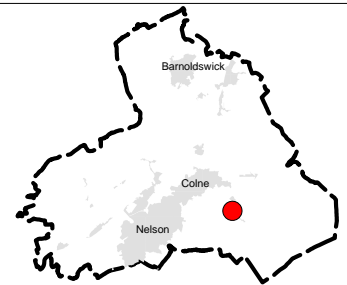
Site Name: Land at Green Meadow, Colne Road

Location: Trawden

Site Ref: TN053

Site Area: 0.222 ha

Grid Ref: SD 390 438



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Site Details

Site Ref: TN054	Site Name: The Sun Inn, Back Colne Lane	Settlement: Trawden
Ward: Boulsworth Ward	SHLAA Typology: RCB	Co-ordinates: 391024, 438718
Planning App No.: 13/13/0486P		
Development: Full: Conversion of public house to 5 dwellings including partial demolition, erection of extension to rear, insertion of new doors, windows and rooflights and creation of curtilage and parking areas.		
Site Area (gross): 0.1820 ha	Indicative No. Dwellings: 5	Indicative Density: 27 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 on site has yet to start, 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	5	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

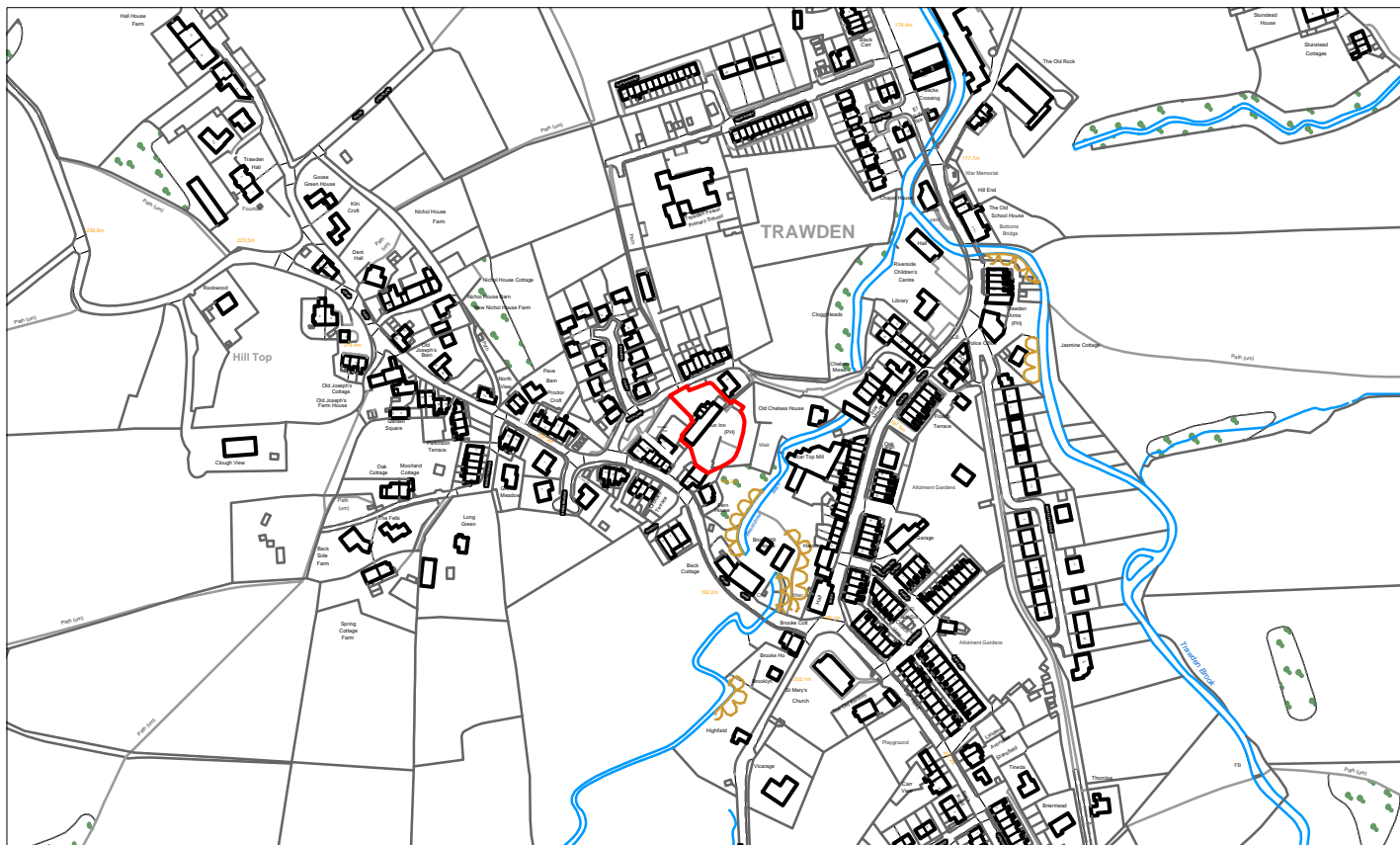
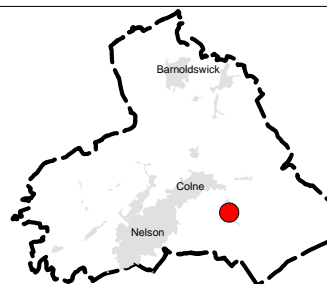
Site Name: The Sun Inn, Back Colne Lane

Location: Trawden

Site Ref: TN054

Site Area: 0.182 ha

Grid Ref: SD 391 438



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Site Details

Site Ref: TN052	Site Name: The Old Rock, Keighley Road	Settlement: Trawden
Ward: Boulsworth Ward	SHLAA Typology: RCB	Co-ordinates: 391243, 438939
Planning App No.: 13/13/0362P		
Development:	Full: Retain two apartments and convert first floor warehouse/store in to two apartments, associated parking and create new integral parking and access doors.	

Site Area (gross):	0.1110 ha	Indicative No. Dwellings:	4	Indicative Density:	27 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.

(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 has not yet started, however, the planning permission is only 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	0	2	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

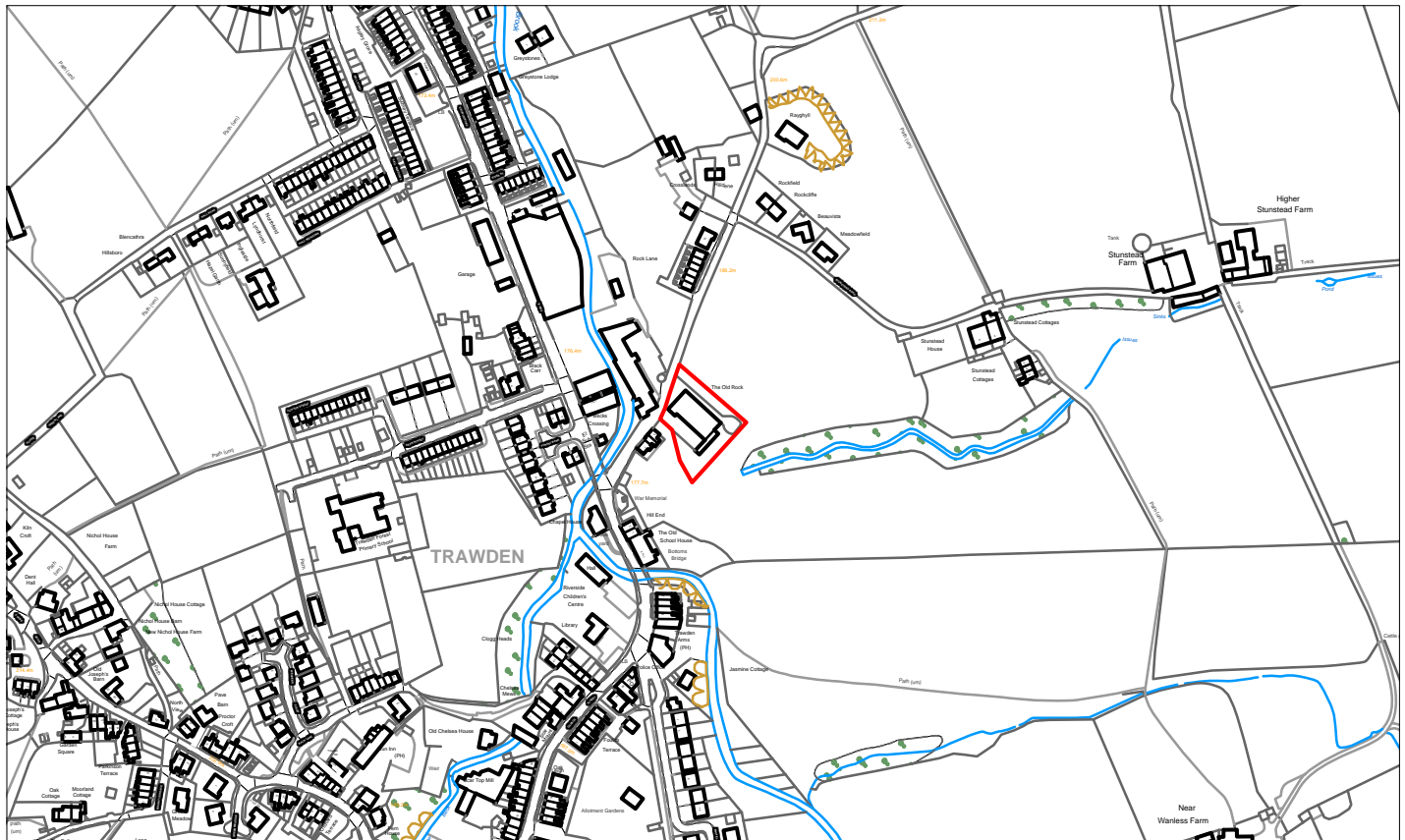
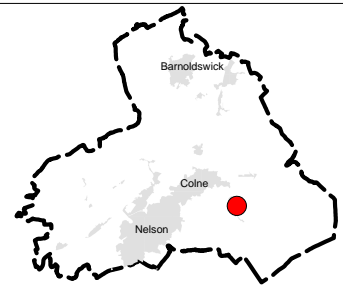
Site Name: The Old Rock, Keighley Road

Location: Trawden

Site Ref: TN052

Site Area: 0.111 ha

Grid Ref: SD 391 438



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Site Details				
Site Ref: TN030		Site Name: Herders Inn		Settlement: Trawden
Ward: Boulsworth Ward		SHLAA Typology: RCB		Co-ordinates: 394590, 439055
Planning App No.: 13/04/0572P				
Development: Conversion and extension of former PH to form 2 houses				
Site Area (gross): 0.3690 ha		Indicative No. Dwellings: 2		Indicative Density: 5 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. Part of the planning permission has been implemented with the remainder being extant. Part of the site has recently been marketed for sale. 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

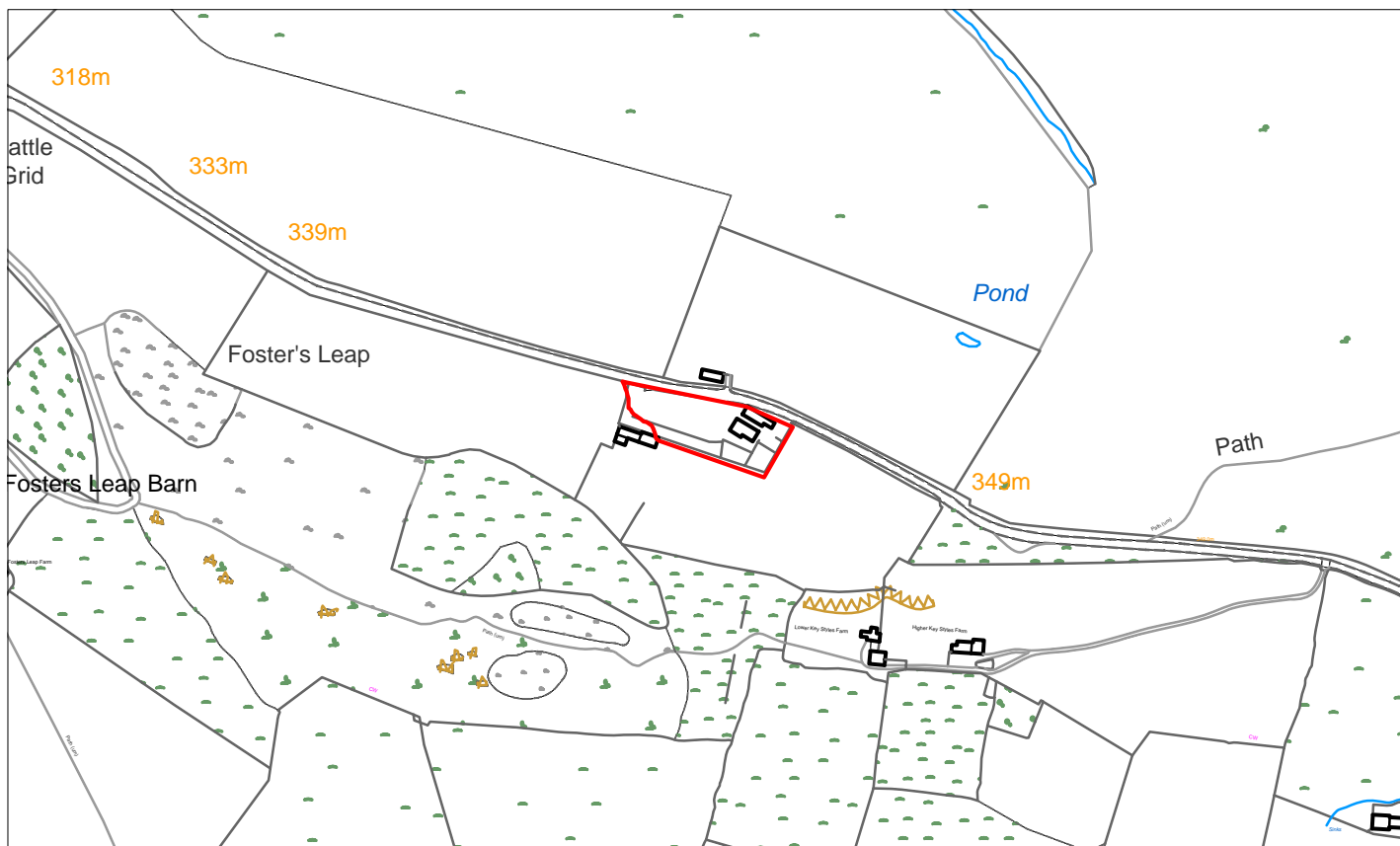
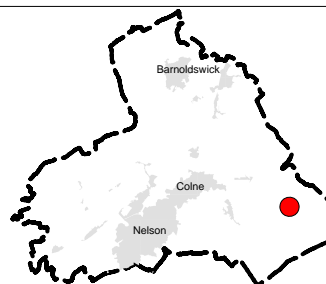
Site Name: Herders Inn

Location: Trawden

Site Ref: TN030

Site Area: 0.369 ha

Grid Ref: SD 394 439



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Site Details				
Site Ref:	TN047	Site Name:	Former Chelsea Bakery, Church Street	
Settlement:	Trawden		Ward:	Boulsworth Ward
SHLAA Typology:	I (Garage Site)		Co-ordinates:	391119, 438730
Planning App No.:	13/11/0538P			
Development:	Full: Convert garage block into two dwellings and erection of roof extension.			
Site Area (gross):	0.0320 ha	Indicative No. Dwellings:	2	Indicative Density:
				31 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. Building Control records indicate that the developer is progressing with the commencement of the site. 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	2	0	0	0	0	0

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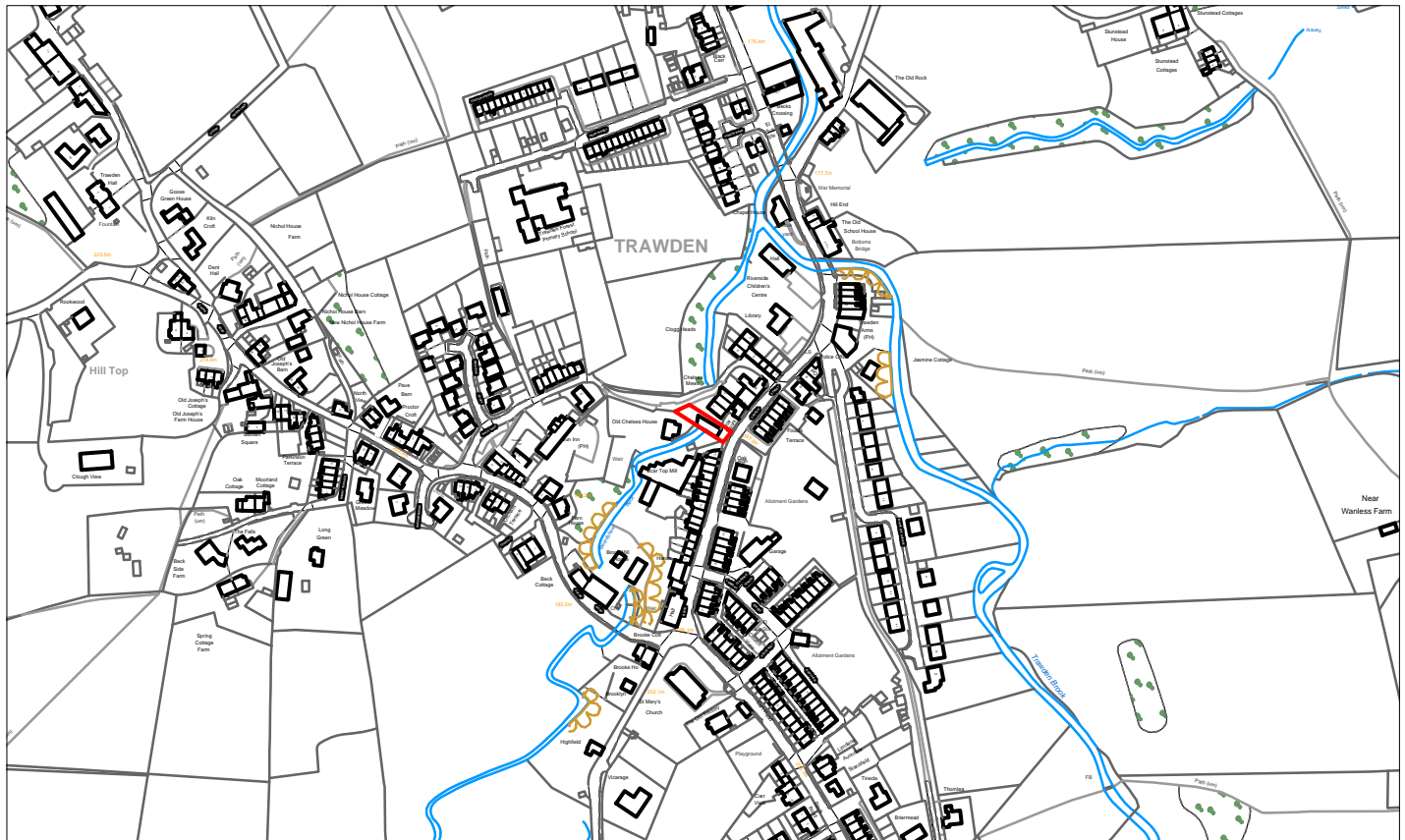
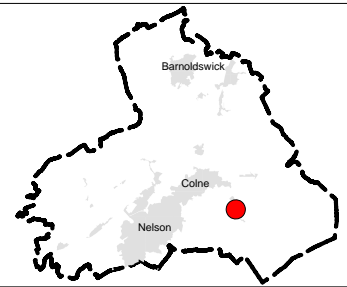
Site Name: Former Chelsea Bakery, Church Street

Location: Trawden

Site Ref: TN047

Site Area: 0.032 ha

Grid Ref: SD 391 438



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Site Details				
Site Ref: TN049		Site Name: Corner of Skipton Road/ Dean Street		Settlement: Trawden
Ward: Boulsworth Ward		SHLAA Typology: PDVDLB		Co-ordinates: 391131, 438973
Planning App No.: 13/12/0190P				
Development: Full: Erection of two dwellings.				
Site Area (gross): 0.0380 ha		Indicative No. Dwellings: 2		Indicative Density: 52 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 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	2	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

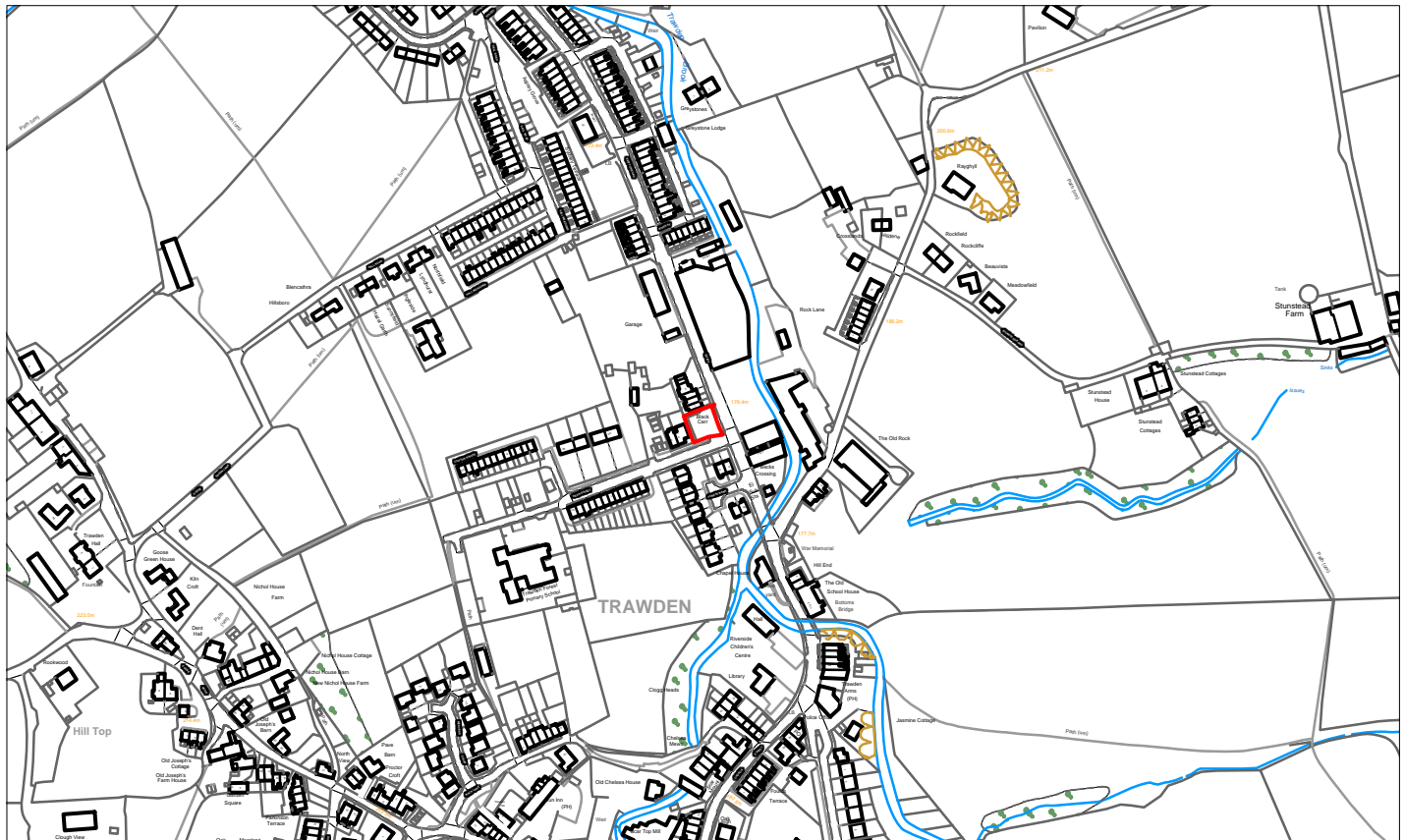
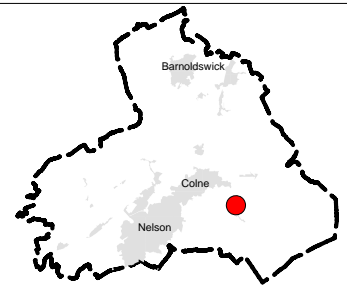
Site Name: Corner of Skipton Road / Dean Street

Location: Trawden

Site Ref: TN049

Site Area: 0.038 ha

Grid Ref: SD 391 438



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Site Details					
Site Ref:	TN045	Site Name:	Hollin Hall Barn, Hollin Hall		
Settlement:	Trawden				
Ward:	Boulsworth Ward	SHLAA Typology:	I (Garage Site)	Co-ordinates:	391615, 437965
Planning App No.:	13/10/0477P				
Development:	Full: Demolition of existing garage and erection of detached dwelling house				
Site Area (gross):	0.0620 ha	Indicative No. Dwellings:	1	Indicative Density:	16 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. Some ground work has been started but no further development has taken place. The site is for sale. 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

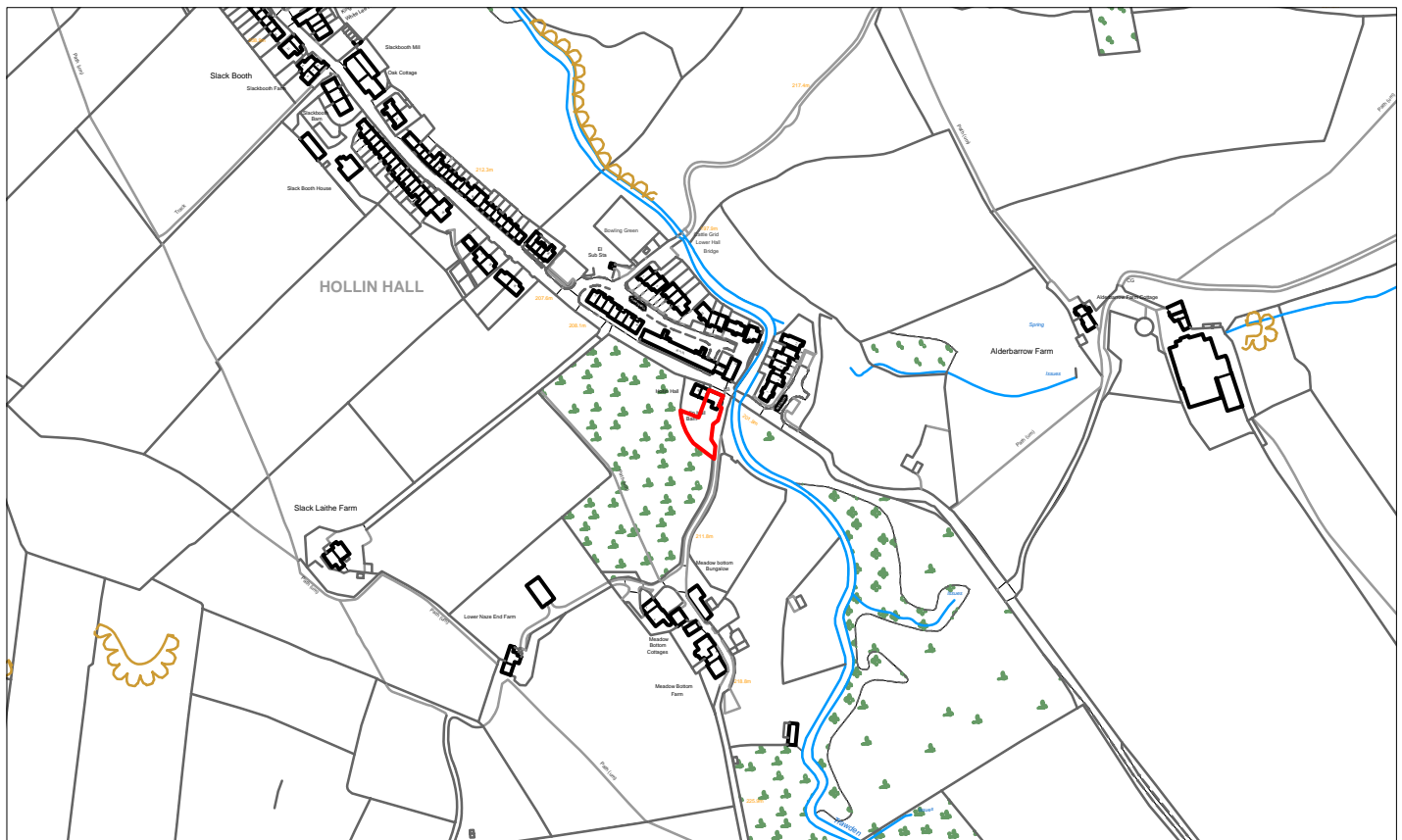
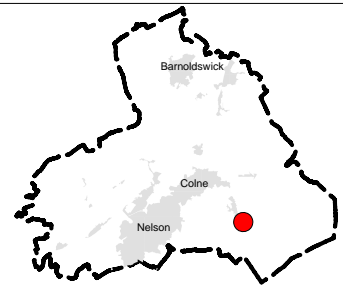
Site Name: Hollin Hall Barn, Hollin Hall

Location: Trawden

Site Ref: TN045

Site Area: 0.062 ha

Grid Ref: SD 391 437



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Site Details

Site Ref: TN048 | Site Name: 8-9 Bright Street | Settlement: Trawden

Ward: Boulsworth Ward | SHLAA Typology: I (Conversion) | Co-ordinates: 390870, 440011

Planning App No.: 13/12/0499P

Development: Full: Subdivision of a dwelling to form two dwellings.

Site Area (gross): 0.0600 ha | Indicative No. Dwellings: 1 | Indicative Density: 16 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 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

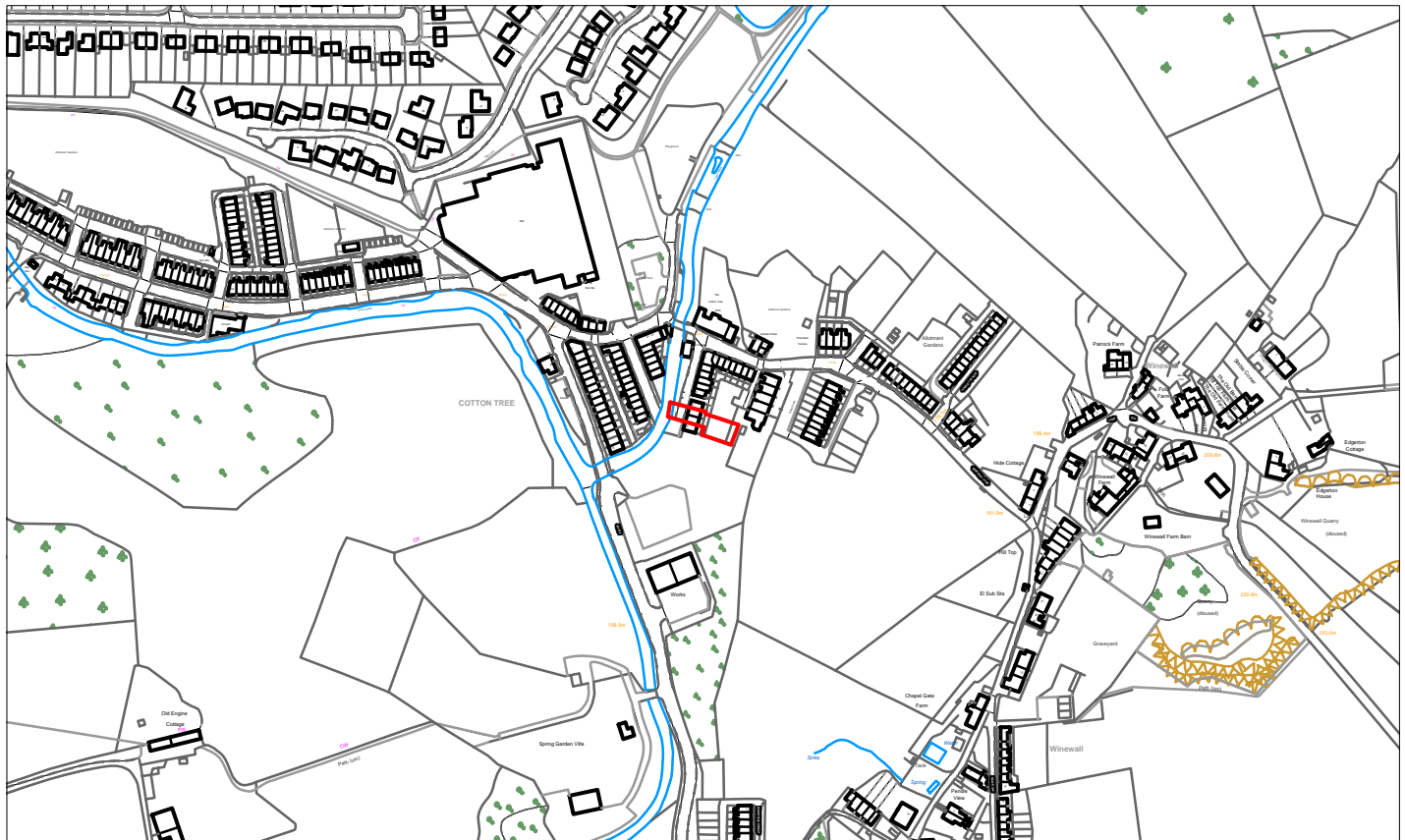
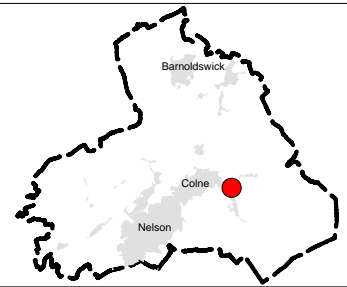
Site Name: 8-9 Bright Street

Location: Trawden

Site Ref: TN048

Site Area: 0.06 ha

Grid Ref: SD 390 440



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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: TN050		Site Name: Land adjacent to 60 Lanehouse, Lanehouse		Settlement: Trawden	
Ward: Boulsworth Ward		SHLAA Typology: I (Garage Site)		Co-ordinates: 391334, 438254	
Planning App No.: 13/12/0506P					
Development:		Full: Demolish existing double garage and erect detached dwellinghouse (7.9m to ridge) with internal garage.			
Site Area (gross):		0.0150 ha	Indicative No. Dwellings:		1
			Indicative Density:		66 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	0	1	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

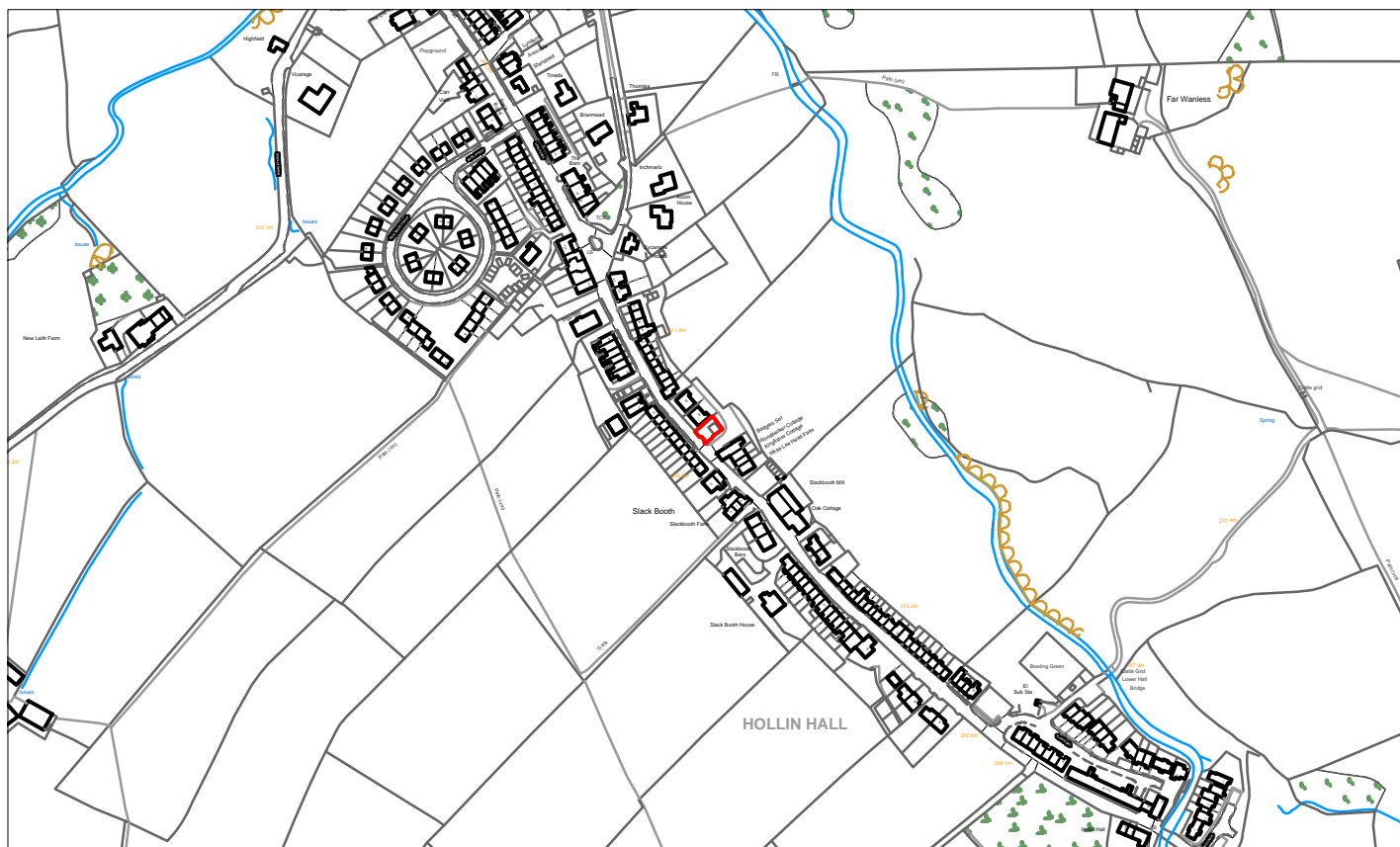
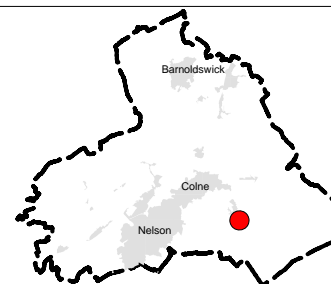
Site Name: Land adjacent to 60 Lanehouse

Location: Trawden

Site Ref: TN050

Site Area: 0.015 ha

Grid Ref: SD 391 438



Scale: 1 : 5,000

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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

Site Ref: TN051 | Site Name: New Nichol House Farm, Colne Road | Settlement: Trawden

Ward: Boulsworth Ward | SHLAA Typology: I (Conversion) | Co-ordinates: 390861, 438815

Planning App No.: 13/13/0148P

Development: Full: Conversion of garage and outbuilding to separate dwelling house and erection of single storey extension to North.

Site Area (gross): 0.0270 ha | Indicative No. Dwellings: 1 | Indicative Density: 37 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 well underway.

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
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

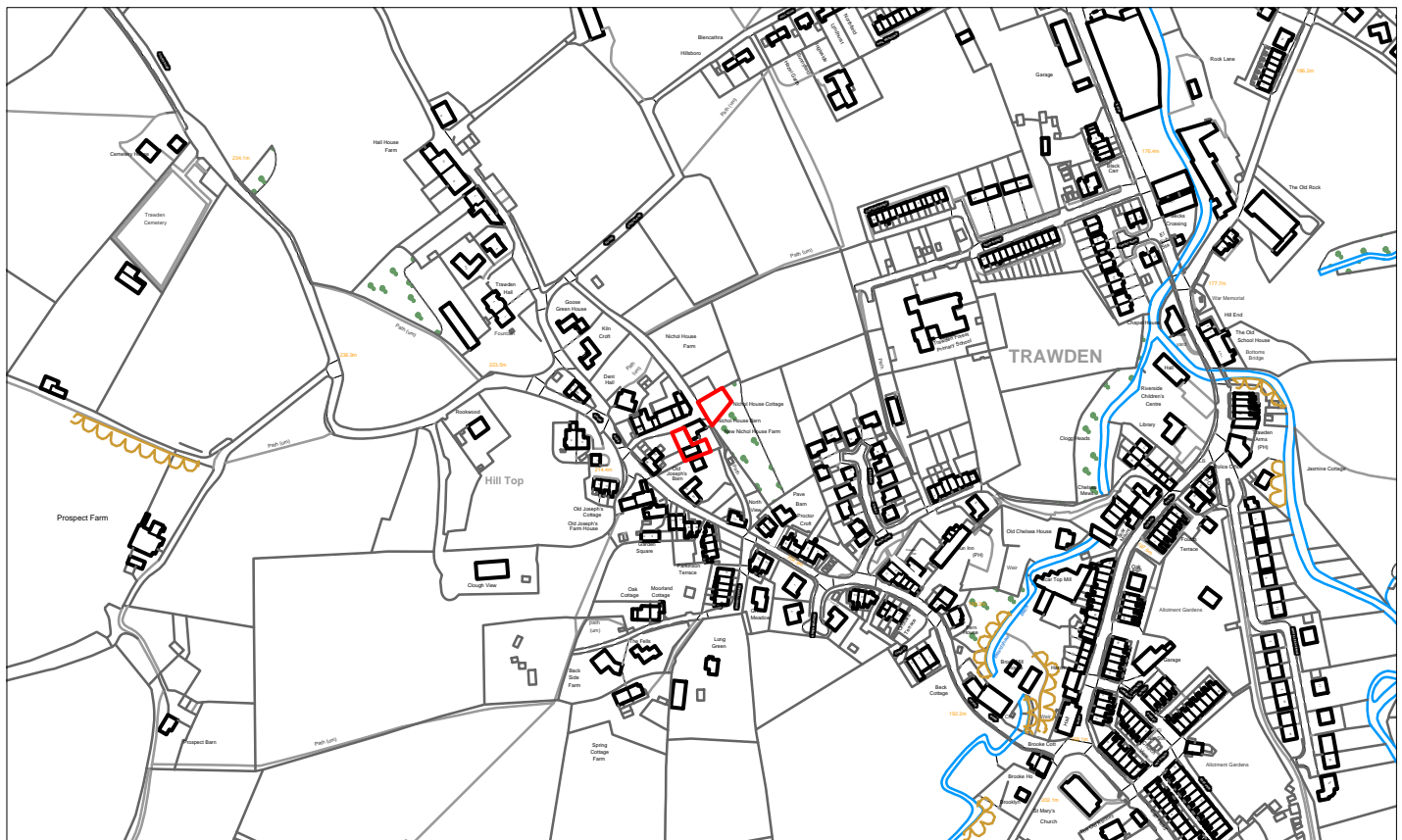
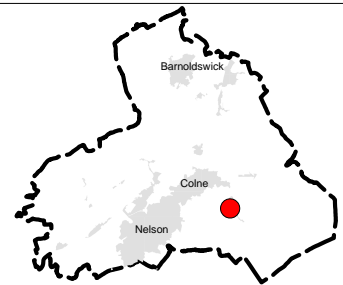
Site Name: Nichol House Farm, Colne Road

Location: Trawden

Site Ref: TN051

Site Area: 0.027 ha

Grid Ref: SD 390 438



Scale: 1 : 5,000

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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				
Site Ref: TN055		Site Name: 17 Whitelee Avenue		Settlement: Trawden
Ward: Boulsworth Ward		SHLAA Typology: VLNPD		Co-ordinates: 391272, 438616
Planning App No.: 13/13/0574P				
Development: Full: Erection of a detached dwelling house.				
Site Area (gross): 0.0210 ha		Indicative No. Dwellings: 1		Indicative Density: 48 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 on site has yet to start, 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	1	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

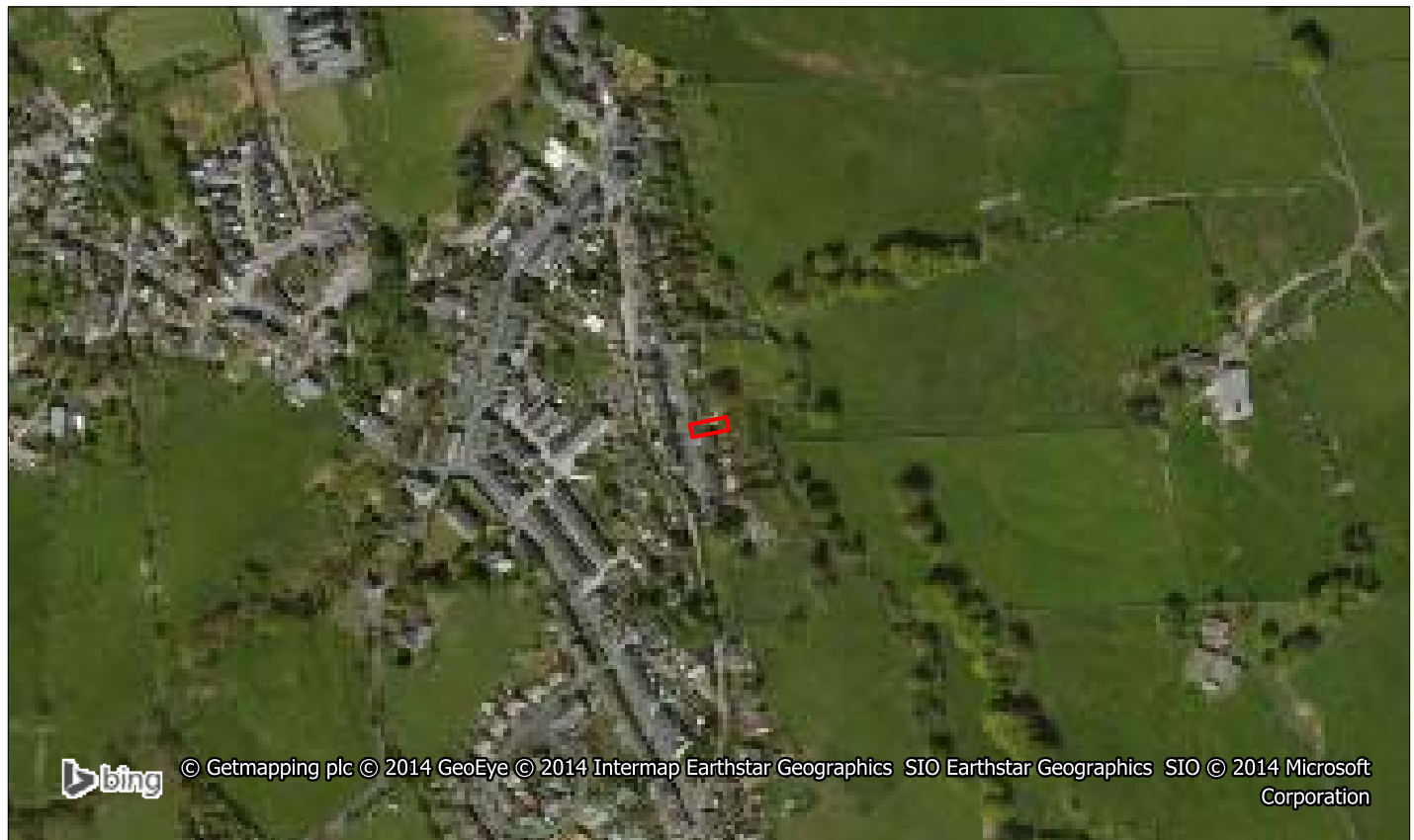
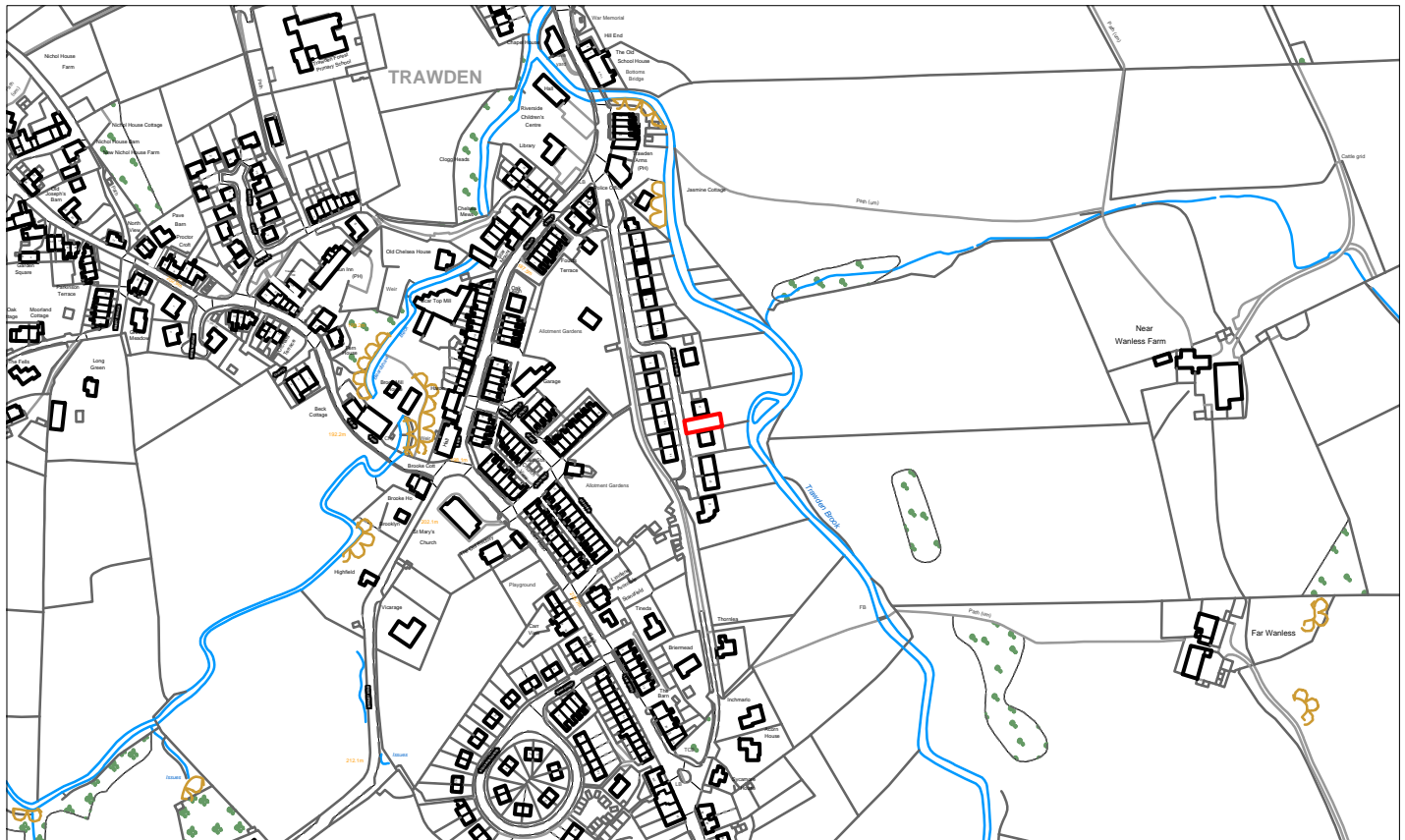
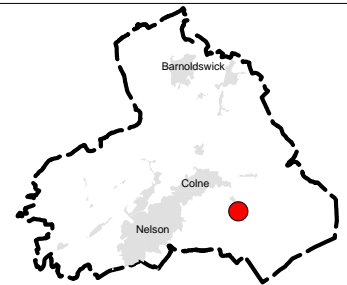
Site Name: 17 Whitelee Avenue

Location: Trawden

Site Ref: TN055

Site Area: 0.021 ha

Grid Ref: SD 391 438



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